



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 13, 2010

CORRECTED LETTER

Jon M. Peterson
Sully East L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

RE: Rezoning Application RZ 2009-SU-024
(Concurrent with Proffered Condition Amendment Application PCA 2003-SU-035 and
Special Exception Amendment application SEA 2003-SU-023)

Dear Mr. Peterson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 13, 2010, granting Rezoning Application RZ 2009-SU-024 in the name of Sully East L.C. The Board's action rezones certain property in the Sully District from the PDC, I-5, PDH-16, HD and WS to PDC, HD, and WS and permits commercial development with an overall Floor Area Ratio (FAR) of 0.35. The subject property is located in the southeast quadrant of the Sully Road and Air and Space Museum Parkway interchange, west of Centreville Road and south of Historic Sully Way on approximately 76.60 acres of land [Tax Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned], and is subject to the proffers dated June 11, 2010.

Please note that on June 30, 2010, the Planning Commission approved Final Development Plan Application FDP 2009-SU-024.

The Board also:

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

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

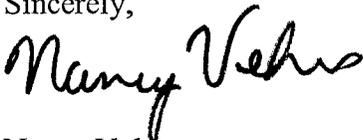
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- Modified Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary.
- Modified Section 13-304 of the Zoning Ordinance to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines.
- Waived the Countywide Trails Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road.

Please note that on July 27, 2010, the Board also approved the following Conceptual Development Plan condition associated with Conceptual Development Plan CDP 2009-SU-024 entitled "Dulles Discovery South" and dated May 5, 2010:

- "Notwithstanding the limitations set forth in Proffer Paragraph 2, the footprint of "Building DD-South" may be rotated up to approximately ninety degrees from the orientation depicted on the CDP entitled 'Dulles Discovery South' (dated May 5, 2010), as reviewed and approved by the Zoning Administrator in consultation with the Sully District Supervisor, and in accordance with the following criteria: (i) the minimum setback from the Centreville Road right-of-way is not reduced from the 275 feet depicted on CDP Sheet 3; (ii) the minimum amount of open space provided on the CDP is not reduced; (iii) the height, gross square feet and footprint of Building DD-South is not enlarged; (iv) no change is made to perimeter landscaping and streetscaping along Centreville Road; and (v) the plan shall be presented to the Franklin Farm Foundation for review and comment prior to the submission of the site plan for the rotated building option if it is selected."

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 13th day of July, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-SU-024**

WHEREAS, Sully East L.C., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC, I-5, PDH-16, HD and WS Districts to the PDC, HD and WS Districts, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

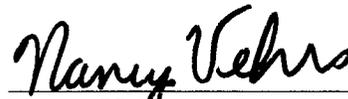
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC, HD and WS Districts, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 13th day of July, 2010.



Nancy Velts

Clerk to the Board of Supervisors



FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-SU-024

June 29, 2010

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

1. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP, subject to ARB review and approval.
2. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.
3. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and/or walking paths to provide respite and leisure recreation space for employees.
4. Plant material for the subject property shall not include any species listed per the DCR "Invasive Alien Plant Species of Virginia". Proposed trees and shrubs for the site shall include a bio-diverse mix that includes, but is not exclusively, native species (per the DCR "Native Plant: Trees" table), wildlife benefit species (per PFM table 12.10) and improved cultivars and varieties, subject to review and approval by Urban Forest Management Division of DPWES.



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

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

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

1. **Substantial Conformity.** The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of eighteen sheets (Sheets 1 through 14C) prepared by Urban, Ltd, entitled "Dulles Discovery South" dated July 2009 and revised through May 5, 2010, and further modified by these proffered conditions.
2. **Minor Modifications.** Notwithstanding that CDP 2009-SU-024 appears on the same development plan with FDP 2009-SU-024, it shall be understood that the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, uses, building heights, peripheral setbacks, limits of clearing and grading, and the amount of open space on the Property ("CDP Elements"). Pursuant to Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted due to final architectural, engineering and design issues, as determined by the Zoning Administrator. Building footprints and gross square feet within each building may be adjusted, as long as the maximum gross square feet of development is not exceeded; the minimum amount of open space depicted on the CDP/FDP is not reduced; the building heights provided on the CDP/FDP for individual buildings are not increased beyond that allowed on the CDP/FDP and as otherwise permitted in these Proffers and by the Zoning Ordinance; and the development otherwise is in substantial conformance with the CDP/FDP and these Proffers. The Applicant further retains the option to file partial Conceptual Development Plan Amendments (CDPAs) and/or partial Proffered Condition Amendments (PCAs) in the future pursuant to Section 18-204 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

- C. Centreville Road Site Entrance. The site entrance to the Property from Centreville Road shall be constructed as shown on the CDP/FDP prior to issuance of the Non-RUP for the initial office building constructed on the Property.
 - D. Historic Sully Way Site Entrance. The site entrance to the Property from Historic Sully Way shall be constructed as shown on the CDP/FDP prior to the issuance of the Non-RUP for the initial office building constructed on the Property.
 - E. Historic Sully Way Left Turn Lane. The Applicant shall restripe Historic Sully Way to accommodate a second left turn lane from northbound Historic Sully Way onto westbound Air and Space Museum Parkway prior to issuance of the Non-RUP for the initial office building constructed on the Property.
 - F. Centreville Road Crosswalk. The Applicant shall provide a crosswalk at the intersection of Centreville Road and Franklin Farm Road in association with Proffer 15 for the purpose of permitting a safe crossing of Centreville Road for pedestrians and bicyclists. Appropriate accessibility improvements, limited to pedestrian signal heads at the Centreville Road/Franklin Farm Road intersection and curbing constructed in compliance with ADA standards, shall be provided.
8. **Traffic Signals**. The following traffic signals shall be installed and/or modified by the Applicant, subject to and as approved by VDOT and DPWES: Should any of the following traffic signals have been installed by others, the Applicant shall have no further installation obligation with respect to such traffic signals installed by others. Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, installation and/or modification of such traffic signal has been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the installation and/or modification of such signal:
- A. Centreville Road/Wall Road Intersection. A warrant study for a traffic signal at the Centreville Road/Wall Road intersection has been submitted by others in association with site plan 9751-SP-007-2. Should the traffic signal at the Centreville Road/Wall Road intersection be warranted, but not installed by others prior to issuance of the Non-RUP for the initial office building constructed on the Property, the Applicant shall design and/or install such traffic signal prior to issuance of the Non-RUP for the initial office building constructed on the Property using funds escrowed by others for the purpose of installing such signal. The Applicant shall submit a traffic signal timing modification analysis to VDOT for review prior to submission of the initial site plan for development of office space in excess of 752,500 gross square feet ("GSF") on the Property. Such traffic signal timing modification analysis shall be for the purpose of determining whether adjustments to the signal timings of the Centreville Road/Wall Road traffic signal are warranted, utilizing updated traffic counts based upon the assumed occupancy of 752,500 GSF of office space on the Property as of the date of the analysis. In the event that VDOT determines that adjustments to the signal timings are warranted based upon such analysis, then the Applicant shall make such adjustments prior to issuance of the initial non-RUP for office use in excess

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

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

10. **Bus Shelters.** The Applicant shall provide two (2) bus shelters for the Property, with the specific locations to be determined by the Applicant in consultation with FCDOT. Bus shelter installation shall be limited to the concrete pad, the shelter itself and a refuse receptacle. No bus loading areas or bus travel lanes shall be constructed by the Applicant to support said bus shelters. Should the bus shelters be installed along or in the right-of-way adjacent to the Property's frontage, such bus shelters and trash receptacles shall be maintained by the Applicant. If, by the time of final bond release for office development on the Property, the exact location of said bus shelters has not been determined, the Applicant shall escrow \$20,000 per shelter whose location has not been determined, to be used for bus shelters located along public streets adjacent to the Property.
11. **Vacations/Abandonments.** Prior to final approval of the initial site plan for development on the Property, the Applicant shall obtain vacation and/or abandonment by the Board of Supervisors of that portion of the Barnsfield Road right-of-way shown within the CDP/FDP for vacation/abandonment and shall acquire all rights to use such area as shown on the CDP/FDP. In the event that any of the following does not occur: (i) the Board of Supervisors does not approve the vacation and/or abandonment of the Barnsfield Road right-of-way shown within the CDP/FDP; (ii) the Applicant is unable to acquire all rights necessary to use the Barnsfield Road right-of-way shown within the CDP/FDP; or (iii) failure to obtain such approval and/or acquisition precludes development in substantial conformance with the CDP/FDP, then the Applicant shall obtain a PCA to the extent necessary to develop that affected portion of the Property, which may result in a loss of density.
12. **Interparcel Access Easement.** The Applicant shall provide a vehicular interparcel access easement to Tax Map Parcel 34-2 ((1)) 10B, as depicted on CDP/FDP. The Applicant reserves the right to provide appropriate signage, fencing, landscaping and other security features necessary to ensure that no vehicular access from this off-site parcel is permitted through the office complex on the Property.
13. **Access Easement.** The Applicant shall provide an access easement to Tax Map Parcel 34-2 ((1)) 12 for purposes of emergency and maintenance vehicle access to said parcel from Historic Sully Way, as shown on the CDP/FDP. Such access easement shall be recorded among the land records of Fairfax County in conjunction with approval of the initial site plan for office development on the Property, and shall, by its terms, terminate upon provision by others of a permanent route of vehicular access from Tax Map Parcel 34-2 ((1)) 14 or from another point along Historic Sully Way. The Applicant shall not be responsible for any design, construction, or maintenance of any travel lane within said access easement. The Applicant reserves the right to provide appropriate signage, fencing, landscaping and other security features necessary to ensure that no vehicular access from this off-site parcel is permitted through the office complex on the Property.
14. **Private Streets.** All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES, unless waived and/or modified in association with site plan approval for any portion of office development of the Property. The above standard shall not apply to parking lots, stormwater

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

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

- A. Distribution and promotion of TDM-related materials to office employees such as, but not limited to, maps, schedules and other transportation information pertaining to transit service options, car/van pooling formation and services, teleworking, and flexible work schedules to the extent that any of these are available to office employees who commute to and from the Property on a daily basis;
- B. Display of TDM-related materials in a publicly accessible central location within each office building;
- C. Conveniently located bicycle storage, locker rooms and shower facilities for use by office employees; and
- D. Designated parking spaces nearest to building entrances within surface parking lots and structured parking garages, exclusive of accessible parking spaces reserved for persons with disabilities, for use by carpool/vanpool vehicles, alternative fuel vehicles and car-sharing vehicles from services such as Zipcar™.
- E. Annual surveys of the commuting patterns of the employees at the Property shall be provided by the TDM Coordinator to FCDOT beginning one year following issuance of the Non-RUP for the second office building constructed on the Property and continuing until completion of two (2) years following issuance of the Non-RUP for the final office building constructed on the Property. The sole purpose of said surveys shall be to inform FCDOT of commuting modes, routes, and timing to and from the Property.
- F. The TDM Coordinator shall work with FCDOT to host an annual commuter outreach event designed to provide non-SOV commuting options to employees at the Property.

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

15. Multi-Purpose Trail.

- A. Prior to issuance of the Non-RUP for the initial office building constructed on the Property, the Applicant shall construct, subject to approval by DPWES and VDOT, a ten (10) foot wide multi-purpose trail within the Historic Sully Way right-of-way on its south and east sides adjacent to the Property as shown on Sheet 6 of the CDP/FDP.
- B. Subject to the obtaining of all necessary easements at no cost to the Applicant and to approval by DPWES and VDOT, the Applicant shall construct, (i) a ten (10) foot wide trail within the east side of the Historic Sully Way right-of-way from the point at which Historic Sully Way departs the Property's western boundary to the cul-de-sac located in Historic Sully Way at its point of access to Sully Historic Site; (ii) a ten (10) foot wide trail along the west side of Centreville Road between the intersection with Franklin Farm Road and the Property's northern boundary; and (iii) an eight (8) foot wide trail along the northern Property boundary between Centreville Road and Historic Sully Way.

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

- 16. **On-Site Recreational Amenities.** In addition to the on-site and off-site trail network to be provided subject to Proffer 15 above, the Applicant shall provide one (1) fitness facility consisting of exercise equipment and gender-specific locker rooms, including shower facilities, to be located within one of the office buildings on the Property. All employees of the office buildings on the Property shall have access to such fitness facility. Said fitness facility shall be installed prior to the issuance of the Non-RUP for the second office building constructed on the Property. Other on-site passive amenities, such as benches and other seating/gathering facilities, shall be provided and shall be shown on all applicable landscape sheets in association with each site plan submission.
- 17. **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to the installation of utilities, fences, trails and/or security features, if necessary, as approved by DPWES. All limits of clearing and

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

18. Landscaping.

- A. Landscaping shall be generally consistent with the quality, quantity and the locations shown, respectively, on Sheets 13 and 14 of the CDP/FDP. At the time of planting, the minimum caliper for canopy and understory trees shall be between two (2) and three (3) inches. The minimum height for evergreen trees shall be between eight (8) and ten (10) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forestry, DPWES. Such landscape plans shall provide tree coverage and species diversity consistent with that shown on Sheets 13 and 14 of the CDP/FDP, and in accordance with PFM criteria, as determined by Urban Forestry, DPWES.
- B. The berms and associated landscaping shown on the CDP/FDP to be provided, respectively, adjacent to Historic Sully Way and to Centreville Road, shall be installed prior to issuance of the initial Non-RUP for office development on the Property. The final locations and sizes of such berms and landscaping shall be based upon final engineering and location of utility infrastructure in accordance with Proffer 19 below, as determined at the time of site plan review for development of office uses on the Property.
- C. Fencing shall be installed along the perimeter of the site in the locations shown on Sheet 14C of the CDP/FDP. Perimeter fencing adjacent to the public right-of-way shall be of the decorative style depicted on the Sheet 14C of the CDP/FDP. Other perimeter fencing not adjacent to the public right-of-way shall be of the black vinyl coated type depicted on Sheet 14C of the CDP/FDP.

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

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

20. **Fairfax County Water Authority ("FCWA") Facilities.** If during site plan review it is determined necessary to relocate FCWA's 48-inch transmission main located on the Property due to land disturbance activities, the Applicant shall, at its own cost and subject to approval by the FCWA, relocate such transmission main. If such relocation activity is deemed necessary, the Applicant shall obtain FCWA approval for same prior to approval of the associated site plan for office development on the Property. Any such relocation shall be limited solely to permitted land disturbance activities conducted by the Applicant in association with the construction of office uses on the Property as depicted on the CDP/FDP.
21. **Fairfax County Architectural Review Board ("ARB").** In accordance with Section 7-204 of the Zoning Ordinance, solely with respect to development of uses located within the Sully Historic Overlay District boundary on the Property, the Applicant shall submit applications to the ARB (i) for review and recommendation, for all site plans and grading permits; (ii) for review and approval prior to issuance of any sign permits, and any building permit for the erection, construction, reconstruction, exterior rehabilitation, remodeling, and/or alteration of, or additions (limited to additions to buildings and accessory structures visible from the public right-of-way or a contributing historic property) to structures within the SHOD.
22. **Architectural Elevations.** Building elevations shall be generally consistent in character and materials, as to architectural style and quality, with the conceptual elevations attached to these Proffers as **Exhibit A** and the Materials Board attached to these Proffers as **Exhibit B**, as determined by DPWES, and subject to approval by the ARB of those elevations within ARB jurisdiction in accordance with Proffer 21 above.
23. **East Garage Treatment.** The southeast façade of the East Garage shall be screened through the utilization of green screen or other design feature(s) for the purpose of softening its visual impact from the public right-of-way and adjacent communities.
24. **Energy Efficiency.** All buildings shall be built to United States General Services Administration (GSA) Standards for Sustainable Design (currently minimum of the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design—Core and Shell (LEED®-CS) Silver certification). The applicant will include, as part of the site plan submission, a statement certifying that a LEED®-accredited professional is a member of the design team, and that the LEED®-accredited professional is working with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED® certification.

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

25. **Lighting.** All lighting, including signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance, and in accordance with Section 7-200 (SHOD) of the Zoning Ordinance for those portions of the Property located within the SHOD. The maximum height for parking lot lights shall be twenty-five (25) feet, measured from the grade at the base of each such light to the top of the fixture. Said maximum height may be increased by the Zoning Administrator upon demonstration by the Applicant of a need to satisfy Tenant lighting requirements.
26. **Stormwater Management.** In accordance with County engineering requirements and subject to approval by DPWES of any waivers and/or modifications that may be requested in association with any site plan submission for development of office uses on the Property, a stormwater management/Best Management Practice ("SWM/BMPs") facility shall be provided on-site generally in the location depicted on the CDP/FDP (the "SWM/BMP Pond"). The Applicant may utilize alternative measures, including innovative BMPs, as supplemental designs at the time of site plan submission for office development on the Property, subject to the approval of DPWES.
 - A. In order to restore, as nearly as practicable, a natural appearance to the proposed SWM/BMP Pond, the landscape plan submitted, as part of the first and all subsequent submissions of the site plan for the SWM/BMP Pond, shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that reasonably will be allowed in the planting areas of the pond outside of that restrictive planting easement, in keeping with the planting policies of Fairfax County, as determined by Urban Forestry, DPWES. The Applicant shall install said landscaping in accordance with said plan, subject to DPWES and Urban Forestry approval.
 - B. The SWM/BMP Pond shall be constructed in the general location shown on the development plan and in accordance with all applicable PFM design requirements, as determined by DPWES. An increase in the amount of clearing and/or grading for this facility from that shown on the development plan (to include clearing and grading associated with any spillways, outfall pipes, and/or maintenance roads) shall be permitted only if the following conditions are met:

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

29. **History Commission Contact Information.** Prior to issuance of the Non-RUP for the initial office building on the Property, the Applicant shall provide to the Fairfax County History Commission contact information for the Applicant or the entity managing the Property for purposes of scheduling access to the cemeteries in accordance with Proffer 28.
30. **Historic Sully Contact Information.** Prior to issuance of the non-RUP for the initial office building on the Property, the Applicant shall provide contact information to Sully Historic Site for the Applicant or the entity managing the Property for purposes of coordinating communication regarding issues of mutual interest between said parties.
31. **Construction Vehicles.** Construction vehicles travelling to or from the Property shall be prohibited from using Franklin Farm Road and Lees Corner Road.
32. **Federal Aviation Administration (FAA) Regulation.** The Applicant shall construct buildings and improvements on the Property in accordance with applicable FAA regulations.
33. **Escalation.** All monetary contributions required by these Proffers shall be adjusted for inflation, in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.
34. **Density Credit.** All intensity of use attributable to land areas dedicated and/or conveyed to the Board of Supervisors, or any other County and/or Virginia agency, at the Applicant's expense pursuant to these Proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
35. **Severability.** Any portion of the Property may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other portions, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other portion. Previously approved proffered conditions or development conditions applicable to the portion(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.

- i. The increase is required to meet PFM requirements as determined by DPWES;
- ii. The change is in substantial conformance with the development plan and proffers;
- iii. The additional area needed for the facility is accommodated without any reduction in non-stormwater management open space, tree save and/or landscaping area on the Property; and
- iv. Any vegetation required to be removed shall be compensated for by a proportionate amount of vegetative plantings as approved by UFM.

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

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

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

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

36. **Counterparts.** To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.
37. **Successors and Assigns.** Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURES ON FOLLOWING PAGE]

SULLY EAST L.C.

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

BY: MVP Management, LLC, Manager

By: 
Name: John M. Petersen
Title: Manager

SULLY EAST-CASSEL LC

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

BY: MVP Management, LLC, Manager

By: 
Name: John M. Petersen
Title: Manager

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

*Title Owner of approximately 1.9918 acres of
Barnsfield Road Right-of-Way*

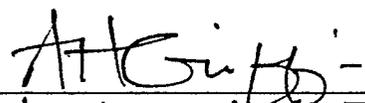
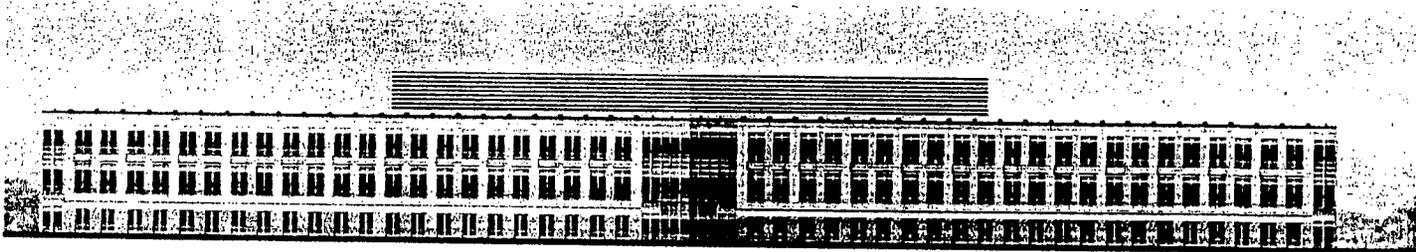
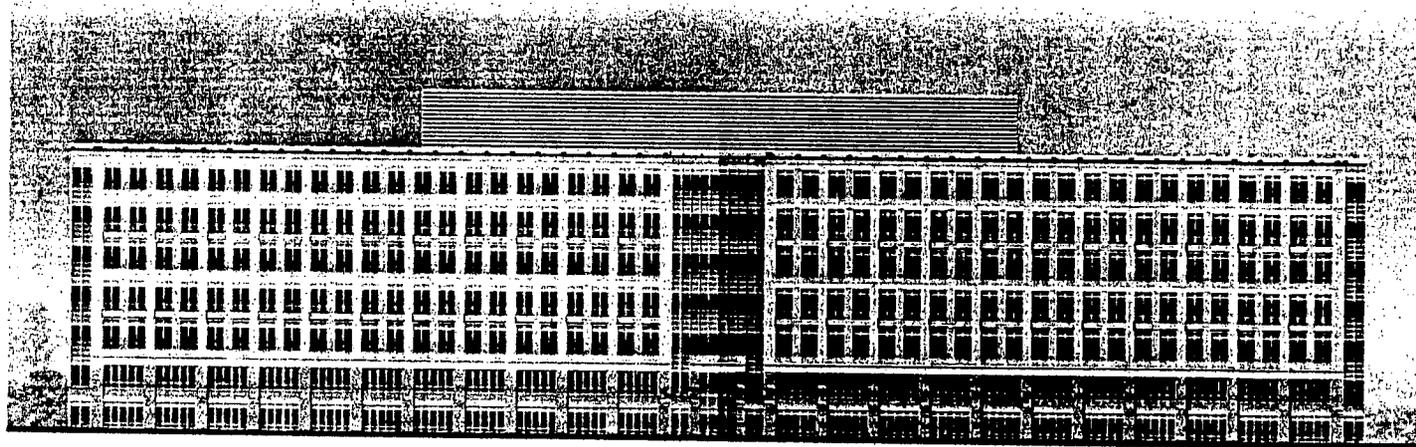
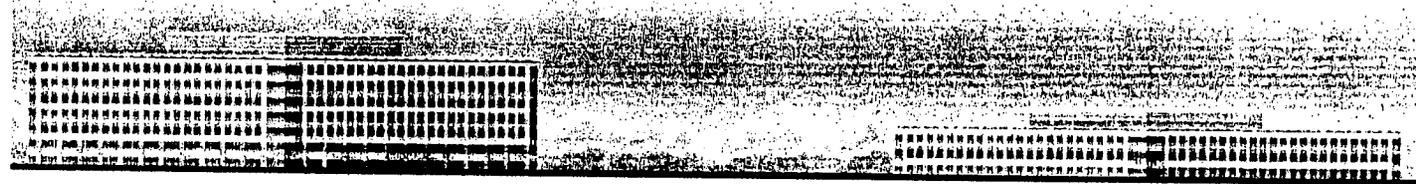
By: 
Name: ANTHONY H. GRIFFIN
Title: COUNTY EXECUTIVE

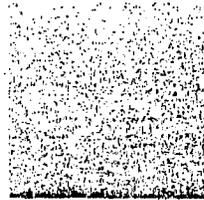
Exhibit A



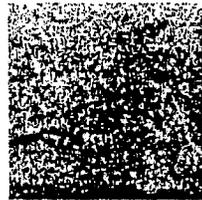
DULLES DISCOVERY - SOUTH

Leifer Group, Project
THE PETERSON COMPANIES

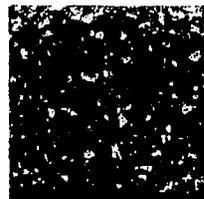
Exhibit B



Pre-cast A



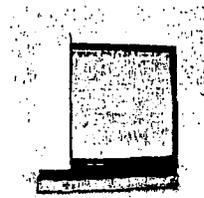
Pre-cast B



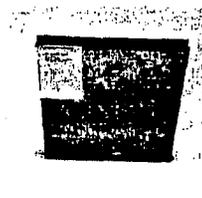
Pre-cast C



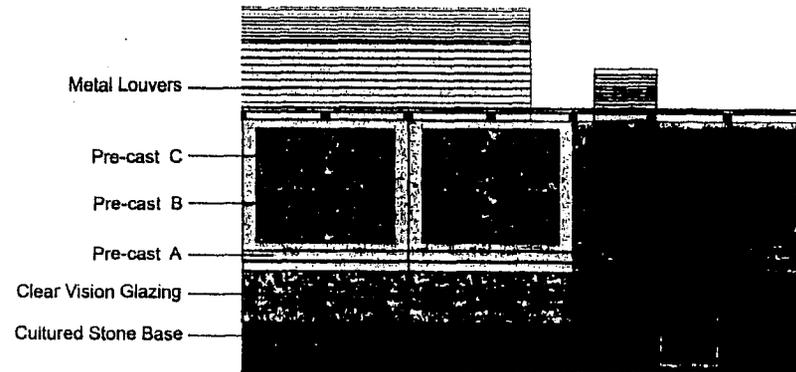
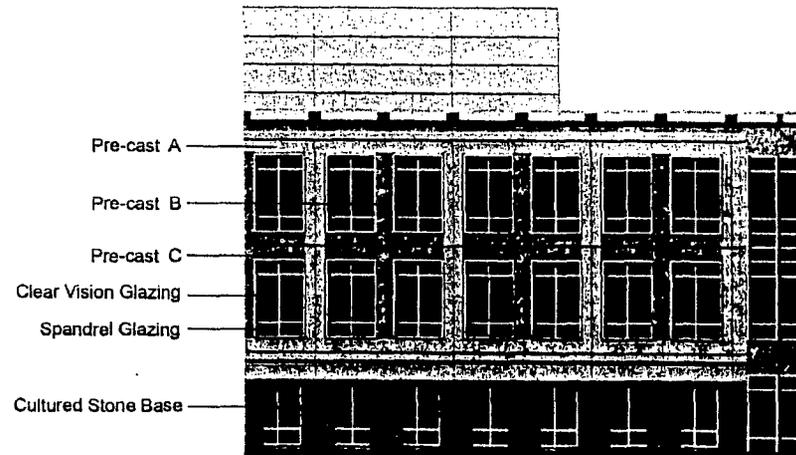
Cultured Stone Base



Aluminum Security Storefront System with Clear Vision Glazing



Opaque Spandrel Glazing



Materials

CDP 2009-SU-024 Conditions

July 27, 2010

As moved by Supervisor Frey at the July 27, 2010 Board of Supervisors Hearing

1. Notwithstanding the limitations set forth in Proffer Paragraph 2, the footprint of "Building DD-South" may be rotated up to approximately ninety degrees from the orientation depicted on the CDP entitled 'Dulles Discovery South' (dated May 5, 2010), as reviewed and approved by the Zoning Administrator in consultation with the Sully District Supervisor, and in accordance with the following criteria: (i) the minimum setback from the Centreville Road right-of-way is not reduced from the 275 feet depicted on CDP Sheet 3; (ii) the minimum amount of open space provided on the CDP is not reduced; (iii) the height, gross square feet and footprint of Building DD-South is not enlarged; (iv) no change is made to perimeter landscaping and streetscaping along Centreville Road; and (v) the plan shall be presented to the Franklin Farm Foundation for review and comment prior to the submission of the site plan for the rotated building option if it is selected.



GENERAL NOTES

1. THE SUBJECT PROPERTY OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 34-2 (01) 2 (PART), 3A, 7, A, 10A, 27 (PART), 35 (PART) AND APPROXIMATELY 6,822 SQUARE FEET OF BARNFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TAX MAP PARCELS AND TOTAL LAND AREA APPLICABLE TO EACH PCA AND THE CDP/FDP APPLICATION IS SUMMARIZED ON THIS SHEET.
2. THE PROPERTY IS CURRENTLY ZONED TO THE PM-16, PDC, AND I-5 DISTRICTS, AS WELL AS THE WATER SUPPLY AND HISTORIC OVERLAY DISTRICTS. THE APPLICABLE ZONING DISTRICTS TO EACH PARCEL IS SUMMARIZED ON THIS SHEET.
3. THE CDP/FDP HAS BEEN FILED TO PERMIT THE REZONING OF PROPERTY PREVIOUSLY SUBJECT TO OTHER REZONING AND PCA APPLICATIONS TO THE PDC, WS AND HD DISTRICTS FOR THE PURPOSE OF CONSTRUCTING A HIGH SECURITY OFFICE CAMPUS.
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM AN ALTA SURVEY PREPARED BY URBAN, LTD. DATED JULY, 2009.
5. THE CONCEPTUAL DEVELOPMENT PLAN IS AT TWO (2) FOOT CONTIGUOUS INTERVALS, COMPILED FROM A SURVEY BY URBAN, LTD THAT WAS FIELD RUN.
6. NOTWITHSTANDING THAT THE CDP AND FDP ARE PRESENTED AS ONE DOCUMENT, THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, GENERAL BUILDING LOCATIONS, LIMITS OF CLEARING AND GRADING AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE FINAL DEVELOPMENT PLAN AMENDMENTS IN THE FUTURE FOR ANY PORTION OF THE FDP IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-402 OF THE ZONING ORDINANCE.
7. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WAIVERS AND MODIFICATIONS LISTED BELOW.
8. THE APPLICANT REQUESTS APPROVAL OF THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
 - a. MODIFICATION OF SECTION 10-101(1) B AND C OF THE ZONING ORDINANCE FOR INCREASE IN FENCE HEIGHT.
 - b. MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE TO PERMIT THE DIMENSIONAL SCHEDULING AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE EASTERN AND A PORTION OF THE SOUTHERN PROPERTY BOUNDARIES.
 - c. MODIFICATION OF SECTION 13-304 OF THE ZONING ORDINANCE TO PERMIT THE BARRIERS AS SHOWN ON THE CDP/FDP TO SATISFY THE REQUIREMENTS ALONG THE SOUTHERN AND A PORTION OF THE EASTERN AND WESTERN PROPERTY BOUNDARIES.
 - d. MODIFICATION OF SECTION 12-007 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE TREE PLANTINGS AS SHOWN ON THE CDP/FDP TO SATISFY THE TREE PRESERVATION TARGET REQUIREMENT.
 - e. WAIVER OF THE COUNTYWIDE FINAL PLAN RECOMMENDATION FOR A MAJOR PAVED TRAIL ALONG THE SOUTHERN SIDE OF BARNFIELD ROAD.
 - f. MODIFICATION OF SECTION 8-1004.10 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE PERMANENT POOL ELEVATION OF THE STORMWATER MANAGEMENT POND TO BE DRAINER BY A PLUMBER UTILIZED FOR MAINTENANCE ACTIVITIES.
 - g. MODIFICATION OF SECTION 8-1003.2 OF THE PUBLIC FACILITIES MANUAL TO PERMIT THE INSTALLATION OF A COMBINED FLOODPILE AND EMERGENCY SPILLWAY.
9. THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. STORMWATER MANAGEMENT (SMA) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE AS SHOWN ON THE CDP/FDP.
11. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
12. TWO CELESTRIES EXIST ON THE PROPERTY AND WILL BE PRESERVED AS SHOWN ON THE CDP/FDP.
13. THERE ARE NO SEWER OR WATER FEATURES SUBJECT TO PROTECTION OR PRESERVATION ON THE PROPERTY.
14. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE DEMOLISHED. SEE PHASE I GEOLOGICAL REPORTS FOR DATES OF CONSTRUCTION.
15. UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH ARE PRESENT ON THE PROPERTY. APPROPRIATE PROVISIONS BY DENSITY OF ACCORDANCE WITH SECTION 2-309 OF THE ZONING ORDINANCE WILL BE IMPLEMENTED IF SUCH UTILITY EASEMENT WIDTHS ARE NOT REDUCED TO LESS THAN 25 FEET IN WIDTH. THE FOLLOWING UTILITY EASEMENTS WERE GRANTED FROM THE EFFECTIVE DATE OF THE CURRENT ZONING ORDINANCE AND ARE NOT SUBJECT TO THE DENSITY CREDIT PENALTIES OF SECTION 2-309 OF THE ZONING ORDINANCE:
 - a. 35 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2388 PG 346)
 - b. 30 FOOT WIDE COLONIAL PIPELINE EASEMENT (DB 2812 PG 341)
 - c. 30 FOOT WIDE ATLANTIC SEARCHED CAMP EASEMENT (DB 3042 PG 37)
16. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS PARKING SPACES AS SHOWN ON THE CDP/FDP AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SEWERBACKS ARE NOT DIMINISHED.
17. TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS SHOWN ON THE CDP /FDP AND AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROFFER STATEMENT.
18. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMBINE AS SOON AS REQUIRED PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY WILL OCCUR IN AT LEAST TWO PHASES.
19. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND FEDERAL LAW.
20. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH A OF SECTION 18-403 UNDER INDICATORS TO THE STREETS, CONCERNING FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIREMENT AN AMENDMENT TO THE CDP/FDP.
21. A CONCURRENT SPECIAL EXCEPTION AMENDMENT APPLICATION FOR A PORTION OF THE AREA SUBJECT TO THIS CDP/FDP HAS BEEN FILED TO PERMIT AN AMENDMENT OF THE LAND AREA APPLICABLE TO THE 2003-SU-035 AND TO PERMIT AN INCREASE IN BUILDING HEIGHT WITHIN THE SULLY HISTORIC OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 3-607 OF THE ZONING ORDINANCE.
22. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, SATELLITE DISHES, COMMUNICATION FACILITIES, FLAGPOLES, BENCHES, POOLING AREAS, BIVE BACKS, EXPOSED FACILITIES, BULLETIN BOARDS AND FREESTANDING SHARE STRUCTURES (FSTS) AT INSPECTION AREAS.
23. ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
24. LIGHTING WILL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.

SITE TABULATIONS FOR CDP / FDP :

SITE AREA	3,336,872 SF or 76,600 AC*
EXISTING ZONING	PM-16, PDC, I-5, WS, HD
PROPOSED ZONING	PDC, WS, HD
PROPOSED BUILDING GROSS SQUARE FOOTAGE	OFFICE BUILDINGS = 1,147,000 CSF CENTRAL PLANT & GUARD BOOTH = 22,100 CSF TOTAL = 1,174,100 CSF
PROPOSED SITE FAR	0.35
MAXIMUM ALLOWED SITE FAR	1.50
PROPOSED USE	OFFICE
MINIMUM REQUIRED OPEN SPACE	15% (OR 525,334 SF)
PROPOSED OPEN SPACE	3,302 (OR 81,000,000 SF)
MAXIMUM ALLOWABLE BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT PROPOSED	128' 6"

*SEE TABLE ON THIS SHEET

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

OFFICE USE	= 2,982 SPACES
CENTRAL PLANT & GUARD BOOTH	= 7 SPACES
TOTAL PARKING REQUIRED = 2,989 SPACES	

TOTAL PARKING SPACES PROVIDED

A. SURFACE PARKING SPACES	= 2,308 SPACES
B. STRUCTURED PARKING SPACES	= 2,258 SPACES
TOTAL PARKING PROVIDED = 4,566 SPACES	

II. LOADING SPACES REQUIRED

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

LOADING SPACES PROVIDED:

TOTAL = 5 LOADING SPACES PROVIDED

PROPOSED BUILDING TABULATIONS:

BUILDING	USE	CSF	ULTIMATE BUILDING HEIGHT	SEA
RD 507(1)	OFFICE	376,250	128'-6"	NO
RD 4	OFFICE	376,250	128'-6"	YES
RD 5A	OFFICE	161,250	60'	YES
RD 5B	OFFICE	151,250	60'	YES
DD CONNECTOR	OFFICE	72,000	60'	NO
CP	CENTRAL PLANT	22,100	75'	NO
GB	GUARD BOOTH(S)	6,740	15'	NO
FG	PARKING	0	36'-5"	NO
HG	PARKING	0	30'	NO
TOTAL		1,174,100		

* THE SULLY HISTORIC OVERLAY DISTRICT PERMITS A MAXIMUM BUILDING HEIGHT OF 35 FEET, AND UP TO 85 FEET WITH A MAXIMUM BUILDING HEIGHT OF 85 FEET INCLUDING ROOFTOP STRUCTURES FOR PROPERTIES LOCATED WITHIN THE SULLY HISTORIC OVERLAY DISTRICT AND WITHIN 500 FEET OF THE HISTORIC DISTRICT BOUNDARY SUBJECT TO APPROVAL OF A SPECIAL EXCEPTION IN ACCORDANCE WITH SECTION 3-607 OF THE ZONING ORDINANCE. A SPECIAL EXCEPTION TO PERMIT AN INCREASE IN BUILDING HEIGHT FOR BUILDINGS DD5A AND DD5B HAS BEEN FILED CONCURRENTLY WITH THIS REZONING APPLICATION. ULTIMATE BUILDING HEIGHTS STATED ARE EXCLUSIVE OF STRUCTURES EXCLUDED FROM THE MAXIMUM HEIGHT REGULATIONS OF THE ZONING ORDINANCE.

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

IN PARCEL	OWNER	CURRENT ZONING	SIZE (SQUARE FEET)
34-2 (01) 1A	SULLY EAST L.C.	PM-16, PDC, WS, HD	94,721
34-2 (01) 2 (PT)	SULLY EAST L.C.	PM-16, PDC, WS, HD	52,240
34-2 (01) 27 (PT)	SULLY EAST L.C.	PM-16, PDC, WS, HD	69,646
34-2 (01) 35 (PT)	SULLY EAST L.C.	PM-16, PDC, WS, HD	69,746
TOTAL			286,353 SF
RECENTLY DEDICATED AREA FROM PARCEL 27			
			0 SF
			209,861 SF
			84,279 ACRES
MAX FAR PERMISSIBLE	* R25 = 289,741	* 70.6% **	70.6% S.F.

* LATEST PARCEL AREA REQUIRED TO ADAPT TO FT
** DEDICATED WITH RECENT PLAT 9751-RP-0010

** PER PARAGRAPH 410 ADOPTED WITH RZ 2003-SU-035, THE MAXIMUM FAR FOR THE PROVISION OF THE PROPERTY MAY NOT EXCEED 65% THEREOF. THE FAR FOR THE REMAINING 643 ACRES REMAINING SUBJECT TO RZ 2003-SU-035 MAY NOT EXCEED 70.6% OF PERMISSIBLE FAR USES.

PCA 2003-SU-035 AREA ASSEMBLAGE:

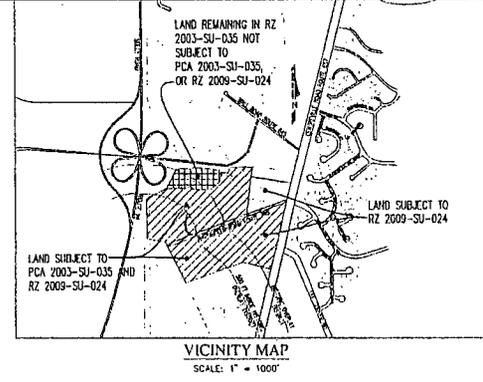
IN PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	RZ	SE
34-2 (01) 2 (PT)	SULLY EAST L.C.	355,875	PM-16, PDC, WS, HD	YES	YES
34-2 (01) 3A	SULLY EAST L.C.	344,788	PM-16, PDC, WS, HD	YES	YES
34-2 (01) 00A	SULLY EAST L.C.	1,526,577	PM-16, PDC, WS, HD	YES	YES
34-2 (01) 27 (PT)	SULLY EAST L.C.	302,294	PM-16, PDC, WS, HD	YES	YES
34-2 (01) 35 (PT)	SULLY EAST L.C.	300,277	PM-16, PDC, WS, HD	YES	YES
BARNFIELD ROAD R-D-W	BOARD OF SUPERVISORS	67,253	N/A	YES	YES
TOTAL		3,597,041 SF			
RECENTLY DEDICATED AREA FROM PARCEL 3A					
		17			
RECENTLY DEDICATED AREA FROM PARCEL 27					
		14,819			
TOTAL DEDICATED AREA		14,832 SF			
TOTAL		3,611,873 SF			
		82,143 ACRES			

* EACH PARCEL AREA REQUIRED TO NEAREST 50 FT.
** DEDICATED WITH RECENT PLAT 9751-RP-0018

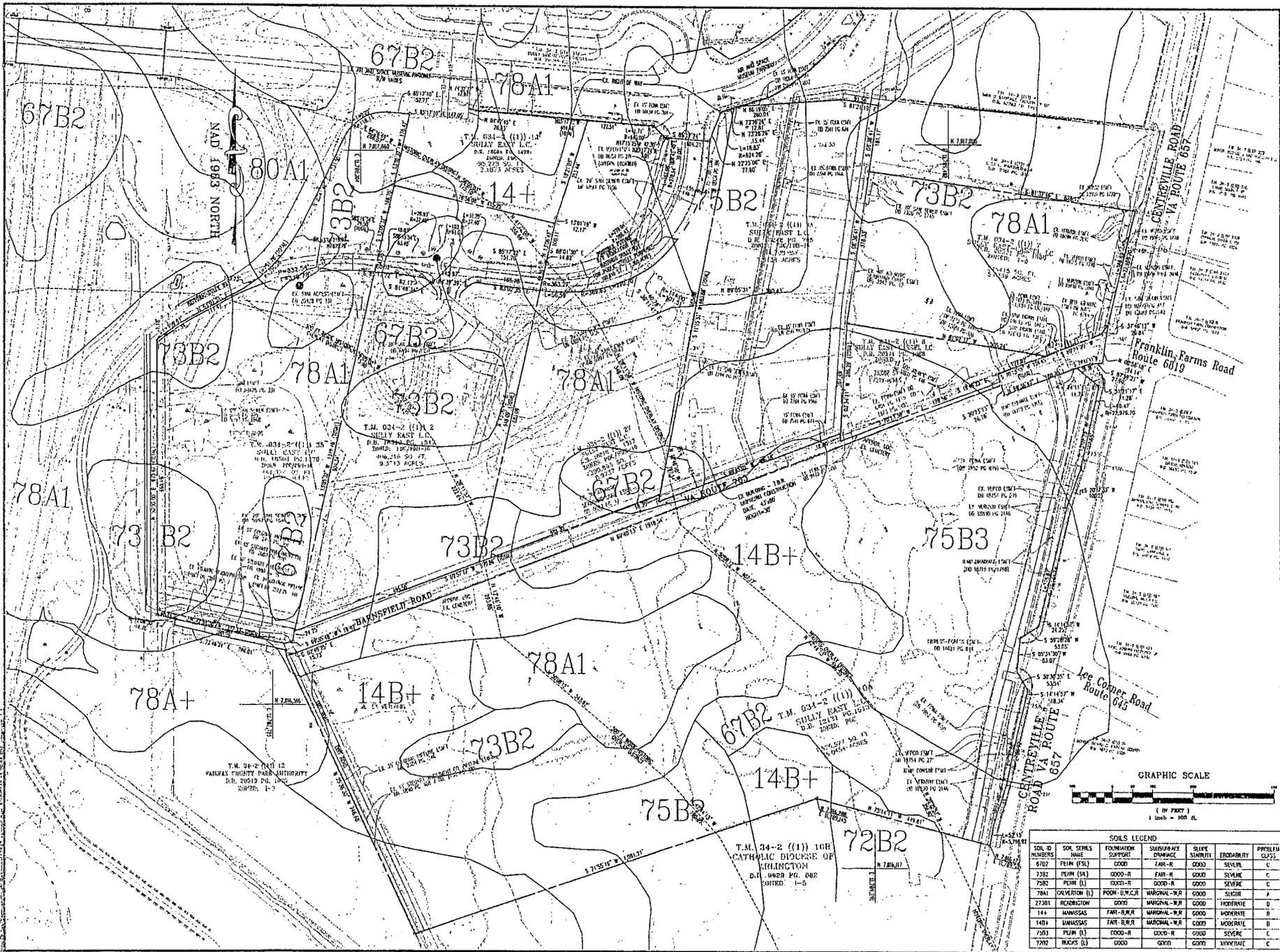
RZ 2009-SU-024 AREA ASSEMBLAGE:

IN PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	PROPOSED ZONING	SE
34-2 (01) 2 (PT)	SULLY EAST L.C.	355,875	PM-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 (01) 3A	SULLY EAST L.C.	344,788	PM-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 (01) 7	SULLY EAST-CASSEL LC	245,419	I-5, WS	PDC, WS, HD	NO
34-2 (01) 0	SULLY EAST-CASSEL LC	75,000	I-5, WS	PDC, WS, HD	NO
34-2 (01) 00A	SULLY EAST L.C.	1,526,577	PM-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 (01) 27 (PT)	SULLY EAST L.C.	322,251	PM-16, PDC, WS, HD	PDC, WS, HD	YES
34-2 (01) 35 (PT)	SULLY EAST L.C.	300,277	PM-16, PDC, WS, HD	PDC, WS, HD	YES
BARNFIELD ROAD R-D-W	BOARD OF SUPERVISORS	66,762	N/A	PDC, WS, HD	YES
TOTAL		3,346,872 SF			
RECENTLY DEDICATED AREA FROM PARCEL 3A					
		17			
RECENTLY DEDICATED AREA FROM PARCEL 27					
		14,819			
TOTAL DEDICATED AREA		14,832 SF			
TOTAL		3,351,704 SF			
		76,249 ACRES			

* EACH PARCEL AREA REQUIRED TO NEAREST 50 FT.
** DEDICATED WITH RECENT PLAT 9751-RP-0010



DATE: JULY 1, 2010
 TIME: 10:00 AM
 BY: [Signature]
 FOR: [Signature]
 TITLE: [Signature]
 PROJECT: [Signature]
 SHEET: 2 OF 14
 FILE NO: RZ 12542
 SCALE: N/A
 DATE: JULY 1, 2010
 DULLES DISCOVERY SOUTH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA
 CL: N/A



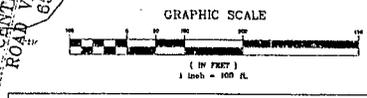
NO.	DATE	DESCRIPTION	DESIGNED BY	APPROVED BY	DATE
1	07-10-09	ISSUED FOR PERMIT			
2	07-10-09	REVISED			
3	07-10-09	REVISED			
4	07-10-09	REVISED			
5	07-10-09	REVISED			
6	07-10-09	REVISED			
7	07-10-09	REVISED			
8	07-10-09	REVISED			
9	07-10-09	REVISED			
10	07-10-09	REVISED			

T.M. 34-2 (1) 10B
 CATHOLIC CHURCH OF
 UPRINGTON
 D.B. 0829 PG. 042
 01080 - 1-5



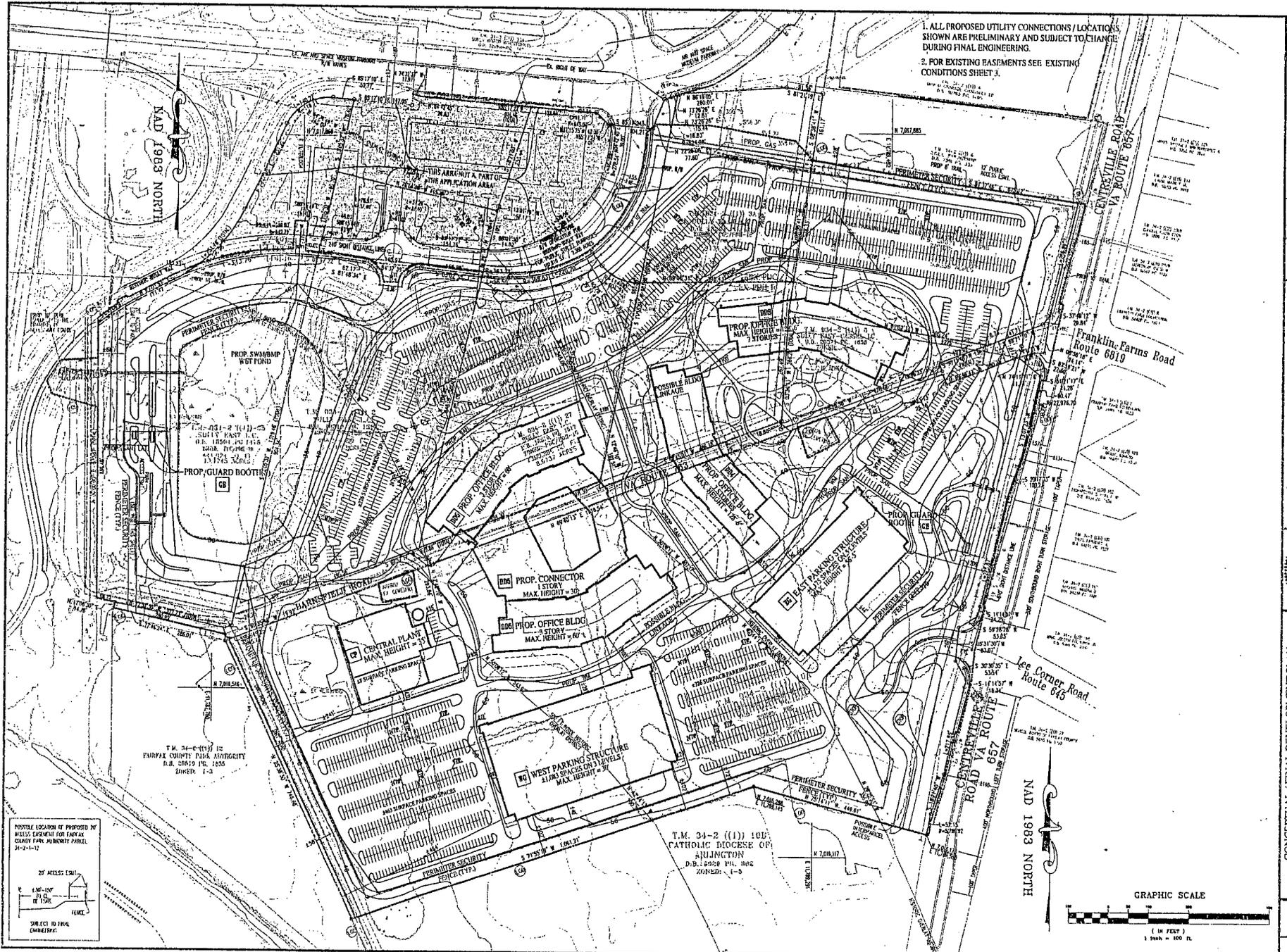
EXISTING CONDITIONS AND SOIL MAP
 DULLES DISCOVERY SOUTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100'
 DATE: JULY 2009
 CL = N/A



SOIL ID NUMBER	SOIL SYMBOL	SOIL NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SHAPE STABILITY	EROSION CLAS.	PROBLEM CLAS.
67B2	PEHM (S)	POOR	FAIR-R	GOOD	SEVERE	C	
73B2	PEHM (S)	GOOD-R	FAIR-R	GOOD	SEVERE	C	
75B3	PEHM (S)	GOOD-R	GOOD-R	GOOD	SEVERE	C	
78A1	VALVERTON (L)	POOR-U.M.C.R	MARGINAL-W/R	GOOD	SLIGHT	A	
78A1	RECONSTRUCTION	GOOD	MARGINAL-W/R	GOOD	MODERATE	D	
14+	MANASSAS	FAIR-B.W.R	MARGINAL-W/R	GOOD	MODERATE	B	
14B+	MANASSAS	FAIR-B.W.R	MARGINAL-W/R	GOOD	MODERATE	B	
75B2	PEHM (S)	GOOD-R	GOOD-R	GOOD	SEVERE	C	
72B2	RIKES (L)	GOOD	GOOD	GOOD	MODERATE	C	

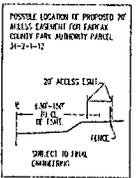
SHEET 4 OF 14
 P.L.N.
 RZ 12542



1. ALL PROPOSED UTILITY CONNECTIONS / LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.
2. FOR EXISTING BASEMENTS SEE EXISTING CONDITIONS SHEET 3.

NAD 1983 NORTH

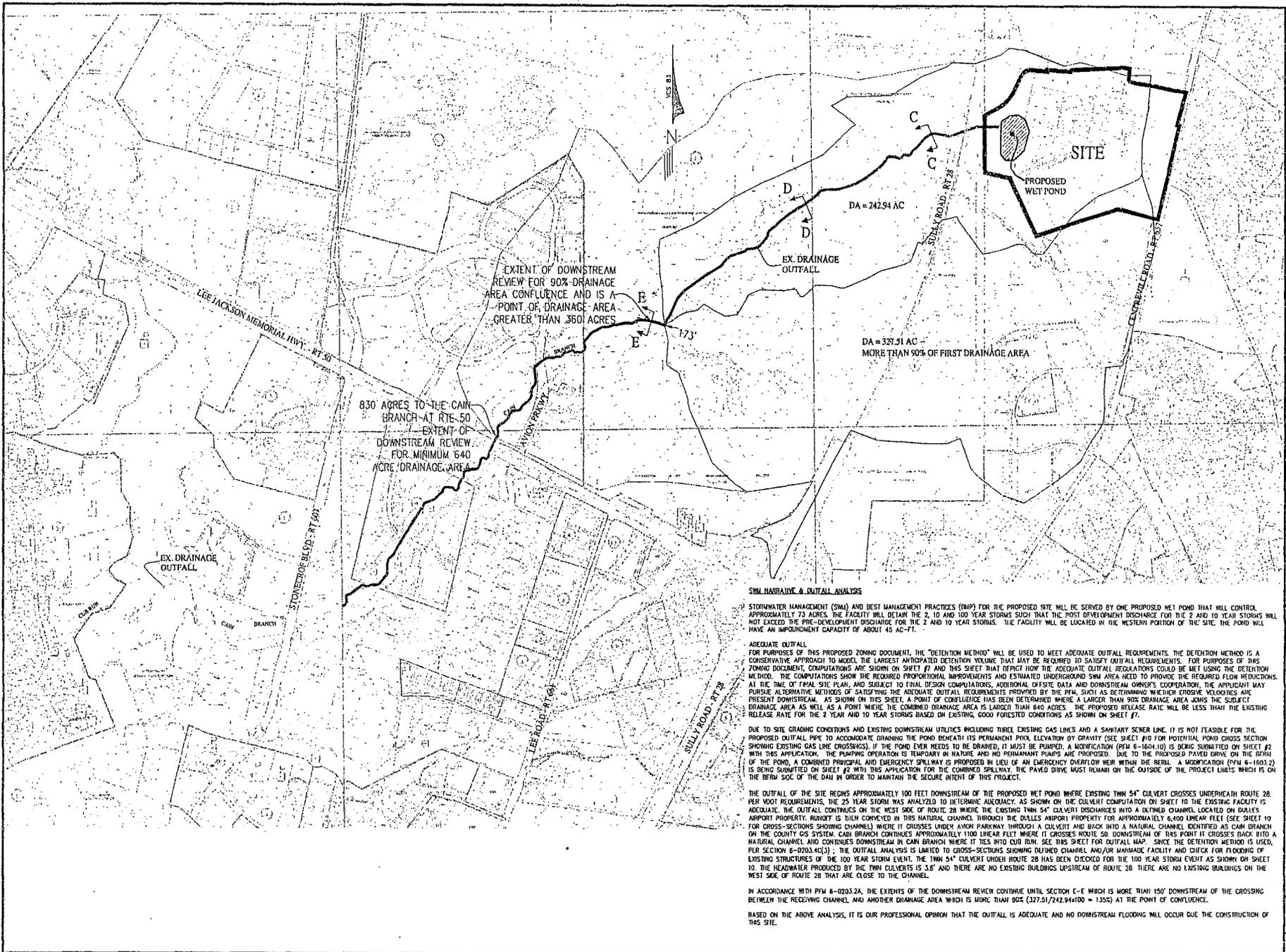
NAD 1983 NORTH



T.M. 24-2 (11) 102
FAIRFAX COUNTY PARK AUTHORITY
D.B. 20619 P.C. 1855
ZONING: P-3

T.M. 24-2 (11) 103
CATHOLIC DIOCESE OF
ARLINGTON
D.B. 1902 P.C. 808
ZONING: P-3

PLANSHEET	NO.	DATE	DESIGNER	CHECKED	APPROVED	DATE	REVISION APPROVED BY (DIVISION OF DESIGN REVIEW)
1	01	07/14/09	Urban				
CONCEPTUAL / FINAL DEVELOPMENT PLAN DULLES DISCOVERY SOUTH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=100' DATE: JULY, 2009 CI # 7							
SHEET 5 OF 14 FILE NO. RZ 12542							



EXTENT OF DOWNSTREAM REVIEW FOR 90% DRAINAGE AREA CONFLUENCE AND IS A POINT OF DRAINAGE AREA GREATER THAN 360 ACRES

830 ACRES TO THE CAIN BRANCH AT RTE 50 EXTENT OF DOWNSTREAM REVIEW FOR MINIMUM 640 ACRE DRAINAGE AREA

DA = 242.94 AC

DA = 327.51 AC MORE THAN 90% OF FIRST DRAINAGE AREA

SWM NARRATIVE & OUTFALL ANALYSIS

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

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

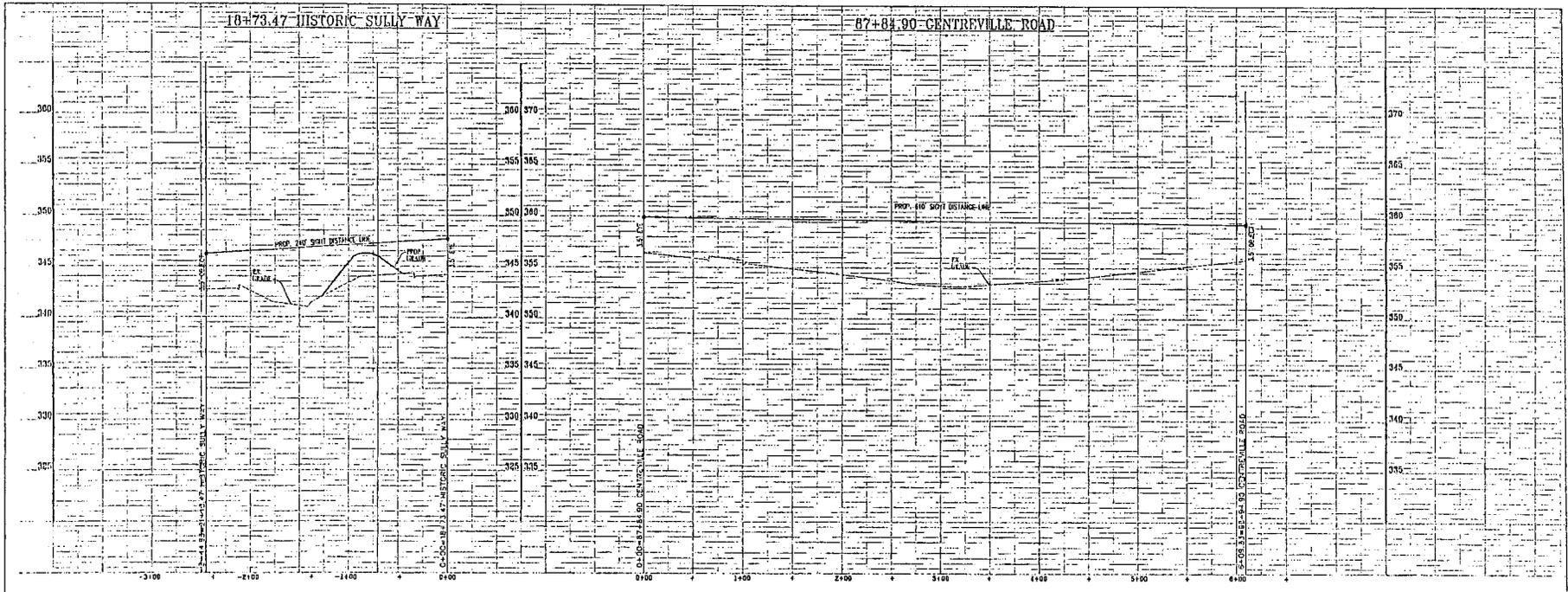
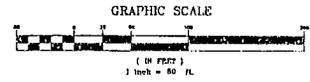
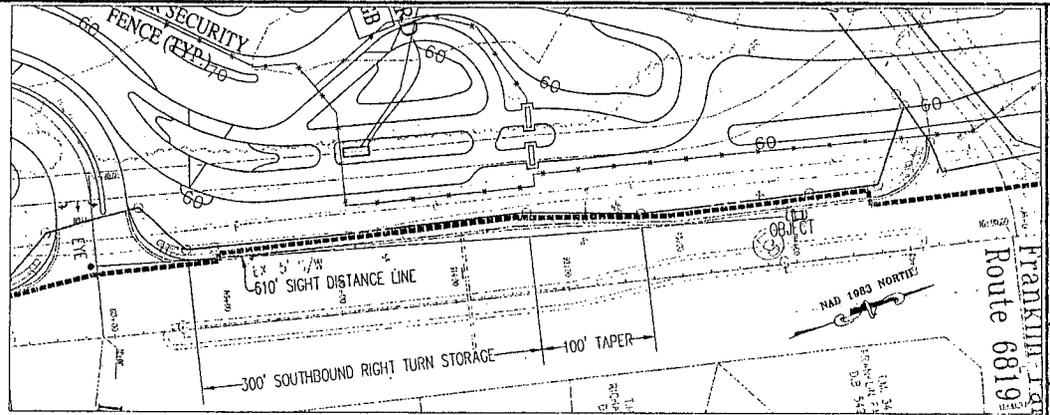
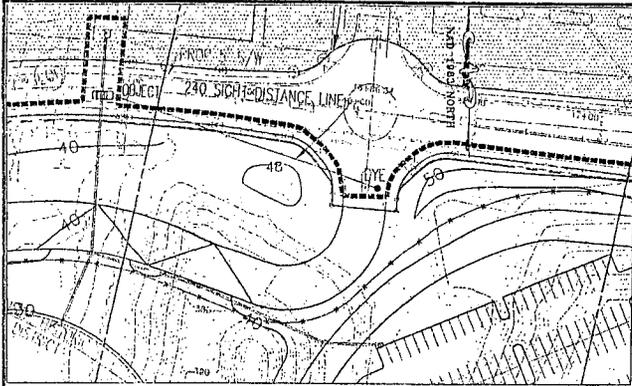
DUE TO SITE GRADING CONDITIONS AND EXISTING DOWNSTREAM UTILITIES INCLUDING THREE EXISTING GAS LINES AND A SANITARY SEWER LINE, IT IS NOT FEASIBLE FOR THE PROPOSED OUTFALL PIPE TO ACCOMMODATE DRAINING THE POND BENEATH ITS PERMANENT POOL ELEVATION BY GRAVITY (SEE SHEET #10 FOR POTENTIAL POND CROSS SECTION SHOWING EXISTING GAS LINE CROSSINGS). IF THE POND EVER NEEDS TO BE DRAINED, IT MUST BE PUMPED. A MODIFICATION (PFM 6-1644-10) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION. THE PUMPING OPERATION IS TEMPORARY IN NATURE AND NO PERMANENT PUMPS ARE PROPOSED. DUE TO THE PROPOSED PAVED DRIVE ON THE BERM OF THE POND, A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED IN LIEU OF AN EMERGENCY OVERFLOW WEIR WITHIN THE BERM. A MODIFICATION (PFM 6-1603-2) IS BEING SUBMITTED ON SHEET #2 WITH THIS APPLICATION FOR THE COMBINED SPILLWAY. THE PAVED DRIVE MUST REMAIN ON THE OUTSIDE OF THE PROJECT LIMITS WHICH IS ON THE BERM SIDE OF THE DRAIN IN ORDER TO MAINTAIN THE SECURE INTENT OF THIS PROJECT.

THE OUTFALL OF THE SITE BEGINS APPROXIMATELY 100 FEET DOWNSTREAM OF THE PROPOSED WET POND WHERE EXISTING THIN 54" CULVERT CROSSES UNDERNEATH ROUTE 28. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE ADEQUACY, AS SHOWN ON THE CULVERT COMPUTATION ON SHEET 10 THE EXISTING FACILITY IS ADEQUATE. THE OUTFALL CONTINUES ON THE WEST SIDE OF ROUTE 28 WHERE THE EXISTING THIN 54" CULVERT DISCHARGES INTO A DRAIN CHANNEL LOCATED ON PALLES AIRPORT PROPERTY. RUNOFF IS THEN CONVEYED IN THIS NATURAL CHANNEL THROUGH THE DULLES AIRPORT PROPERTY FOR APPROXIMATELY 6,400 LINEAR FEET (SEE SHEET 10 FOR CROSS-SECTIONS SHOWING CHANNEL) WHERE IT CROSSES UNDER AVION PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GIS SYSTEM. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT TIES INTO CURB RUN. SEE THIS SHEET FOR OUTFALL MAP. SINCE THE DETENTION METHOD IS USED, PFR SECTION 6-0203.4C(3); THE OUTFALL ANALYSIS IS LIMITED TO CROSS-SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT. THE THIN 54" CULVERT UNDER ROUTE 28 HAS BEEN CHECKED FOR THE 100 YEAR STORM EVENT AS SHOWN ON SHEET 10. THE HEADWATER PRODUCED BY THE THIN CULVERTS IS 3.6' AND THERE ARE NO EXISTING BUILDINGS UPSTREAM OF ROUTE 28. THERE ARE NO EXISTING BUILDINGS ON THE WEST SIDE OF ROUTE 28 THAT ARE CLOSE TO THE CHANNEL.

IN ACCORDANCE WITH PFM 6-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUE UNTIL SECTION C-E WHICH IS MORE THAN 150' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND ANOTHER DRAINAGE AREA WHICH IS MORE THAN 90% (327.51/242.94*100 = 135%) AT THE POINT OF CONFLUENCE.

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

REVISION APPROVED BY DIVISION OF DESIGN REVIEW NO. DATE DESCRIPTION 1 11/11/10 2 11/11/10 3 11/11/10 4 11/11/10 5 11/11/10 6 11/11/10 7 11/11/10 8 11/11/10 9 11/11/10 10 11/11/10 11 11/11/10 12 11/11/10 13 11/11/10 14 11/11/10 15 11/11/10 16 11/11/10 17 11/11/10 18 11/11/10 19 11/11/10 20 11/11/10 21 11/11/10 22 11/11/10 23 11/11/10 24 11/11/10 25 11/11/10 26 11/11/10 27 11/11/10 28 11/11/10 29 11/11/10 30 11/11/10 31 11/11/10 32 11/11/10 33 11/11/10 34 11/11/10 35 11/11/10 36 11/11/10 37 11/11/10 38 11/11/10 39 11/11/10 40 11/11/10 41 11/11/10 42 11/11/10 43 11/11/10 44 11/11/10 45 11/11/10 46 11/11/10 47 11/11/10 48 11/11/10 49 11/11/10 50 11/11/10 51 11/11/10 52 11/11/10 53 11/11/10 54 11/11/10 55 11/11/10 56 11/11/10 57 11/11/10 58 11/11/10 59 11/11/10 60 11/11/10 61 11/11/10 62 11/11/10 63 11/11/10 64 11/11/10 65 11/11/10 66 11/11/10 67 11/11/10 68 11/11/10 69 11/11/10 70 11/11/10 71 11/11/10 72 11/11/10 73 11/11/10 74 11/11/10 75 11/11/10 76 11/11/10 77 11/11/10 78 11/11/10 79 11/11/10 80 11/11/10 81 11/11/10 82 11/11/10 83 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REV. DATE	DESCRIPTION	DESIGNED	CHECKED	DATE
11-20-08				
08-20-08				
08-20-08				
08-20-08				

Project No. 2008-10-0000
 Client: Fairfax County
 Date: 11/20/08
 Scale: 1" = 50'



SIGHT DISTANCE PLAN AND PROFILE
DULLES DISCOVERY SOUTH
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: H: 1" = 50' V: 1" = 5'
 DATE: JULY 2009
 SHEET 11A OF 14
 FILE NO. RZ 12542
 CT # 2

PERMANENT TREE PRESERVATION CALCULATIONS	
Original Gross Site Area (A1)	2,573,340
Development Area of Existing Tree Canopy (A2)	1,162,160
Percentage of Gross Site Area Covered by Existing Tree Canopy	45.16%
Tree Preservation Target	1,162,160
10-Year Tree Canopy Replacement Percentage (per PFM Table 12.1)	100%
10-Year Tree Canopy Required (A3) (See "Onsite 10-Year Tree Canopy Calculations" Table)	1,162,160
Percentage of the 10-Year Tree Canopy Replacement that Should be Met Through Tree Preservation (This is the Tree Preservation Target)	45.16%
Area of the 10-Year Tree Canopy Replacement that Should be Met Through Tree Preservation (A4)	520,300
Area of the 10-Year Tree Canopy Replacement that Will be Met Through Tree Preservation (A5) (See "Tree Preservation Calculations" Table)	520,300
Percent Tree Preservation (A5/A4)	100%
Tree Preservation Target Met (A6)	520,300

ON-SITE TREE PRESERVATION CALCULATIONS	
Tree Preservation Target (A6)	520,300
Total Tree Preservation Provided (A7)	520,300
Tree Preservation Target Deviation	0

ADJUSTED GROSS SITE AREA CALCULATIONS	
Original Gross Site Area (A1)	2,573,340
Development Area of Existing Tree Canopy (A2)	1,162,160
Adjusted Gross Site Area (A8)	1,411,180
Tree Canopy Required (A4)	1,162,160

PERMANENT TREE PRESERVATION CALCULATIONS	
Location (Planting Site)	North (Planting P.O.V.)
Planting Spacing (Length x Width)	10' x 10'
Required Trees	25 Trees (100 sq ft)
Provided Trees	16 Cal. I Evergreen
Tree Bank Area (A9)	160 sq ft
Tree Bank Area Required (A10)	160 sq ft

ADJUSTED GROSS SITE AREA CALCULATIONS	
Adjusted Gross Site Area (A8)	1,411,180
Tree Canopy Provided (A7)	520,300
Total Tree Canopy Provided (A11)	520,300

ADJUSTED GROSS SITE AREA CALCULATIONS	
Adjusted Gross Site Area (A8)	1,411,180
Tree Canopy Provided (A7)	520,300
Total Tree Canopy Provided (A11)	520,300

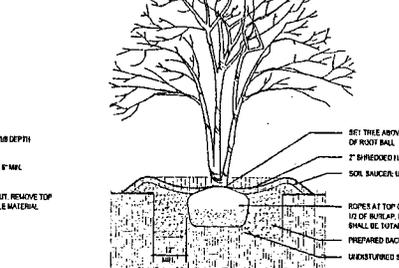
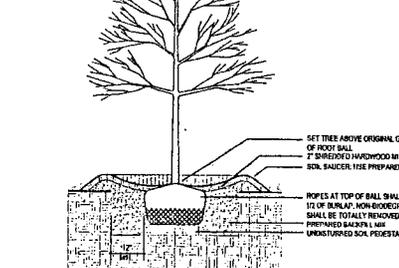
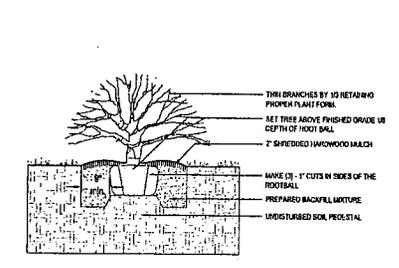
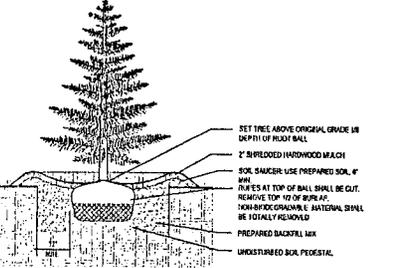
Adjacent Use (Group)	Required Transitions	Width (ft.)	Length (ft.)	Area (sq ft)	Required 10-Year Canopy Cover (%)	Provided Trees and Shrubs	Total Canopy
Buffer A-D (Site Group 1)	Transitional Screening 2 (Location Modification Requested)	25	1,330	33,250	40.18%	10 Lig. Evergreen @ 375.50 sq ft, 10 Lig. Evergreen @ 250.00 sq ft, 10 Md. Evergreen @ 187.50 sq ft	19,875 sq ft
Buffer E (Public School Group 4)	Transitional Screening 1 (Location Modification Requested)	25	1,330	33,250	26.00%	21 Lig. Evergreen @ 787.50 sq ft, 13 Lig. Evergreen @ 455.00 sq ft, 25 Md. Evergreen @ 187.50 sq ft, 25 Lig. Deciduous @ 93.75 sq ft	15,300 sq ft
Buffer F (Vocational Use - Path Group 5)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft
Buffer G-E (Convenience Store Group 3)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft
Buffer H (Leisure Center Office Group 8)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft
Buffer I (Leisure Center Office Group 8)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft
Buffer J (Leisure Center Office Group 8)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft

ADJUSTED GROSS SITE AREA CALCULATIONS	
Adjusted Gross Site Area (A8)	1,411,180
Tree Canopy Provided (A7)	520,300
Total Tree Canopy Provided (A11)	520,300

ADJUSTED GROSS SITE AREA CALCULATIONS	
Adjusted Gross Site Area (A8)	1,411,180
Tree Canopy Provided (A7)	520,300
Total Tree Canopy Provided (A11)	520,300

Symbol	Botanical Name	Common Name	Size	Type	Remarks	Multipier
[Symbol]	Cal. I Deciduous Trees					
	Acer rubrum (October Glory)	October Glory Red Maple	2'-3' Cal	B & B	Uniform branching pattern	Whole Benefits 1.70
	Fraxinus velutina	White Fraxinus	2'-3' Cal	B & B	Uniform branching pattern	Whole Benefits 1.50
	Malus x spaldingii	Malus Spaldingii	2'-3' Cal	B & B	Uniform branching pattern	Improved Culture 1.25
	Prunella americana	American Plum	2'-3' Cal	B & B	Uniform branching pattern	Whole Benefits 1.25
	Prunella pennsylvanica	Pennsylvanian Plum	2'-3' Cal	B & B	Uniform branching pattern	Whole Benefits 1.25
[Symbol]	Cal. II Deciduous Trees					
	Betula nigra	Black Birch	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Quercus prinus	Principle Live Oak	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Culture 1.20
	Quercus x laevis (Swainson)	Swainson Live Oak	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Improved Culture 1.20
	Quercus x prinus	Principle Live Oak	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Quercus x prinus	Principle Live Oak	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
[Symbol]	Cal. III Deciduous Trees					
	Azalea x speciosa	Speciosa Azalea	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Camellia x japonica	Japanese Camellia	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Camellia x japonica	Japanese Camellia	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Camellia x japonica	Japanese Camellia	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Camellia x japonica	Japanese Camellia	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
[Symbol]	Cal. IV Evergreen Trees					
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
[Symbol]	Cal. V Evergreen Trees					
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20
	Podocarpus neriifolius	Podocarpus	2'-3' Cal	B & B	Multi-stem, Min. 3 heavy stems	Whole Benefits 1.20

Adjacent Use (Group)	Required Transitions	Width (ft.)	Length (ft.)	Area (sq ft)	Required 10-Year Canopy Cover (%)	Provided Trees and Shrubs	Total Canopy
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Buffer I (Leisure Center Office Group 8)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft
Buffer J (Leisure Center Office Group 8)	None	NA	NA	NA	1 tree/50 ft (100 ft required)	10 Lig. Deciduous @ 375.00 sq ft	3,750 sq ft



1 EVERGREEN TREE PLANTING
NTS

2 TYP. B&B SHRUB PLANTING
NTS

3 DECIDUOUS TREE PLANTING
NTS

4 ORNAMENTAL TREE PLANTING
NTS

****TREE PRESERVATION TARGET DEVIATION REQUEST:**

DUE TO THE USES AND DENSITIES ALLOWED BY THE ZONING ORDINANCE AND THE MINIMUM SETBACKS REQUIRED TO PROVIDE A SECURE THREAT PERIMETER THE PROPERTY'S DEVELOPABLE AREA ENVELOPES A MAJORITY OF THE APPLICATION AREA. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-5507.3A(1)) AND COULD COMPROMISE THE SECURITY NEEDS OF THE TENANTS. THE APPLICANT'S PROPOSED PLAN IS DESIGNED FOR USE AS A CLASS A CORPORATE OFFICE CAMPUS FOR TENANTS WITH SENSITIVE SECURITY NEEDS. THE INCORPORATION OF EXISTING SCULPTED VEGETATION OR OTHER EXISTING FORESTED AREAS WITHIN THE SECURE SITE PERIMETER REDUCES SITE VISIBILITY FROM ON-SITE CAMERAS AND FOR SECURITY PERSONNEL PATROLLING THE SITE. THEREFORE, A DEVIATION FROM THE TREE PRESERVATION TARGET IS HEREBY REQUESTED. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET THROUGH MEANS OF ON-SITE TREE PLANTING.

LANDSCAPE COMPUTATIONS & DETAILS

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2009

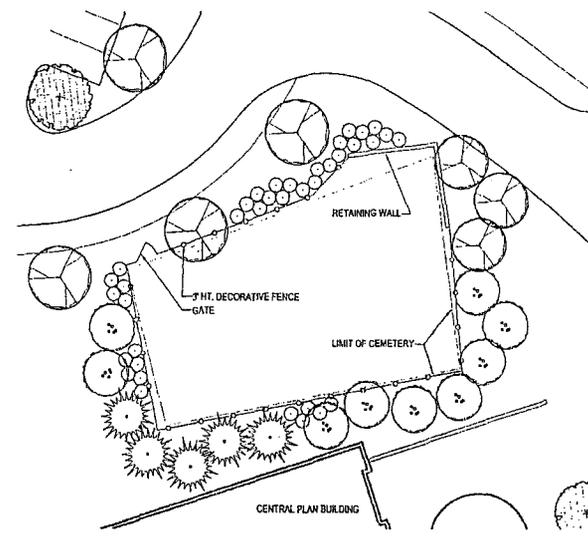
SCALE: AS NOTED

SHEET 14 OF 14

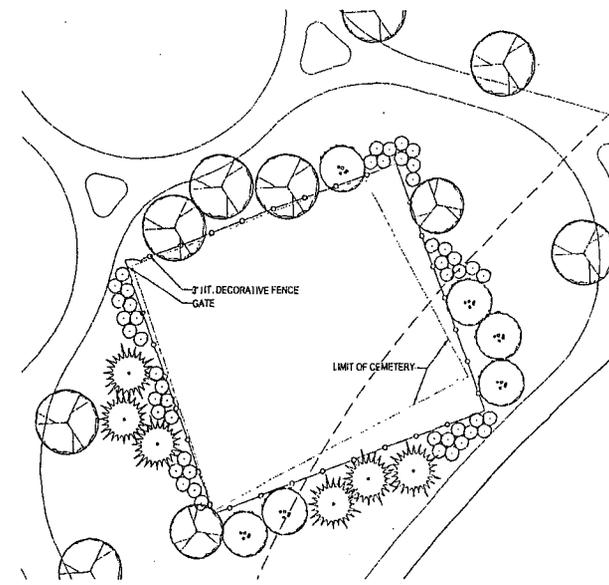
FILE NO: RZ.12542

DATE: JULY, 2009

REVISION: APPROVED BY DIVISION OF DESIGN REVIEW



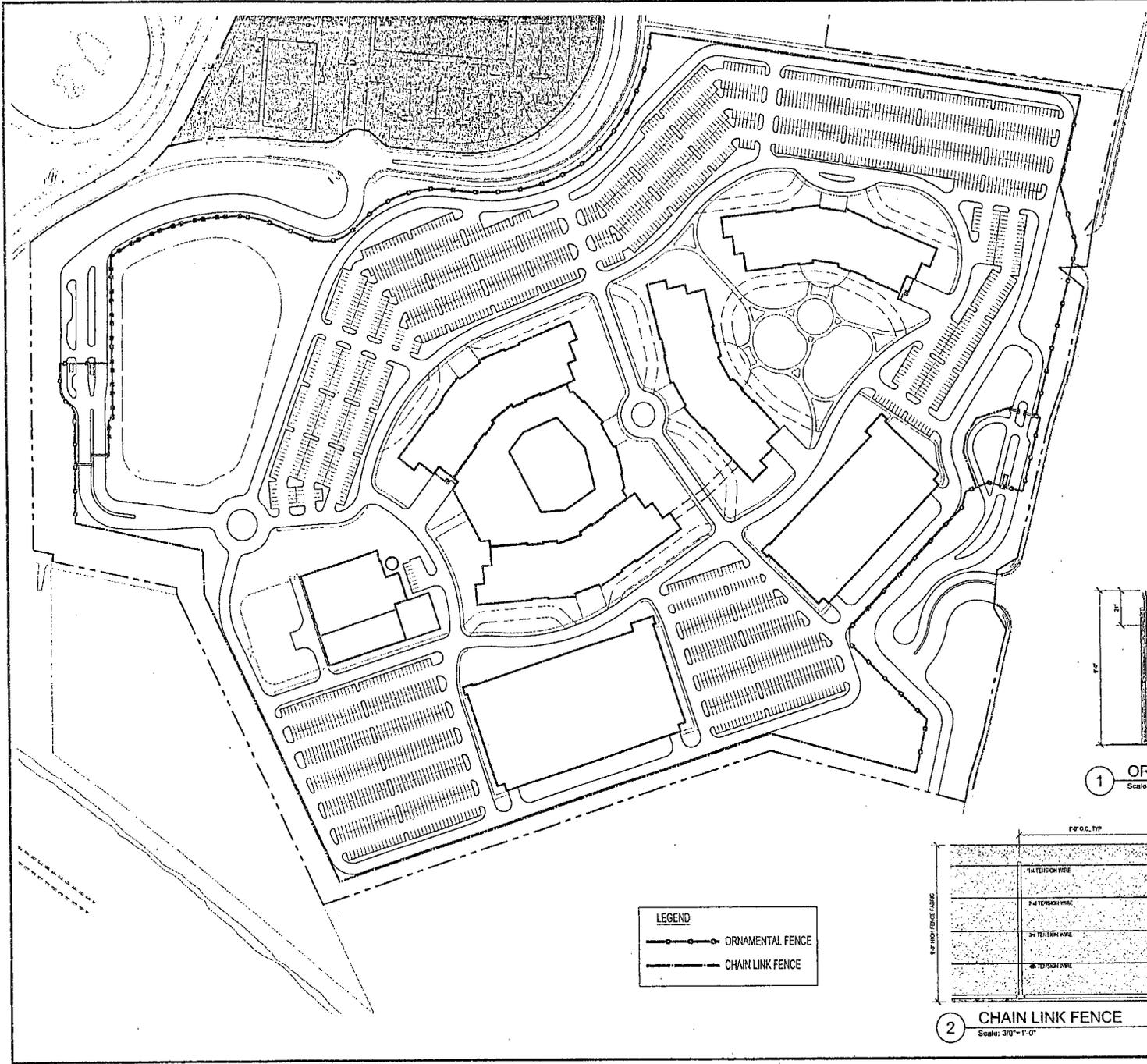
1 CEMETERY DETAIL PLAN
Scale: 1/16" = 1'-0"



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

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

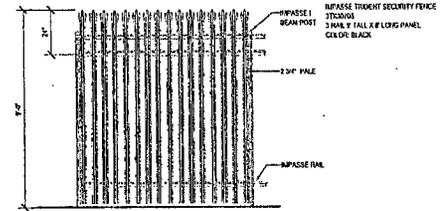
LANDSCAPE DETAIL PLANS		DATE: JULY, 2009																									
DULLES DISCOVERY SOUTH		CL = WA																									
SULLY DISTRICT		SCALE: AS NOTED																									
FAIRFAX COUNTY, VIRGINIA		FILE NO. RZ. 12542																									
<table border="1"> <tr> <th>PLANT</th> <th>NO.</th> <th>DATE</th> <th>REVISION APPROVED BY</th> <th>DIVISION/DESIGN REVIEW</th> <th>DATE</th> </tr> <tr> <td>01</td> <td>01</td> <td>07-01-09</td> <td></td> <td></td> <td></td> </tr> <tr> <td>02</td> <td>01</td> <td>07-01-09</td> <td></td> <td></td> <td></td> </tr> <tr> <td>03</td> <td>01</td> <td>07-01-09</td> <td></td> <td></td> <td></td> </tr> </table>	PLANT	NO.	DATE	REVISION APPROVED BY	DIVISION/DESIGN REVIEW	DATE	01	01	07-01-09				02	01	07-01-09				03	01	07-01-09				<p>Leaf 14 11111 Oakwood Drive Suite 100 Falls Church, VA 22044-1000 www.jjlandscapes.com</p>		
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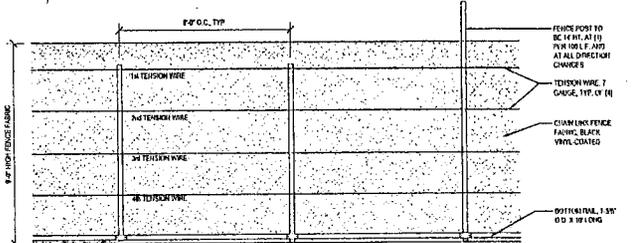
LEGEND

	ORNAMENTAL FENCE
	CHAIN LINK FENCE

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



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



2 CHAIN LINK FENCE
Scale: 3/8" = 1'-0"

<p>PERIMETER SECURITY PLAN</p> <p>DULLES DISCOVERY SOUTH</p> <p>SULLY DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>CL - WA</p> <p>DATE: JULY 2009</p> <p>SCALE: 1" = 100'</p>	<p>PROJECT: Dulles Discovery South</p> <p>DATE: 07-20-09</p> <p>REVISION APPROVED BY: DIVISION OF DESIGN REVIEW</p>
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