



APPLICATIONS ACCEPTED: June 7, 2012  
PLANNING COMMISSION: November 29, 2012  
BOARD OF SUPERVISORS: tbd

## County of Fairfax, Virginia

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November 12, 2012

PCA 86-S-083-5 / SEA 93-Y-032

**WS**

### SULLY DISTRICT

**APPLICANT:** Branch Banking & Trust Company.

**EXISTING ZONING:** C-6, WS

**PARCEL(S):** 54-1 ((17)), Parcel E

**ACREAGE (Total SE Area):** 14.92 acres  
**ACREAGE (Bank Area):** 1.04 acres

**FAR (Total SE Area):** 0.20  
**FAR (Bank Area):** 0.07

**OPEN SPACE (Total SE Area):** 22%  
**OPEN SPACE (Bank Area):** 40%

**PLAN MAP:** Retail and other

**SE CATEGORY:** Category 5 - Drive-in Financial Institutions

**PROPOSAL:** To amend the proffers for RZ 86-S-083 previously approved for residential and commercial development to modify the proffered development plan and uses to permit a second financial institution with drive-in.

To amend a special exception previously approved for a drive-in financial institution, to permit a second drive-in financial institution.

Brent Krasner, AICP

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 86-S-083-5, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 93-Y-032, subject to conditions consistent with those contained in Appendix 2.

Staff recommends a waiver of the tree preservation target in favor of the proposed vegetation shown on the PCA/SEA plat.

Staff recommends a waiver of the loading space requirement.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

It should be 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 TTY 711 (Virginia Relay Center).

*O:\bkrasner\ZED\Applications\Proffered Condition Amendments\BB&T Bank PCA 86-S-083-5\Report\BB&T\_Staff Report and Cover.doc*



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Proffered Condition Amendment

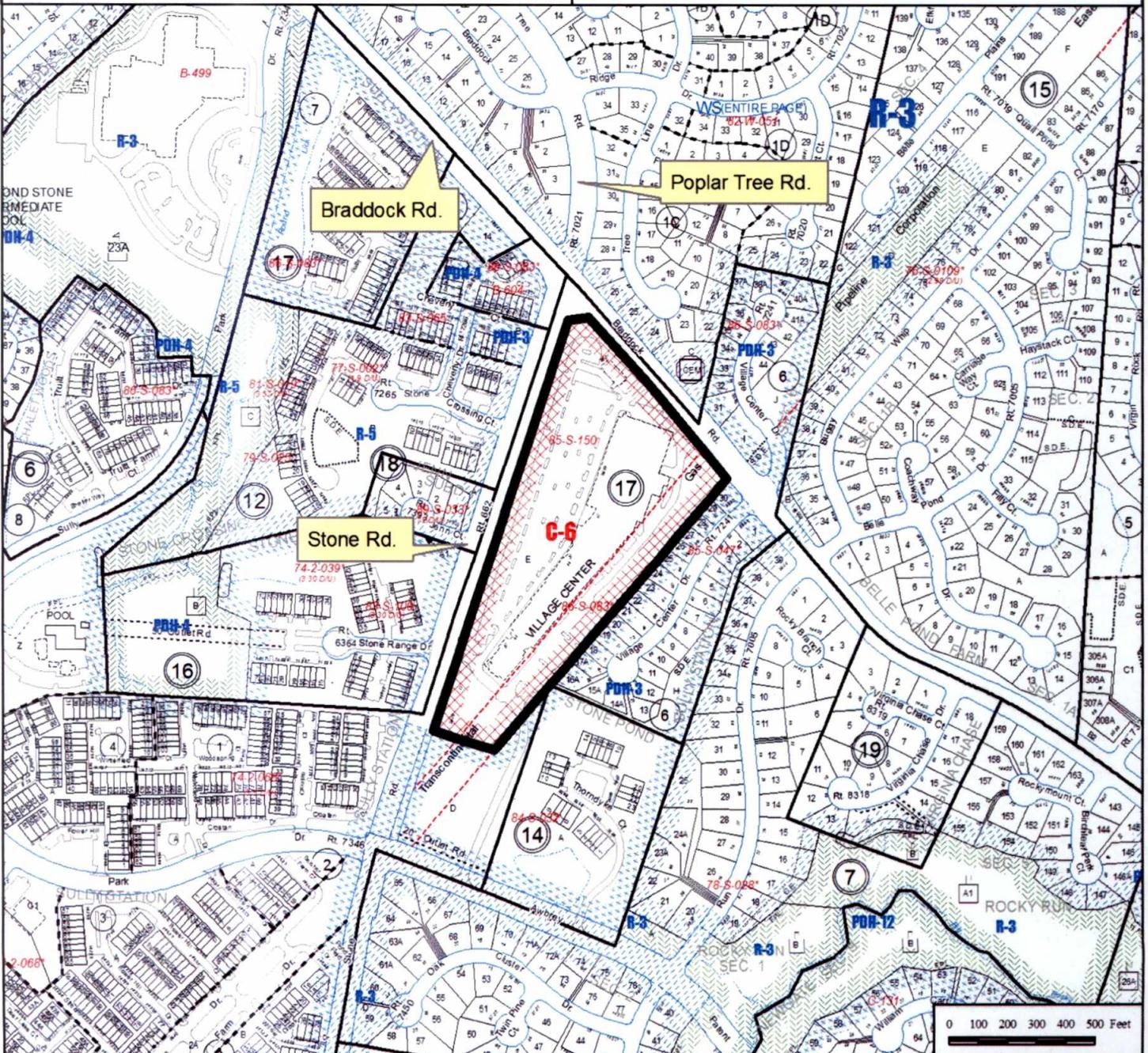
PCA 86-S-083-05

**Applicant:** BRANCH BANKING AND TRUST COMPANY  
**Accepted:** 06/07/2012  
**Proposed:** TO MODIFY PROFFERS APPROVED FOR RZ 86-S-083  
**Area:** 14.92 AC OF LAND; DISTRICT - SULLY ZIP - 20120  
**Located:** SOUTHEAST QUADRANT OF THE INTERSECTION OF BRADDOCK ROAD AND STONE ROAD  
**Zoning:** C-6  
**Overlay Dist:** WS  
**Map Ref Num:** 054-1-17//E

# Special Exception Amendment

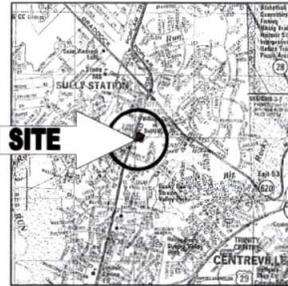
SEA 93-Y-032

**Applicant:** BRANCH BANKING AND TRUST COMPANY  
**Accepted:** 06/07/2012  
**Proposed:** AMEND SE 93-Y-032 PREVIOUSLY APPROVED FOR DRIVE IN FINANCIAL INSTITUTION TO PERMIT AN ADDITIONAL DRIVE IN FINANCIAL INSTITUTION  
**Area:** 14.92 AC OF LAND; DISTRICT - SULLY ZIP - 20120  
**Zoning Dist Sect:** 04-0604  
**Art 9 Group and Use:** 5-06  
**Located:** SOUTHEAST QUADRANT OF THE INTERSECTION OF BRADDOCK ROAD AND STONE ROAD  
**Zoning:** C-6  
**Plan Area:** 3  
**Overlay Dist:** WS  
**Map Ref Num:** 054-1-17//E



# PROFFERED CONDITION AMENDMENT AND SPECIAL EXCEPTION AMENDMENT FOR BRANCH BANKING & TRUST COMPANY

LOCATION OF SITE  
PART OF PARCEL E  
SULLY STATION PHASE II  
DB08712 PG 0489; TM 0541-17-E  
SULLY DISTRICT  
CENTREVILLE,  
FAIRFAX COUNTY, VA



LOCATION MAP  
COPYRIGHT ADIC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=200'

**TITLE OWNER**  
SALA HOLDINGS LIMITED PARTNERSHIP  
7501 WISCONSIN AVE, STE 1000  
BETHESDA, MD 20814  
CONTACT: BRIAN COVINE  
PHONE: 301-986-6122

**DEVELOPER/APPLICANT**  
BRANCH BANKING & TRUST COMPANY  
8400 ARLINGTON BLVD  
SUITE 1145  
FALLS CHURCH, VA 22042  
CONTACT: RICHARD PROSSER  
PHONE: 703-531-2854



**BOHLER  
ENGINEERING**

22636 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164

Phone: (703) 709-9500  
Fax: (703) 709-9501

www.BohlerEngineering.com

CONTACT: DAVID B LOGAN, P.E.

## CONTACT INFORMATION

### REFERENCES

**BOUNDARY & TOPOGRAPHICAL SURVEY:**  
BOHLER ENGINEERING  
TITLED: BOUNDARY & TOPOGRAPHIC SURVEY: 8887, STONE  
ROAD AND STONE RANGE DRIVE, SULLY DISTRICT #2  
TRANSPORTATION, FAIRFAX COUNTY, VA  
PROJECT: SR115519  
DATED: 07/29/11

### CONTACT INFORMATION

#### GOVERNING AGENCIES

- FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES  
HERRITY BUILDING  
12055 GOVERNMENT CENTER PKWY  
8th FLOOR, SUITE 809  
FAIRFAX COUNTY, VA 22035  
PHONE: (703) 324-5033
- FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING  
HERRITY BUILDING  
12055 GOVERNMENT CENTER PKWY  
8th FLOOR, SUITE 801  
FAIRFAX COUNTY, VA 22035  
PHONE: (703) 324-5200
- DOMINION VA POWER  
788 BACKLICK ROAD  
SPRINGFIELD, VA 22150  
CONTACT: RICK DENNINGTON  
PHONE: (703) 490-2892
- COX COMMUNICATIONS  
2598 KINGSTOWN TOWN CENTER  
SUITE 100  
ALEXANDRIA, VA 22315  
CONTACT: TIMOTHY GULBICKI  
PHONE: (703) 486-7605
- VERICON COMMUNICATIONS  
2582 FARMVIEW DRIVE  
5TH FLOOR  
FALLS CHURCH, VA 22042  
CONTACT: STEVEN M PURYEAR  
PHONE: (703) 390-3477
- WASHINGTON GAS  
6901 INDUSTRIAL ROAD  
SPRINGFIELD, VA 22151  
CONTACT: CARLOS GUZMAN  
PHONE: (703) 750-4745

## SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
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THE FOLLOWING WAIVERS HAVE BEEN APPROVED WITH RZ-86-S-83:

REQUIREMENT	CODE	SECTION	PROVIDED
50' BUFFER (WEST)	ZONING ORDINANCE	13-303	35' BUFFER
TYPE E, F, OR G BARRIER (WEST)	ZONING ORDINANCE	13-304	4' HIGH LANDSCAPED BERM
TYPE D, E, OR F BARRIER (SOUTH)	ZONING ORDINANCE	13-304	4' HIGH LANDSCAPED BERM
# MAJOR PAVED TRAIL (WEST)	ZONING ORDINANCE	17-201	EXISTING 4' CONCRETE SIDEWALK
TYPE D, E, OR F BARRIER (EAST)	ZONING ORDINANCE	13-304	NONE
4' PERIPHERAL PARKING LOT LANDSCAPING	ZONING ORDINANCE	13-203	4' WIDTH, NO TREES (GAS EASEMENT)

THE FOLLOWING WAIVERS AND MODIFICATIONS ARE REQUESTED WITH THIS APPLICATION:

REQUIREMENT	CODE	SECTION	PROVIDED
# MAJOR PAVED TRAIL (EAST)	ZONING ORDINANCE	17-201	EXISTING 4' CONCRETE SIDEWALK
ONE (1) LOADING SPACE	ZONING ORDINANCE	11-203	NONE



### REVISIONS

REV	DATE	REV PER CLIENT COMMENT	BY
1	1/13/12	REV PER COUNTY COMMENTS	NTG
2	4/29/12	REV PER COUNTY COMMENTS	NTG
3	8/29/12	REV PER COUNTY COMMENTS	PMS
4	10/11/12	REV PER COUNTY COMMENTS	NTG



PROJECT NO.	512029
DESIGNED BY	DBL
CHECKED BY	10/29/11
SCALE	AS SHOWN
DRAWN BY	NTG

**SPECIAL  
EXCEPTION  
PLAT**  
BRANCH  
BANKING &  
TRUST  
COMPANY  
LOCATION OF SITE  
SULLY STATION  
PHASE II  
SULLY DISTRICT CENTREVILLE  
FAIRFAX COUNTY, VA



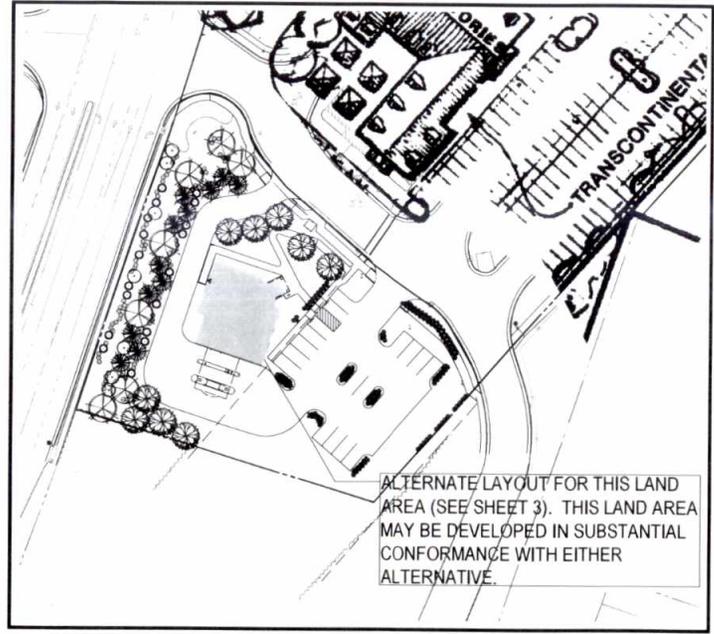
SHEET TITLE  
**COVER  
SHEET**  
SHEET NUMBER  
**1  
OF 8**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE PROJECT PARTICIPANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

NO CHANGES ARE PROPOSED TO THE EXISTING GDP AS IT APPLIES TO THIS LAND AREA



EXISTING GENERAL DEVELOPMENT PLAN  
 PREPARED BY: DEWBERRY AND DAVIS  
 TITLED: "SULLY STATION, GENERALIZED DEVELOPMENT'S PLAN, PORTION" DATED: 02/20/1987  
 REVISED: 02/04/1987  
 APPROVED: 06/04/1987 BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS



ALTERNATE LAYOUT

**TABULATION:**

**DEVELOPMENT SUMMARY:**

TOTAL TRACT AREA	17.17 ACRES*
EXISTING ZONING	G-6 ZONE
TOTAL FLOOR AREA PROPOSED	149,900 S.F.
RETAIL	135,000 S.F.
OFFICE	14,900 S.F.
PERMITTED FLOOR AREA RATIO	0.70
PROPOSED FLOOR AREA RATIO	0.20
OPEN SPACE REQUIRED	15% = 2.6 ACRES
OPEN SPACE PROVIDED	22% = 3.8 ACRES

**PARKING TABULATION:**

<b>RETAIL/OTHER:</b>	
GROSS FLOOR AREA PROPOSED	135,000 S.F.
NET FLOOR AREA PROPOSED	108,000 S.F.
PARKING REQUIRED (5 FOR FIRST 1000 S.F., PLUS 107 000 S.F. @ 1000 = 642)	647 SPACES
<b>OFFICE:</b>	
GROSS FLOOR AREA PROPOSED	14,900 S.F.
NET FLOOR AREA PROPOSED	11,840 S.F.
PARKING REQUIRED (11,840 S.F. @ 4.5/1000 = 53)	53 SPACES
TOTAL PARKING REQUIRED	700 SPACES
TOTAL PARKING PROVIDED	700 SPACES

\* 17.17 ACRES HAS BEEN SUBSEQUENTLY REDUCED TO 14.92 ACRES AFTER THE 2.25 ACRE AREA OF DEDICATION ALONG BOTTLESTONE ROAD AND BRADDOCK ROAD.

**BOHLER ENGINEERING**  
 CONSULTANTS  
 CIVIL & ENVIRONMENTAL ENGINEERING  
 10011 LINDSEY ROAD  
 SUITE 100  
 FARMERSVILLE, VA 22434  
 PHONE: (703) 799-9600  
 FAX: (703) 799-9601  
 WWW: www.BohlerEngineering.com

REVISIONS

REV	DATE	COMMENT	BY
1	11/30/12	REV PER COUNTY COMMENTS	MTG
2	4/20/12	REV PER COUNTY COMMENTS	MTG
3	10/29/12	REV PER COUNTY COMMENTS	PMG
4	10/11/12	REV PER COUNTY COMMENTS	MTG



PROJECT No: S112076  
 DRAWN BY: MTG  
 CHECKED BY: JDL  
 DATE: 10/29/11  
 SCALE: AS SHOWN  
 SVD: J

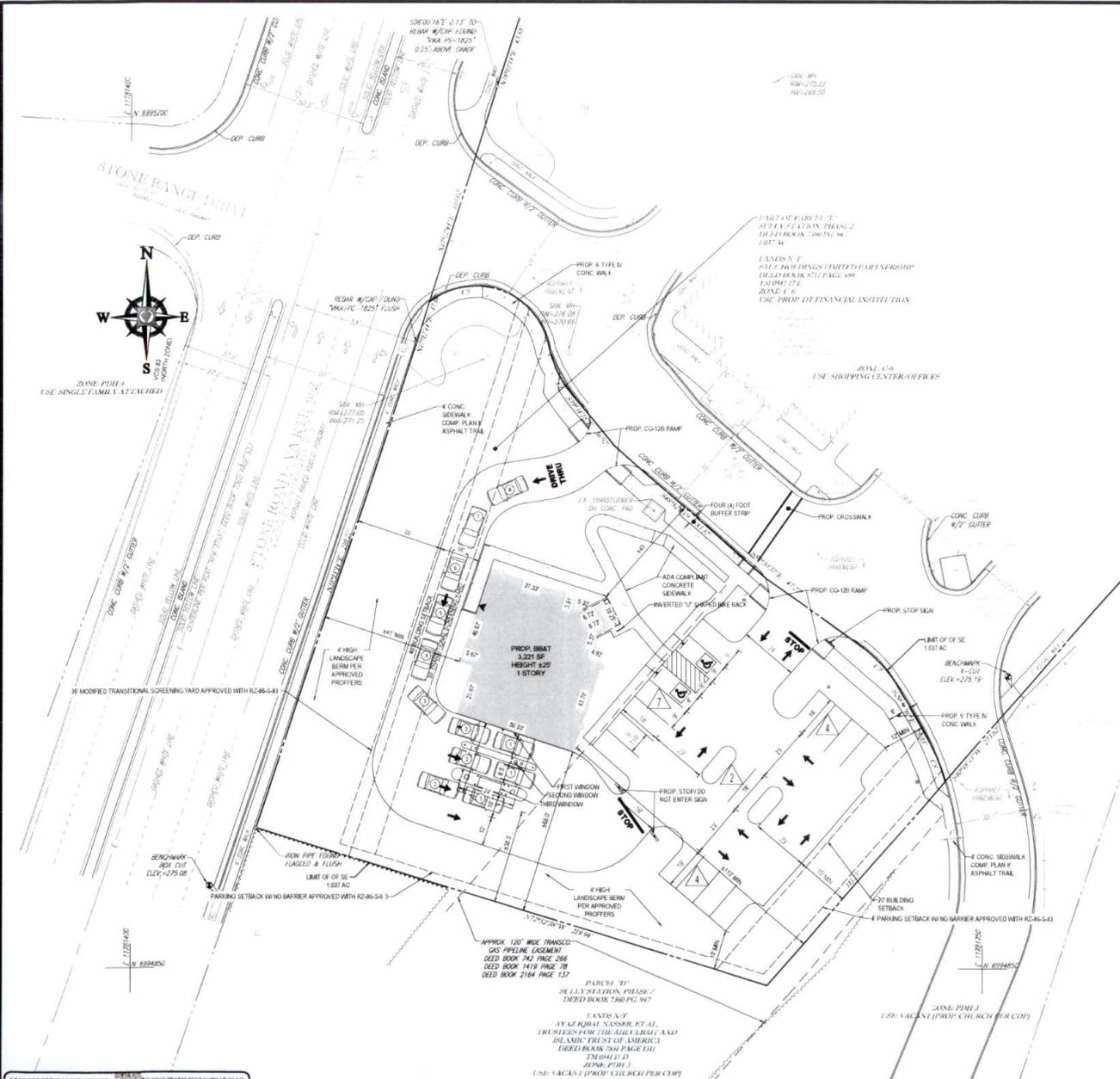
PROJECT: SPECIAL EXCEPTION PLAT  
 BRANCH BANKING & TRUST COMPANY  
 LOCATION OF SITE: SULLY STATION  
 PHASE II  
 SULLY DISTRICT CENTREVILLE FAIRFAX COUNTY VA

**BOHLER ENGINEERING**  
 22424 DAVIS DRIVE, SUITE 250  
 STERLING, VIRGINIA 20164  
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 Fax: (703) 799-9601  
 www.BohlerEngineering.com



SHEET TITLE: PROFFERED CONDITION AMENDMENT

SHEET NUMBER: 2 OF 8



**SITE NOTES:**

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO EXISTING SEPTIC TANKS OR WELLS ON THIS SITE. A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE FACILITIES WILL BE PROVIDED AT TIME OF FINAL SITE PLAN REVIEW.
2. THERE ARE NO KNOWN EXISTING FLOODPLAINS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
3. THERE ARE NO KNOWN BURIAL GROUNDS LOCATED ON THIS SITE.
4. ZONING DISTRICT C-6 (COMMUNITY RETAIL)
5. REQUIRED SITE LIGHTING TO BE DESIGNED AND LOCATED WITH FINAL CONSTRUCTION DOCUMENTS.

NOTE: DIMENSIONS ABOVE WHICH ARE INDICATED AS 'A' ARE SUBJECT TO CHANGE IN THE FINAL DESIGN. IN NO CASE WILL THESE DIMENSIONS BE LESS THAN THE REQUIREMENTS.  
 \*35' WIDE BUFFER APPROVED BY RZ-66-S-63

- E. PARKING REQUIREMENTS**
- |                          |           |           |
|--------------------------|-----------|-----------|
| 4 SPACES/1,000 SF OF GFA | 13 SPACES | 17 SPACES |
|--------------------------|-----------|-----------|

- F. LOADING SPACES (STANDARD C)**
- |  |   |   |
|--|---|---|
| 1 SPACE/10,000 SF + 1 SPACE/20,000 SF THEREAFTER (5 MAX) | 0 | 0 |
|--|---|---|

PER ZO 11-202-14, IF GFA IS LESS THAN MINIMUM (10,000 SF) FOR ONE SPACE, LOADING SHALL BE ADEQUATE AS DETERMINED BY DIRECTOR.

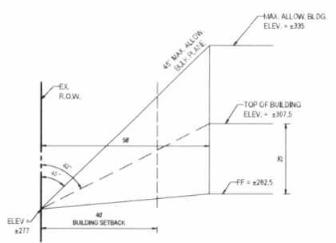
- G. MINIMUM STACKING SPACES**
- |   |   |
|---|---|
| 8' IN FRONT OF FIRST WINDOW AND 2' IN FRONT OF EACH ADDITIONAL WINDOW | 8' IN FRONT OF FIRST WINDOW AND 2' IN FRONT OF EACH ADDITIONAL WINDOW |
|---|---|

- H. MIN. PARKING SPACE DIMENSIONS**
- |          |        |
|----------|--------|
| 6.5 X 16 | 9 X 18 |
|----------|--------|

- I. FLOOR AREA RATIO (F.A.R.)**
- |      |      |
|------|------|
| 0.40 | 0.07 |
|------|------|

- J. MAX. BUILDING HEIGHT**
- |    |     |
|----|-----|
| 40 | ±25 |
|----|-----|
- K. OPEN SPACE**
- |     |     |
|-----|-----|
| 15% | 40% |
|-----|-----|

7. THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 4 ARE THE RESULT OF A FIELD SURVEY AS REFERENCED ON SHEET.
8. PROPOSED BUILDING UTILITY LOCATIONS, LANDSCAPING, AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED. ROOF DRAINS TO BE INTO THE PROPOSED PRIVATE STORM SYSTEM AND WILL BE DESIGNED AT TIME OF FINAL SITE PLANS.
9. THE SITE WALL, COMPLY WITH SECTION 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
10. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES.
11. ALL KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER AND ALL MAJOR UTILITY EASEMENTS ARE DEPICTED.
12. PROVISIONS FOR BREAKS IN THE BERM TO ALLOW FOR ADEQUATE OVERLAND FLOW SHALL BE PERMITTED AT THE TIME OF SITE PLAN. PIPED FLOWS NOT ANTICIPATED DUE TO TRANS CONTINENTAL GAS LINES.



**FRONT BULK PLANE DIAGRAM**  
**STONE ROAD - VA RTE. 662.**  
 SCALE: 1" = 20'

FINAL ELEVATIONS SUBJECT TO CHANGE BASED ON GRADING RESTRICTIONS IMPOSED DUE TO WASHINGTON GAS EASEMENT PIPELINES

**BOHLER ENGINEERING**  
 CORPORATION  
 1100 W. MARKET STREET  
 SUITE 100  
 STERLING, VA 20164  
 PHONE: (703) 709-9000  
 FAX: (703) 709-9001  
 WWW: BohlerEngineering.com

**REVISIONS**

REV.	DATE	COMMENT	BY
1	11/01/12	REV PER CLIENT COMMENTS	NTD
2	11/09/12	REV PER COUNTY COMMENTS	NTD
3	08/29/12	REV PER COUNTY COMMENTS	PKS
4	11/01/12	REV PER COUNTY COMMENTS	NTD



**SPECIAL EXCEPTION PLAT**  
**BRANCH BANKING & TRUST COMPANY**  
 EDUCATION CENTER  
 SULLY STATION  
 PHASE II  
 SULLY V DISTRICT CENTREVILLE  
 FAIRFAX COUNTY, VA

**BOHLER ENGINEERING**  
 22036 DAVIS DRIVE SUITE 250  
 STERLING, VIRGINIA 20164  
 Phone: (703) 709-9000  
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 www.BohlerEngineering.com

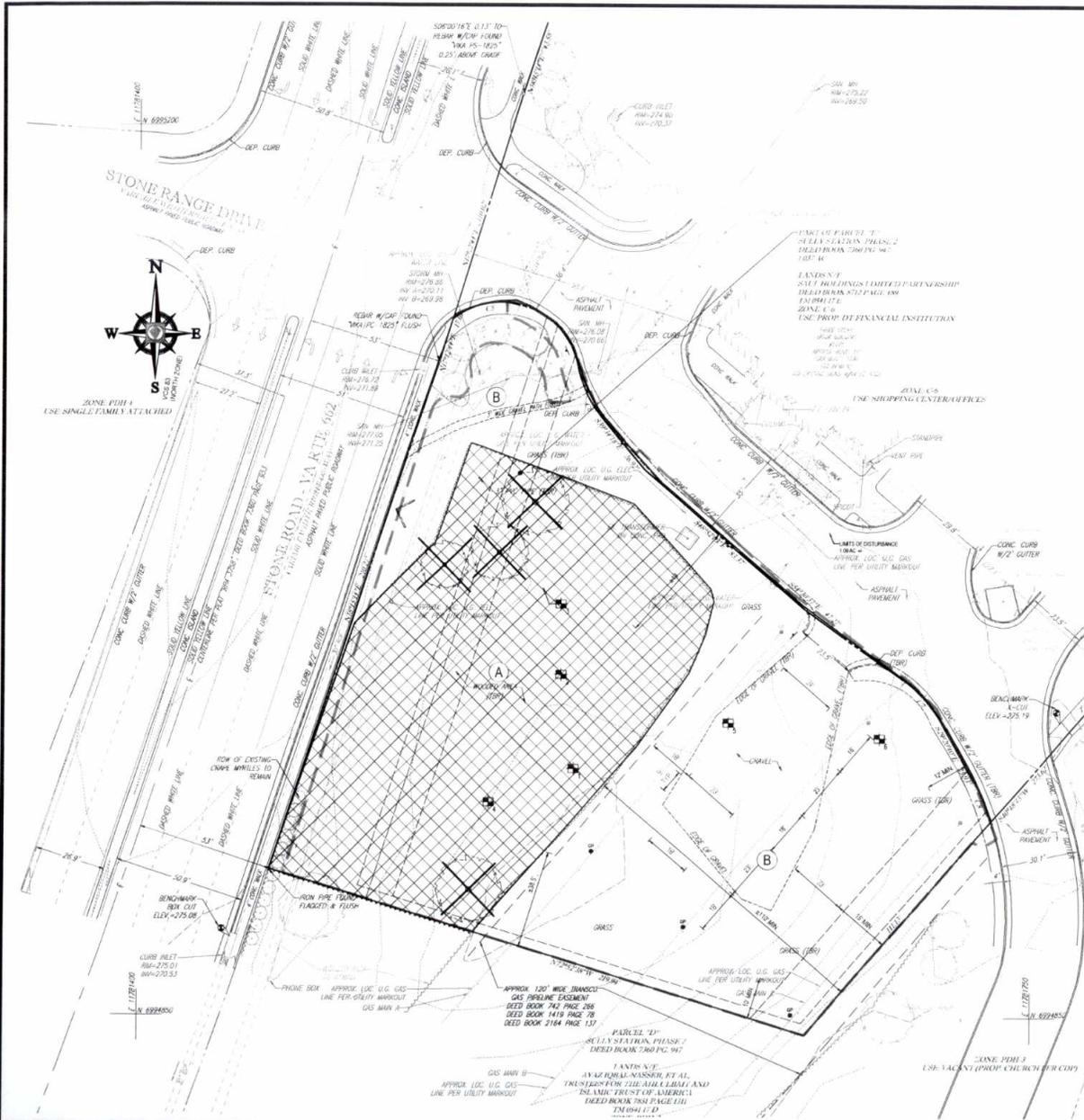
**BOHLER ENGINEERING**  
 1023/12  
 Lic No 43616

**SPECIAL EXCEPTION AMENDMENT PLAT**

SHEET TITLE: SPECIAL EXCEPTION AMENDMENT PLAT  
 SHEET NUMBER: 3 OF 8

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND TO PROTECT THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**ALTERNATE BANK LAYOUT**



NOTE:  
 EXISTING TOPOGRAPHY IS FIELD RUN BASED ON A FIELD SURVEY PREPARED BY BOHLER ENGINEERING & TOPOGRAPHIC SURVEY TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY BBAT STONE ROAD AND STONE RANGE DRIVE, SULLY DISTRICT #6 TRANSPORTATION, FAIRFAX COUNTY VA" PROJECT: SR115519 DATED: 07/26/11

### EXISTING VEGETATION MAP LEGEND

(A)		EARLY SUCCESSIONAL FOREST COMMUNITY
(B)		DEVELOPED LAND
		EXISTING TREE TO BE REMOVED
		EXISTING TREE TO REMAIN
		EXISTING TREE LINE
		LIMITS OF DEVELOPMENT

### EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE  
 PART OF PARCEL E, SULLY STATION PHASE II, DE68172 PG 0489, TM 0541-17-E, SULLY DISTRICT, CENTREVILLE, FAIRFAX COUNTY VA  
 AREA (OF SPECIAL EXCEPTION PLAT), 1.037 ACRES (45,172 SQ. FT.)  
 EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 10/12/11

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	BLACK LOCUST, PEARS, EASTERN RED CEDAR	N/A	0.443 AC	FAIR	SEE DESCRIPTION BELOW
B	DEVELOPED LAND (INCLUDING MAINTAINED LANDSCAPE AREAS)	N/A	MID	0.594 AC	N/A	SEE DESCRIPTION BELOW
TOTAL ACREAGE 1.037 AC						

DESCRIPTION  
 AREA A: WOODED AREAS THAT INCLUDE ARISTOCRAT PEARS, BLACK LOCUST AND EASTERN RED CEDAR. MANY OF THESE TREES ARE SHOWING DECLINE DUE TO LACK OF MAINTENANCE. THERE ARE MANY WEEDS AND SCRUBBY PLANTS GROWING IN THESE AREAS. MANY TREES HAVE EXTENSIVE VINES GROWING IN THEIR CANOPY. THE STAND IS LITTERED WITH TRASH.  
 AREA B: EXISTING DEVELOPED AREA WITH ABANDONED ASPHALT, GRAVEL SURFACE, AND MAINTAINED LANDSCAPE AREAS. GRASS AREA IS MOWED AND MAINTAINED DUE TO THE PRESENCE OF AN UNDERGROUND GAS TRANSMISSION LINE.

### TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-226 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL FOR THE DEVELOPMENT OF PART OF PARCEL E, SULLY STATION PHASE II, DE68172 PG 0489, TM 0541-17-E, SULLY DISTRICT, CENTREVILLE, FAIRFAX COUNTY VA.

- THERE ARE NO HAZARDOUS TREES ON-SITE.
- THERE ARE SEVERAL INVASIVE SPECIES LOCATED ON SITE. THESE INVASIVE SPECIES WILL BE REMOVED DURING CONSTRUCTION. INVASIVE SPECIES INCLUDE, BUT ARE NOT LIMITED TO ENGLISH IVY AND JAPANESE HONEY SUCKLE.
- CURRENTLY THERE ARE NO "HERITAGE", "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- NO TREES ARE TO REMAIN ON-SITE. SEE DEVELOPMENT REQUEST ON SHEET 7. 10-YEAR TREE CANOPY WILL BE MET THROUGH PROPOSED PLANTINGS.
- OFF-SITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PFM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PFM REGULATIONS. TREE PROTECTION MEASURES WILL BE SPECIFIED AT TIME OF SITE PLAN.
- NO TREES ARE TO BE TRANSPORTED ON-SITE.

**BOHLER ENGINEERING**  
 CIVIL & ENVIRONMENTAL ENGINEERS  
 23838 DAVIS DRIVE, SUITE 250  
 STERLING, VIRGINIA 20164  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 www.BohlerEngineering.com

### REVISIONS

REV	DATE	REV PER CLIENT COMMENTS	BY
1	10/13/12	REV PER CLIENT COMMENTS	NTG
2	10/23/12	REV PER COUNTY COMMENTS	NTG
3	08/29/13	REV PER COUNTY COMMENTS	PMG
4	11/21/12	REV PER COUNTY COMMENTS	NTG



PROJECT NO.	310201
DESIGNED BY	NTG
CHECKED BY	DM
DATE	10/09/11
SCALE	1"=20'
CAD	SE

**SPECIAL EXCEPTION PLAT**  
**BRANCH BANKING & TRUST COMPANY**  
 LMA: LBA01-01-01-01  
 SULLY DISTRICT CENTREVILLE  
 PHASE II  
 FAIRFAX COUNTY VA

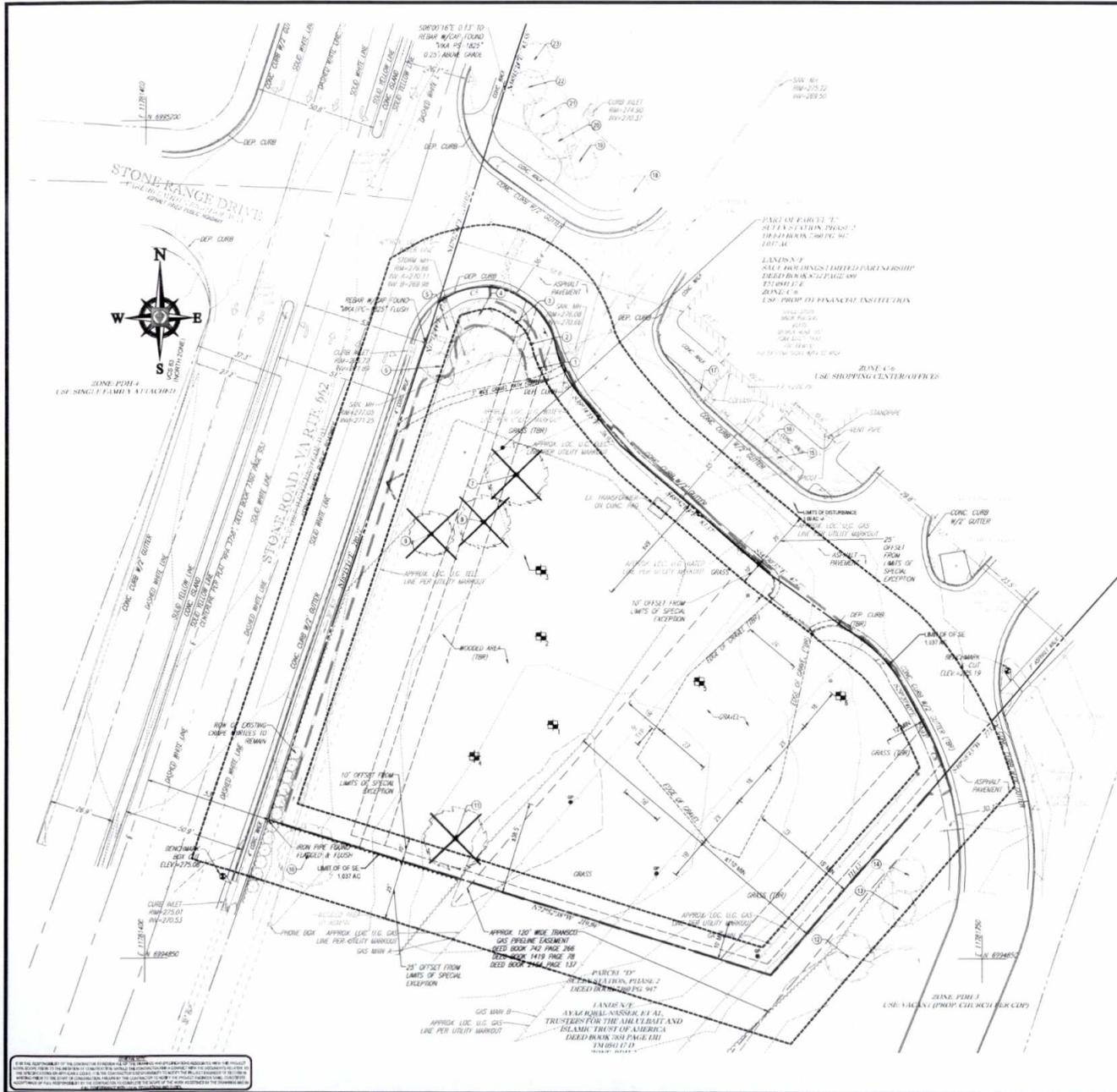
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 23838 DAVIS DRIVE, SUITE 250  
 STERLING, VIRGINIA 20164  
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 Fax: (703) 709-9501  
 www.BohlerEngineering.com

**DAVID LOGAN**  
 Lic. No. 43616  
 10/23/12  
 PROFESSIONAL ENGINEER

SPECIAL EXCEPTION AMENDMENT - EXISTING VEGETATION MAP

THE USER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





**TREE INVENTORY LEGEND**

- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE LINE
- LIMITS OF SPECIAL EXCEPTION

Tree Condition Analysis for SULLY Station Phase II  
Tree Condition Analysis Performed by Nicholas George, EA, Certified Arborist MA-06114 or 1912111

#	Species	DBH (in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Crapeholc	4	70%	70%	Preserve		4
2	Crapeholc	1	85%	70%	Preserve		5
3	Crapeholc	4	70%	70%	Preserve		4
4	Crapeholc	4	85%	70%	Preserve		4
5	Crapeholc	1	70%	70%	Preserve		5
6	Crapeholc	4	85%	40%	Preserve		4
7	Black Locust	26	80%	80%	Remove		26
8	Black Locust	22	70%	70%	Remove		22
9	Basswood	48	70%	70%	Remove		48
10	Basswood	36	70%	70%	Preserve		36
11	Black Locust	18	70%	70%	Remove		18
12	Basswood	22	70%	70%	Preserve		22
13	Basswood	13	70%	70%	Preserve		13
14	Basswood	18	70%	70%	Preserve		18
15	Thornless Honeylocust	12	70%	70%	Preserve		12
16	Thornless Honeylocust	12	70%	70%	Preserve		12
17	Thornless Honeylocust	26	70%	70%	Preserve		26
18	Red Maple	36	70%	70%	Preserve		36
19	Red Maple	31	70%	70%	Preserve		31
20	Crapeholc	32	70%	70%	Preserve		32
21	Crapeholc	33	70%	70%	Preserve		33
22	Crapeholc	34	70%	70%	Preserve		34
23	Crapeholc	35	70%	70%	Preserve		35

SEE SHEET 7 FOR TREE PRESERVATION INFORMATION

**BOHLER ENGINEERING**  
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 WWW: BohlerEngineering.com

**REVISIONS**

REV.	DATE	COMMENT	BY
1	10/13/12	REV PER CLIENT COMMENTS	NTS
2	10/23/12	REV PER CLIENT COMMENTS	NTS
3	10/23/12	REV PER COUNTY COMMENTS	PHS
4	10/23/12	REV PER COUNTY COMMENTS	NTS



PROJECT NO: 810205  
 DRAWN BY: GRL  
 CHECKED BY: GRL  
 DATE: 10/23/12  
 SCALE: AS SHOWN

**SPECIAL EXCEPTION PLAT**  
**BRANCH BANKING & TRUST COMPANY**  
 LOCATION OF SITE  
**SULLY STATION**  
 PHASE II  
 FULLY DISTRICT CENTREVILLE  
 FAIRFAX COUNTY VA

**BOHLER ENGINEERING**  
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**DAVID LOGAN**  
 Lic No: 43616  
 10/23/12  
 PROFESSIONAL ENGINEER

SHEET TITLE  
**SPECIAL EXCEPTION AMENDMENT - TREE INVENTORY PLAN**

SHEET NUMBER  
**5 OF 8**

ALL INFORMATION ON THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE FEDERAL GOVERNMENT TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC UNLESS INDICATED OTHERWISE. THIS DOCUMENT IS UNCLASSIFIED DATE 08/14/2013 BY 60322 UCBAW/STP/STP

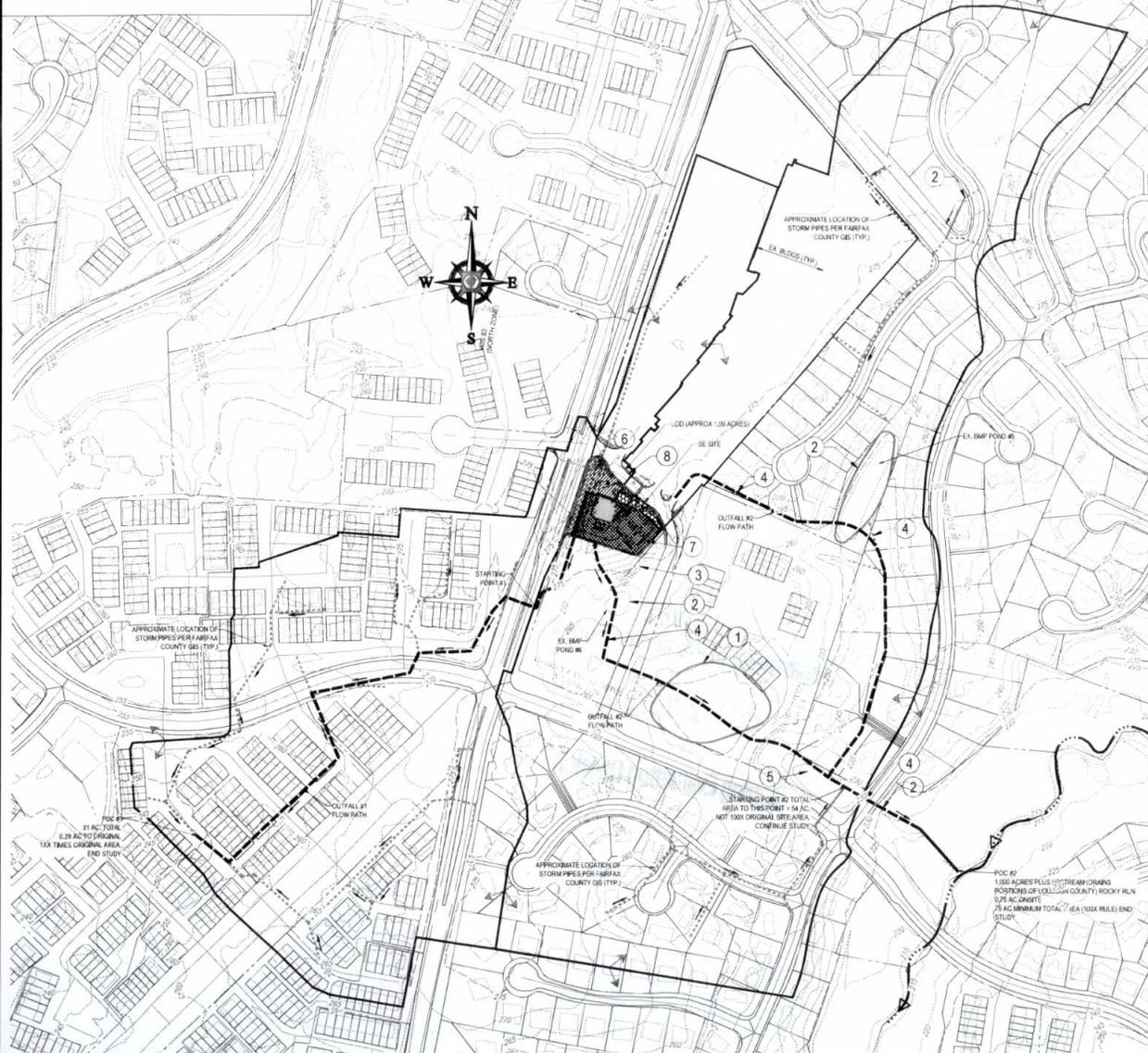






**LEGEND**

	CHANNEL FLOW		0.26 AC TO OUTFALL #1
	PIPE FLOW		0.80 AC TO OUTFALL #2
	DRAINAGE DIVIDE		0.15 AC TO NORTHERN PART OF OUTFALL #2
	OUTFALL PATH		



**NOTES:**  
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.  
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 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.  
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.  
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:  
 SPECIAL PERMITS (9-011.2.2 & 2.3) SPECIAL EXCEPTIONS (9-011.2.2 & 2.3)  
 CLUSTER SUBDIVISION (16-302.3 & 16) COMMERCIAL REZONATION DISTRICTS (16-322.2A, 17.3 & 17.4)  
 DEVELOPMENT PLANS PER DISTRICT (16-302.3 & 4.1) PRC PLAN (16-302.1E & 1G)  
 PDP P DISTRICTS (EXCEPT PRC) (16-302.1F & 1G) AMENDMENTS (16-202.1F & 1G)

- 1. PLAT IS AT A MINIMUM SCALE OF 1"=50' UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100'.
- 2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE, PIPE SYSTEMS AND OUTFALL PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON SHEET 8.
- 3. PROVIDE: NO ON-SITE STORMWATER MANAGEMENT FACILITY REQUIRED BECAUSE THE POST-DEVELOPED RELEASE RATE IS LESS THAN THE PRE-DEVELOPED RELEASE RATE AND THE OUTFALL IS CURRENTLY ADEQUATE.

FACILITY NAME / TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)	(IF FORD) DAM HEIGHT (FT)
PONDS 1-7	1.04 AC	490.43 AC	491.47 AC	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
BMP + SWM	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1			

- NOTE 1: SEE SHEET 24 FAIRFAX COUNTY PLAN #708-50-01 FOR INDIVIDUAL POND INFORMATION.
- 4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON SHEET 8.
- 5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE SHOWN ON SHEET 8. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS: GRAVEL (GRAVEL, GRAVEL, GRAVEL, ETC.).
- 6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET 8. EXISTING, NO DISTURBANCE.
- 7. A STORMWATER MANAGEMENT NARRATIVE WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 8.
- 8. A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEET 8.
- 9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL, WILL BE SATISFIED IS PROVIDED ON SHEET 8.
- 10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET 4.
- 11. A SUBMISSION WAIVER IS REQUESTED FOR N/A.
- 12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE N/A.

**COMBINED BMP/SWM NARRATIVE**

THE SITE IS A VACANT PARTIALLY WOODED AREA LOCATED IN THE WATERSHED OVERLAY PROTECTION DISTRICT. THE BMP PHOSPHOROUS REMOVAL REQUIREMENT IN THE WATERSHED OVERLAY PROTECTION DISTRICT IS 50%. THE SPECIAL EXCEPTION AREA IS PART OF THE SULLY STATION VILLAGE CENTER, FAIRFAX COUNTY PLANS (16-302-3). THE SULLY STATION VILLAGE CENTER PLANS BASE THEIR SWM CALCULATIONS ON THE ORIGINAL MASTER STORMWATER/BMP PLAN FOR THE SULLY STATION PLANNED COMMUNITY, FAIRFAX COUNTY PLAN #708-50-01.

BASED ON THE ORIGINAL MASTER SWMM PLAN, THE SWMM REQUIREMENTS FOR THE ENTIRE DRAINAGE AREA ARE MET BY LOCATING WITHIN THE DRAINAGE AREA SWMM FACILITIES. THESE PONDS ARE LOCATED OFF-SITE. HOWEVER, BECAUSE THE SITE IS LOCATED WITHIN THE WATERSHED OVERLAY PROTECTION DISTRICT, NO WAIVER FOR OFF-SITE SWMM TREATMENT IS REQUIRED. NO DISTURBANCE TO EXISTING OFF-SITE PONDS IS PROPOSED.

THE OVERALL SWMM PLAN HAS BEEN PREPARED USING 800 METHOD. UNDER THE OVERALL SWMM PLAN, THE SITE IS LOCATED WITHIN SUB-BASIN D. THIS SUB-BASIN WAS ASSIGNED AN RNC OF #2 FOR THE ULTIMATE DEVELOPMENT. SEE SHEETS 7 AND 8 OF THE OVERALL SWMM PLAN FOR FURTHER INFORMATION.

BASED ON A REVIEW OF THE APPROVED SUB-BASIN D AND THE ULTIMATE DEVELOPMENT WITHIN THIS AREA, IT IS THE ENGINEER'S OPINION THAT THIS ASSUMED RNC VALUE IS STILL APPLICABLE TO SUB-BASIN D. THIS ASSUMPTION IS VALIDATED BY THE APPROVED SITE PLAN FOR THE OVERALL WATERSHED CENTER WHICH ALSO REFERENCES THE ORIGINALLY APPROVED MASTER SWMM PLAN. THEREFORE, THE APPROVED CALCULATIONS FOR THIS SUB-BASIN ARE STILL VALID.

BASED ON THE ABOVE NARRATIVE, THE PREVIOUSLY APPROVED PLANS AND CALCULATIONS THAT INCLUDE THE SPECIAL EXCEPTION AREA ARE STILL VALID. SWMM FACILITIES ARE DIRECTED VIA SHEET FLOW TO EXISTING CONVEYANCE SYSTEMS WHICH LEAD TO THE APPROVED SWMM PONDS. SEE THIS SHEET FOR APPROXIMATE FLOW PATHS. THERE ARE NO PROPOSED UNDERGROUND PIPES DUE TO THE EXISTING LOTS MARKS WHICH CROSS THE SITE. ALL FLOW LEAVES THE SITE AS SHEET FLOW.

THE MASTER SWMM PLAN FOR THIS AREA PROVIDES FOR AN OVERALL TREATMENT OF RATE OF 5% SHEETS 23 AND 24 OF MASTER BMP/SWM PLAN REFERENCED ABOVE. THIS EXCEEDS THE MINIMUM 50% TREATMENT RATE FOR SITES WITHIN THE WATERSHED OVERLAY PROTECTION DISTRICT. THEREFORE, BMP REQUIREMENTS FOR THIS SITE PER THE PM ARE SATISFIED.

THE MASTER SWMM PLAN FOR THIS AREA PROVIDES DETENTION/RETENTION TO REDUCE ALL FLOWS TO PRE-DEVELOPED RATES. AS NO INCREASE IN NUMBER OF AREAS IS PROPOSED COMPARED TO THE ULTIMATE DEVELOPMENT CONDITIONS DESIGNED FOR IN THE OVERALL SWMM PLAN, THE ORIGINAL SWMM PLANS ARE STILL VALID AND NO ADDITIONAL SWMM FACILITIES ARE REQUIRED. THERE ARE NO ADDITIONAL SWMM FACILITIES REQUIRED. AN ADMISTRATIVE WAIVER TO THE PM UNDER 17-05-48 SHALL BE REQUESTED AT TIME OF SITE PLAN SUBMISSION TO ADEQUATE OUTFALL NARRATIVE.

THE REQUIREMENT FOR A SPECIAL EXCEPTION TO DESCRIBE THE OUTFALL PATH FOR ALL ON-SITE WATER. THE DESCRIPTION SHALL BE LIMITED TO A POINT WHERE THE TOTAL DRAINAGE AREA TO THE OUTFALL PATH EQUALS OR EXCEEDS 100X THE ON-SITE AREA TO THAT OUTFALL PATH.

A COMBINATION OF A SITE VISIT, FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, AND APPROVED PLANS (REFERENCED ABOVE) WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THIS SITE SPLIT INTO TWO DIRECTIONS. OUTFALL #1 (TO THE WEST) INCLUDES 0.26 ACRES OF ON-SITE FLOW. THEREFORE, THE TOTAL DRAINAGE AREA TO BE CONVEYED TO THE OUTFALL SYSTEM MUST BE 100X THIS AMOUNT (26 ACRES). THE WATER FOR THIS OUTFALL AREA SHEET FLOWS TO PAVEMENT AT THE LIMITS OF THE SPECIAL EXCEPTION.

ONCE THE SHEET FLOW LEAVES THE SITE, THE WATER ENTERS THE EXISTING PIPE SYSTEM DEPICTED ON THE OUTFALL MAP. THIS LINE FLOWS THROUGH OUTFALL #1 TRAVELS UNDER STONE ROAD TO THE WEST VIA PIPE FLOW. THIS PIPE LEADS TO THE SOUTH/WEST THROUGH EXISTING CONVEYANCE SYSTEMS. ULTIMATELY, THESE SEPARATE OFF-SITE PIPE SYSTEMS JOIN THE OUTFALL #1 FLOW. THIS EXCEEDS BY AT LEAST 25 ACRES THE FLOW TO THE OUTFALL #1 PIPE SYSTEM WHICH EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY (26 ACRES). A DETAILED ANALYSIS PER PM REQUIREMENTS IS WILL BE PROVIDED.

OUTFALL #2 (EAST) ALSO LEAVES THE SPECIAL EXCEPTION SITE AS SHEET FLOW. A TOTAL OF 0.75 ACRES LEAVES THE SITE TO THE EAST. THEREFORE, A TOTAL DRAINAGE AREA OF 75 ACRES MUST BE REACHED (100X) IN ORDER TO CONCLUDE THE OUTFALL STUDY FOR THIS SITE.

APPROXIMATELY 0.15 ACRES OF FLOW TO THE NORTH WHERE THEY ARE CONVEYED BY PIPE FLOW TO EXISTING BMP POND #5 AS SHOWN ON THIS SHEET. THIS FLOW IS THEN CONVEYED BY PIPE TO AN EXISTING DRY POND (ROCKY RUN SECTION 1 PLANS).

THE REMAINDER OF THE FLOW (0.60 ACRES) LEAVES THE SITE TO THE SOUTH. THERE IS AN APPROVED EXISTING CHANNEL SOUTH-EAST OF THE SITE THAT CONVEYS THE FLOW TO EXISTING BMP POND #1. FROM THIS POINT, FLOW IS CONVEYED VIA PIPE TO AN EXISTING DRY POND (SP #100-50-01) TO THE EAST, AND AN EXISTING DRY POND (ROCKY RUN SECTION 1 PLANS). THE OUTFALL THAT ORIGINALLY LEFT THE SITE TO THE NORTH LEAVES THE SITE TO THE SOUTH.

AT THE DRY POND, THE TOTAL DRAINAGE AREA IS 54 ACRES, LESS THAN THE 75 ACRES NECESSARY TO TERMINATE THE OUTFALL STUDY. THE PIPE FLOW CONTINUES UNDER ROCKY RUN DRIVE WHERE THE FLOW DISCHARGES TO ROCKY RUN, A MAJOR FLOODPLAIN CARRYING OVER 1 SQUARE MILE OF WATER. THEREFORE, AT THIS POINT (POC #2) THE ADEQUATE OUTFALL STUDY CAN BE TERMINATED.

BASED ON FIELD VISIT AND THE APPROVED DESIGN PLANS AVAILABLE TO THE ENGINEER AT THE TIME OF THE SPECIAL EXCEPTION, IT IS THE PROFESSIONAL ENGINEER'S OPINION THAT ADEQUATE OUTFALL FOR THIS SITE IS PROVIDED. FINAL DETAILED ENGINEER CALCULATIONS WILL BE PROVIDED AT THE TIME OF SITE PLAN MEETING ALL PM REQUIREMENTS.

- KEY NOTES:**
- 1. EX. WET POND PER FAIRFAX COUNTY PLAN 500-SP-01 (STONE POND)
  - 2. EX. DRY POND PER FAIRFAX COUNTY PLAN 708-50-01 (SULLY STATION PHASE II OVERALL SWM PLAN)
  - 3. SHEET FLOW IN APPROVED CHANNEL
  - 4. PIPE FLOW
  - 5. EX. DRY POND PER ROCKY RUN SECTION 1 PLANS
  - 6. ON-SITE AREA TO WEST = 0.26 ACRES
  - 7. ON-SITE AREA TO EAST = 0.75 ACRES
  - 8. APPROXIMATE LOG

**BOHLER ENGINEERING**

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**REVISIONS**

REV.	DATE	COMMENT	BY
1	11/17/22	REV. PER CLIENT COMMENTS	NTO
2	4/20/23	REV. PER COUNTY COMMENTS	NTO
3	6/29/23	REV. PER COUNTY COMMENTS	BAAS
4	10/17/23	REV. PER COUNTY COMMENTS	NTO



**SPECIAL EXCEPTION PLAT**

**BRANCH BANKING & TRUST COMPANY**

LOCATION OF SITE:  
 SULLY STATION  
 PHASE II  
 SULLY DISTRICT CENTREVILLE  
 FAIRFAX COUNTY, VA

**BOHLER ENGINEERING**

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**DAVID LOGAN**

PROFESSIONAL ENGINEER  
 LICENSE NO. 43616  
 10/23/12

**SPECIAL EXCEPTION AMENDMENT - PRELIMINARY STORMWATER MANAGEMENT / BMP / ADEQUATE OUTFALL PLAN**

SHEET NUMBER: 8 OF 8

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

**DESCRIPTION OF THE APPLICATIONS**

**Proposals:**

The application property consists of 14.92 acres located in the southeast quadrant of the intersection of Braddock Road and Stone Road known as the Village Center Shopping Center (also known as Sully Station Phase II). The applicant (BB&T Company) is proposing to construct a 3,221 sf. drive-in financial institution on the southern 1.04 acres of the shopping center. This proposal will be an alternative to the existing plan for this area which is shown with office buildings on the original GDP. The applicant desires to retain the option to develop this area in conformance with either option. As there are no other changes, analysis in this report will relate only to the 1.04 acre area, unless otherwise noted.

PCA 86-S-83-05

The applicant requests approval to amend the previously approved generalized development plan and make minor editorial changes to the proffers associated with RZ 86-S-083 to allow for the development of a second drive-in financial institution at the southern end of the Village Center Shopping Center.

SEA 93-Y-032

The applicant concurrently requests approval of a special exception amendment to amend SE 93-Y-032, previously approved for a drive-in financial institution at the northern end of the shopping center, for an option which would permit the construction of a second freestanding drive-in financial institution at the southern end of the property. The original Special Exception included the entire Village Center property; thus necessitating a special exception amendment on the entire 14.92 acre site.

A reduced copy of the proposed General Development Plan/Special Exception Amendment Plat is included in the front of this report. The Proffers, Development Conditions, Affidavit, and the statement of justification are contained in Appendices 1, 2, 3 and 4, respectively.

**Waivers & Modifications Requested:**

- The applicant is requesting a waiver of the tree preservation target in favor of the proposed vegetation shown on the PCA/SEA plat.

- The applicant requests a waiver of the loading space requirement to allow zero spaces where one is required.

## LOCATION AND CHARACTER

### Location

The 14.92 acre Village Center Shopping Center is located in the southeast quadrant of the intersection of Braddock Road and Stone Road. The current applications while filed on the entire shopping center area, focus on the 1.04 acre area of land at the southern end of the shopping center property along Stone Road (see Figure 1). Access to this portion of the site will be from two curb cuts on the existing internal driveway that runs from Stone Road to Awbrey Patent Drive.



Figure 1. Aerial View of Site

**Site Description**

The bulk of the larger 14.92 acre shopping center property is developed with in-line retail uses, anchored by a Giant supermarket. A freestanding Capital One Bank on a pad site is located at the northern end of the shopping center, adjacent to Braddock Road. The 1.04 acre area that is the site of the BB&T financial institution is currently vacant and contains an area of small trees and shrubs. Part of the 120' wide Transco gas pipeline easement runs through the site and occupies approximately half of the 1.04 acre area proposed for the second financial institution.

**Surrounding Area Description**

The larger Village Center property is surrounded on all sides by residential uses constructed as part of the Sully Station planned development. The 14.92 acre PCA/SEA area abuts vacant land designated for a religious institution on the approved GDP to the south; the Stone Pond townhouses to the east and the Stonehenge Townhouses to the west, across Stone Road. A summary of the surrounding uses, zoning, and Comprehensive Plan recommendations for the 1.04 acre bank site are provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Village Center Shopping Center	C-6	Neighborhood Retail @ <0.20 FAR
East	Vacant/Townhouses	C-6/PDH-3	Residential @ 2-3 du/ac.
South	Vacant	PDH-3	Residential @ 2-3 du/ac. (approved for church in GDP)
West	Townhouses	PDH-4	Residential @ 2-3 du/ac.

**ZONING HISTORY**

The property has been subject either directly or indirectly to following zoning applications:

- May 5, 1987 – RZ 86-S-083 concurrent with PCA/CDPA 74-S-068-1: The Board of Supervisors approved a series of applications which constituted the Sully Station II development. The PCA/CDPA amended the proffers and development plan for a previously approved 128.59 acre project known as the Sherrelwood development, in order to incorporate it with the rezoning of an additional 239.92 acres to comprise a total of 368.51 acres for Sully Station II. The application rezoned 17.17 acres to C-6 for a neighborhood shopping center (the Village Center Shopping Center); 15.77 acres located east of Stone Road to PDH-3; 72.97 acres to PDH-4, and 133.56 acres of the

Cub Run Stream Valley were retained as RC. The combined development allowed for 757 townhouse units, 296 single family detached units, two childcare centers, a church site, 450 senior housing units, and 149,800 sf. of neighborhood retail for the Village Center (See Appendix 5 for relevant excerpts of the RZ 86-S-083 proffers).

- October 5, 1987 – CDPA 74-S-068-2: The Board of Supervisors approved an amendment to the CDP to increase the number of residential units in the PDH-4 portion of the development from 911 to 989 (232 townhouse units and 757 single-family detached units). No other changes were made to the remaining portions of the plan.
- September 25, 1989 - #7085-SP-08: Site plan approved for a 3,510 sf. walk-in only financial institution located at the northern end of the Village Center site. A building pad and 23 parking spaces were constructed pursuant to the site plan. No other construction occurred.
- January 1, 1990 – PCA 86-S-083-1/FDPA 86-S-083: Application submitted for additional townhomes, ultimately withdrawn.
- March 12, 1990 – SE 89-S-033: The Board of Supervisors approved a Special Exception for a drive-in financial institution at the previously approved financial institution site. Construction failed to commence within 18 months and the SE expired.
- December 13, 1993 – SE 93-Y-032: The Board approved a SE for an identical financial institution with drive through to what had been proposed in 1990 subject to conditions dated November 4, 1993. The financial institution was constructed in 1994 as a Chevy Chase Bank and remains today as a Capital One Bank. It should be noted that the SE area for the application included the entire shopping center property, which necessitates the current application's need for a Special Exception Amendment on the entire shopping center site. (SE Development Conditions can be found in Appendix 6)
- January 23, 1995 – PCA 86-S-083-2: The Board approved an amendment to the proffers to allow fast food restaurants within the in-line shopping center.
- January 6, 1997 – PCA 86-S-083-3: The Board approved an amendment to the proffers to allow the removal of the 450 senior housing units and allow for 37 single-family detached homes, plus the dedication of 10 acres within the Cub Run flood plain for park purposes.
- April 11, 1997 – PCA 86-S-083-4: Application to allow an Exxon service station with convenience store in the Village Center Shopping Center on the same portion of the shopping center as the current applications; ultimately withdrawn.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 13)**

<b>Plan Area:</b>	Area III
<b>Plan District:</b>	Bull Run
<b>Planning Sector:</b>	BR-6 Centreville
<b>Special Area:</b>	Centreville Suburban Center (not within formal center boundaries) – Land Unit G-2
<b>Plan Map:</b>	Retail and other uses

**Plan Text:**

Although not located within the formal boundaries of the Centreville Suburban Center, the subject site is identified in the plan as a Suburban Neighborhood, which provides a transition from the higher intensities within the center and the very low density in the far western portion of the County. As such, the area is included in the Plan's discussion of the Centreville area. The Comprehensive Plan states that the area at the southeast corner of Braddock Road and Stone Road is planned for neighborhood-serving commercial uses not to exceed 150,000 sf., at no greater than 0.20 FAR.

**ANALYSIS****Proffered Condition Amendment/Special Exception Amendment Plat (PCA/SEA Plat) (Copy at front of the staff report)**

Title of PCA/SEA Plat:	PCA/SEA for Branch Banking & Trust Company-Part of Parcel E, Sully Station Phase II
Prepared by:	Bohler Engineering
Date:	October 26, 2011 as revised through October 17, 2012

**Site Layout:**

The applicant's Proffered Condition Amendment/Special Exception Amendment Plat shows the single-story, 3,221 sf. building located in the center of the 1.04 acre leased area at the southern end of the shopping center site. Three drive-through lanes plus a by-pass lane are located on the south side of the building. After several revisions, the configuration of the parking area has been redesigned with a more logical arrangement and now shows a total of 17 spaces located on the eastern half of the site, within the area occupied by the gas pipeline easement (see Figure 2).



Landscape:

The majority of the vegetation currently existing on-site is in poor condition. The applicant has proposed to remove and replace the existing vegetation. The most significant plantings are proposed at the western property line along Stone Road. In conformance with the approved GDP and proffers for the Village Center Shopping Center, the applicant is proposing to construct a 4' tall, 35' wide planted berm that will screen the property from Stone Road. Additional deciduous trees and ornamental shrubs and grasses are shown within and around the periphery of the parking area.

Stormwater Management:

Stormwater management is to be accommodated by the existing system for the shopping center, which includes subsurface piping that conveys the stormwater to offsite BMP ponds. The narrative contained in the PCA/SEA Plat indicates that runoff from the site will exit as sheet flow to the west and the east and then be transported via underground pipes to the regional stormwater ponds. The original GDP included the full development of the subject property in its stormwater calculations. As the present application is actually proposing less impervious cover, no additional on-site stormwater measures are shown on the PCA/SEA plat; final determinations as to the adequacy of the existing facilities will be made at the time of site plan review.

**Revisions to Approved Proffers for RZ 86-S-083 (Appendix 1)**

The proposed revisions to approved proffers are minor in nature and, primarily, involve editing any references to a single financial institution to allow for two freestanding drive-in financial intuitions. No other substantive changes are proposed.

**Land Use and Environmental Analysis (Appendix 7)**

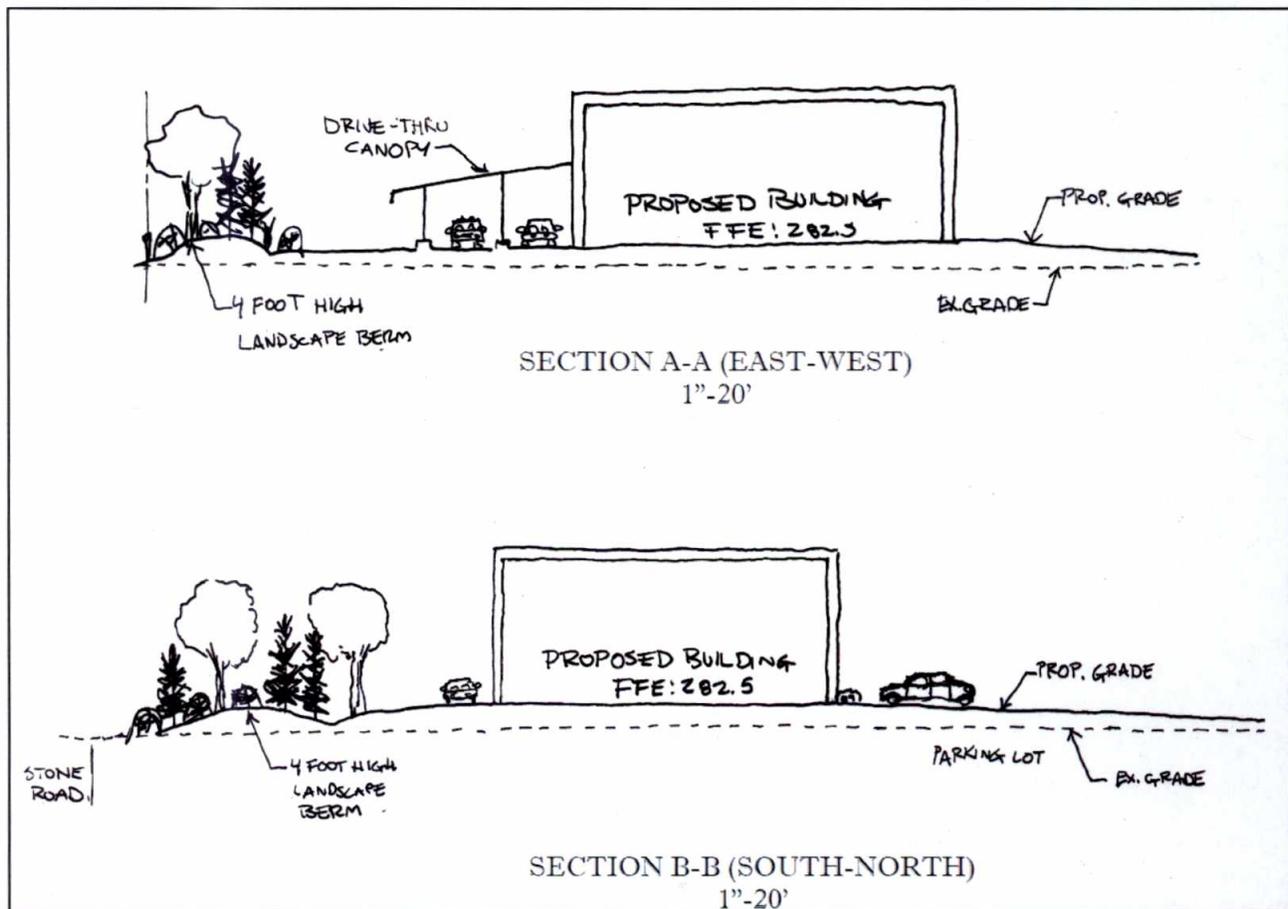
The proposed use is permitted, by special exception, in the C-6 District. The addition of 3,221 sf. of gross floor area to the Sully Station development does not exceed the 150,000 sf. (0.20 FAR) maximum established in the Comprehensive Plan and in the approved proffers (RZ 86-S-083).

Impervious Cover

Staff initially had concerns about excess impervious cover resulting from the design of the parking area. With the redesign of the site layout to show only 17 parking spaces, this issue has been satisfactorily addressed.

Grading

Staff had concerns about the amount of fill that was proposed and what effect this would have on the visibility of the building from Stone Road and on stormwater management for the existing shopping center. The applicant had originally indicated that the presence of the gas pipeline easement necessitated as much as five to seven feet of elevation change from preliminary to final grade; however, this estimate has been revised to approximately two feet. The applicant has provided section elevations (see Figure 3) that show only a modest increase in grade, which will not compromise the effectiveness of the landscaped berm or the stormwater management system.



**Figure 3 – Conceptual Sections of Proposed Finished Grade (nts)**

Green Building

Although the site is not located in an area where formal green building certification is expected, per the Comprehensive Plan, staff has recommended that the applicant, at a minimum, consider incorporating green building elements. A development condition has been proposed that requires the use of energy-efficient building materials and technologies.

### Architecture

The originally approved proffers for the Village Center (Appendix 5) included building elevations and text descriptions that require colonial-style architecture embodied through the design of the building roof lines, exterior materials, and street furniture and lighting. The applicant's original submission included a prototype building which featured a more contemporary design. The applicant has since revised the proposed architecture and provided a photographic example that shows a more compatible design, including a pitched roof and brick façade (Figure 4). A development condition has been proposed that requires the final architectural design of the building to be generally consistent with this image and materials.



**Figure 4 – Example of Proposed Architectural Design**

### **Transportation Analysis (Appendix 8)**

Transportation staff had several concerns related to vehicular and pedestrian circulation. Many of these issues, including the provision of bicycle racks, pedestrian pathways, and the provision of a buffer strip between the sidewalk and curb have been addressed in latest plan submission. One issue remains as summarized below:

#### Provision of Multi-Use Trail

Both the County Comprehensive Trails Plan and original 1986 proffers (see exhibit "M" in Appendix 5) show a multi-use trail running approximately along the eastern edge of the gas pipeline easement, across the full length of the Sully Station-Village Center property. A large segment of this trail has been built as a seven foot wide asphalt trail, located to the rear of the existing shopping center buildings. The trail currently terminates just to the north of the subject site, across the internal site driveway from

the proposed financial institution. A natural extension of the trail from this point to the south puts the majority of the needed land area on the subject property, adjacent to the eastern property line (see Figure 5).



Figure 5 – Location of Multi-Use Trail

Therefore, in accordance with current County standards, staff is recommending the applicant grant a 14' wide public access easement along and adjacent to the eastern property boundary, and the construction a 10' wide asphalt trail within that easement, in coordination with DPWES and FCDOT. Development conditions have been proposed requiring the granting of the easement and construction of this trail before the issuance of the Non-RUP.

### Urban Forestry Analysis (Appendix 9)

Staff initially identified several concerns with the proposed plan, including the need to provide sufficient information about the previously approved buffer requirements; properly label utilities; properly indicate transitional screening and parking lot trees;

and to provide justification to deviate from the tree preservation target. All of these concerns have been satisfactorily addressed in the revised PCA/SEA plat, with the exception of the interior parking lot landscaping requirement.

#### Interior Parking Lot Landscaping

With the latest revision, the applicant has reduced the number of parking spaces to 17, which is below the 20 space threshold requirement to provide interior parking lot landscaping. However, staff is of the opinion that the presence of three drive-through lanes, and the extra asphalt pavement they generate, is similar to three additional parking spaces. In addition, the approved landscape plan for the remainder of the shopping center as shown in the original GDP includes interior parking lot landscaping. Therefore, in order to be consistent with the rest of the property, staff is recommending that the applicant provide interior parking lot landscaping that conforms to the ordinance requirement, with the location and species selection subject to final approval from the Urban Forester. A development condition has been proposed to this effect.

Lastly, it should also be noted that the majority of the new existing trees on the site are unremarkable and of generally poor quality. Accordingly, staff is supportive of the applicant's request to deviate from the tree preservation target in favor of providing new quality vegetation and trees.

#### **Stormwater Management, DPWES Environmental and Site Review Division** (Appendix 10)

The applicant's Stormwater/Adequate outfall narrative on Sheet 8 of the PCA/SEA plat indicates that full development of the subject property was included in the design of the original stormwater management system for the Village Center Shopping Center, which conveys sheet flow to off-site regional ponds. The PCA/SEA Plat shows sheet flow exiting the subject site to the west under Stone Road, and to the south towards Awbrey Patent Drive. A development condition has been proposed requiring final confirmation of the adequacy of the stormwater system by DPWES at the time of site plan approval.

#### **Fairfax County Water Authority** (Appendix 11)

The subject property is located within the Fairfax Water Service Area. Adequate domestic water service is available from an existing 8 inch main located at the site.

#### **Fire and Rescue** (Appendix 12)

The application property is serviced by the Fairfax County Fire and Rescue Department Station # 438, West Centreville. The subject property meets current fire protection guidelines.

**ZONING ORDINANCE PROVISIONS (For 1.04 acre financial institution site only)**

<b>Bulk Standards (C-6)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	40,000 sq. ft	1.03 acres
Lot Width	200 feet	235 feet ±
Building Height	40 feet	25 feet
Front Yard	40 feet	41 feet
Rear Yard	20 feet	110 feet
FAR	0.40	0.07
Open Space	20%	40.0%
Parking Spaces	13 spaces	17 spaces
Loading Spaces	1 space	0 space <sup>2</sup>
<b>Transitional Screening &amp; Barrier</b>		
West (Residential PDH-4)	Screening Yard 3 (50 feet); Barrier E, F or G	West: Stone Road: 35 feet, 4' berm and landscaping <sup>1</sup>

<sup>1</sup> Modifications to the screening and barrier requirements approved with RZ 86-S-083

<sup>2</sup> Waiver Requested

As depicted on the PCA/SEA plat, the development appears to comply with all zoning and bulk provisions of the C-6 District, except as noted above.

**Overlay District Requirements**

Water Supply Protection Overlay District (WS) (Sect. 7-808)

The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce the projected phosphorus runoff pollution for the proposed use by one-half. The applicant proposes to utilize the existing off-site regional ponds. According to the stormwater narrative and adequate outfall analysis on Sheet 8 of the PCA/SEA Plat, the wet ponds are rated at a 59% reduction in phosphorous. Final determination of the adequacy of the existing ponds to handle the proposed development quantity and quality will be made by DPWES at the time of site plan review.

## WAIVERS AND MODIFICATIONS

### **Waiver of the Tree Preservation Target**

The quality of the existing on-site trees is generally poor and they are located largely in the area outside of the pipeline easement where the proposed building will be located. Accordingly, the applicant is requesting a deviation from the tree preservation target. Given the above conditions, staff supports the deviation request in favor of the proposed trees shown on the landscape plan in the PCA/SEA Plat.

### **Waiver of Loading Space Requirement**

Per Par. 6 of Sec. 11-203, one loading space is required for the first 10,000 sf. of GFA for a drive-in financial institution. The applicant has indicated that the nature of their retail banking operations does not necessitate frequent deliveries by large vehicles, and thus no dedicated loading space is necessary. This is similar to the experience of numerous other bank branches throughout the county. Accordingly, staff supports the waiver request.

### **Special Exception Requirements (Appendix 14)**

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

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there is a finding of no significant negative impacts on surrounding properties; and that safe and adequate vehicular and pedestrian access can be provided. The proposed development provides sufficient transitional screening in conformance with the approved proffers. Access to the site will be acceptable for the expected traffic volume and adequate pedestrian connections with the shopping center and surrounding neighborhood are included. With the imposition of the proposed development conditions and implementation of the draft proffers, staff believes that the proposal does not unduly impact the surrounding residential areas. Therefore, staff believes that, as conditioned and proffered, the proposal satisfies all of the General Special Exception Standards.

#### Category 5 Standards (Sect. 9-503)

The Standard for all Category 5 uses require that the proposed development meet lot size and bulk requirements for the Zoning District (Par. 1 ), comply with performance standards (Par. 2), and be subject to site plan review (Par 3). The proposed use meets these standards.

*Additional Standards for Drive-In Financial Institutions (Sect. 9-505)*

For districts where these uses are permitted by special exception, *Paragraph 1A states that the use must have the same architectural features on all sides, or be compatible with the building group or neighborhood.* The overall architectural theme for the Village Center Shopping Center is “colonial” in nature. This design aesthetic was included in the originally approved proffers. The applicant has provided a photographic example of the proposed building that shows a brick façade and a pitched gable roof. Although not classically “colonial”, staff believes this building is compatible with the other buildings in the shopping center and meets the intent of the proffer.

*Paragraph 1B requires the use to be designed so that pedestrian and vehicular circulation is coordinated with adjacent properties.* As noted in the transportation analysis, the applicant has provided the requested crosswalk across the internal drive and has aligned their entrance with the adjacent shopping center drive aisle. This standard has been satisfactorily addressed.

*Paragraph 1C requires the site be designed to minimize the potential for turning movement conflicts, and to facilitate safe and efficient on-site circulation.* With the latest revision, the redesigned parking area is laid out more efficiently and provides a logical path for vehicles to traverse the site. The entrance to the drive-through lanes has been adjusted to be farther away from the shopping center entrance and will be a one-way ingress point only. This standard has been addressed.

*Paragraph 1D states that a lot be of sufficient area and width to accommodate the use, and that the proposed use must not adversely affect any nearby existing or planned residential areas.* The 1.04 acre lease area conforms to the standards of the C-6 district and adequately accommodates the proposed bank and surface parking. The property will be sufficiently screened from the nearest adjacent residential areas across Stone Road. It is staff’s opinion that this standard has been addressed.

Paragraph 1E is specific to drive-in pharmacies only and is not applicable

*Paragraph 3A (applicable to such uses in the C-5 and C-6 districts) states that there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.* No outdoor storage or display of goods is required for a retail banking operation. This standard has been met.

Paragraph 3B (applicable to such uses in the C-5 and C-6 districts) is specific to service station/mini-marts and is not applicable

With the adoption of the proposed development conditions and implementation of the draft proffers, staff believes that all of the applicable Special Exception standards for a drive-in financial institution have been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant requests PCA and SEA approval to amend the previously approved development plan and proffers to allow for the development of a 3,221 sf. drive-in financial institution at the southern end of the Village Center Shopping Center. Staff believes that with the approval of the draft proffers in Appendix 1 and the development conditions in Appendix 2 the proposal is in conformance with the Comprehensive Plan and the Zoning Ordinance.

### **Recommendations**

Staff recommends approval of PCA 86-S-083-5, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 93-Y-032, subject to conditions consistent with those contained in Appendix 2.

Staff recommends a waiver of the tree preservation target in favor of the proposed vegetation shown on the PCA/SEA plat.

Staff recommends a waiver of the loading space requirement to allow zero spaces where one is normally required.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. RZ 86-S-083 (approved GDP and relevant proffers)
6. SE 93-Y-032 (Development Conditions)
7. Land Use and Environmental Analysis
8. Transportation Analysis (FCDOT/VDOT)
9. Urban Forestry Analysis
10. Stormwater Management Analysis, DPWES
11. Fairfax County Water Authority
12. Fire and Rescue
13. Comprehensive Plan Citations
14. Zoning Ordinance Provisions
15. Glossary of Terms

AMENDED PROFFERED DEVELOPMENT CONDITIONS

PCA 86-S-083-05

November 9, 2012

Pursuant to Virginia Code § 15.2-2303(A), the owner of the property which is the subject of proffered condition amendment application PCA 86-S-083-05 proffers that if PCA 86-S-083-05 is approved by the Board of Supervisors, development of the property shall conform substantially with the following Amended Proffered Conditions, and that except as modified by these Amended Proffered Development Conditions, the Proffered Development Conditions dated April 23, 1987 (RZ 86-S-083) and Amended Proffer Development Conditions dated December 8, 1994 (PCA 86-S-083-2) shall remain in full force and effect:

The existing proffers in Section D Village Center of the Proffered Development Conditions dated April 23, 1987, as modified by the Amended Proffer Development Conditions dated December 8, 1994 are hereby further modified as follows:

2. Uses Excluded. The following uses are not to be included in the Village Center.
  - a. Quick service food store (Seven Eleven/High's Hop-in)
  - b. Video Arcade
  - c. Freestanding Fast Food Restaurants
  - d. ABC stores or off-premises restaurant ABC sales
  - e. Drive throughs (except drive-in financial institutions)
  - f. Gas station and vehicle service establishment
  - g. Laundromat
  - h. Cinemas
  - i. Kennels
  - j. Auto parts store, e.g. Trak, Hi-Gear
  - k. Major appliance store
  - l. Warehouse/factory second apparel
  - m. Freestanding video rental store, e.g. Erols
  - n. Fast food restaurants within the existing three-story professional office building at the southern end of the shopping center.

5. Hours of Operation shall be limited to from 6 a.m. to 10 p.m., except for restaurants, medical clinics and two freestanding drive-in financial institutions.

6. Traffic. Traffic circulation shall be in general conformance with the GDP. No entrance to the Village Center will be provided opposite Stone Crossing Court. Crosswalks are to be provided at Stone Range Drive and signalized intersections. Drive-in windows for the freestanding Drive-in-Financial Institutions require special exception approval. An off-site entrance to the Village Center shall be provided through the proposed church site in general conformance with Exhibit V-1 subject to final engineering. Public access easements will be provided over travelways on both the CDP and GDP.

7. Development Plan. The development of the Village Center shall be in general conformance with the GDP prepared by Dewberry & Davis revised thru March 4, 1987. In addition, minor deviations to the sizes, dimensions, and locations of buildings shown on the GDP may occur with final architecture and engineering design. This includes a possible relocation of the freestanding bank and future drive-in window to the northern end of the shopping center. (The drive-in window will require a separate special exception approval.) In addition, a freestanding bank with a drive-in window may be provided on the southern end of the shopping center. (The drive-in window will require special exception approval.)

8. Square Footage. The Village Center shall be limited to a maximum of 135,000 square feet of retail, which includes two banks (either freestanding or attached to the northern end of the shopping center and a freestanding bank on the southern end of the shopping center) and any restaurants; and a maximum of 14,800 square feet doctors' offices and other permitted non retail uses.

The existing proffers in Section L Additional Proffered Conditions Related to C-6 Zoned (Village Center) Area of the Proffered Development Conditions, dated April 23, 1987, is hereby modified as follows:

1. Plantings in addition to those shown on the Landscape Plan dated November 12, 1986 (revised 3/9/87) will be provided within areas A, B and C on the attached subject to approval of the County Arborist. Area A will include intermittent planting of small evergreens throughout (subject to approval of utility easement holder), and area B will incorporate additional secondary shade trees. Area C will incorporate small ornamentals incorporated as base or box plantings behind the building, where feasible consistent with loading requirements, as shown at time of site plan. The requirement for a berm on the southern end of the site, on the site's border contiguous to Tax Map Parcel 54-1((17)) D, is hereby deleted.

Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

**Owner Tax Map 54-1 ((17)) Parcel E**

SAUL HOLDINGS LIMITED PARTNERSHIP

By: Saul Centers, Inc., General Partner

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Applicant**

BRANCH BANKING AND TRUST COMPANY

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**PROPOSED DEVELOPMENT CONDITIONS  
SEA 93-Y-032**

**November 13, 2012**

If it is the intent of the Board of Supervisors to approve SEA 93-Y-032, previously approved pursuant to SE 93-Y-032 for a drive-in financial institution, located at the Village Center Shopping Center [Tax Map 54-1 ((17), Parcel E)], to permit the option for a second drive-in financial institution on the southern 1.04± acre area of the site pursuant to Sect. 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approvals are marked 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.
  - A. Any plan submitted pursuant to the Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat entitled, "Special Exception Plat Sully Station II Village Center", prepared by VIKA Incorporated, dated November 30, 1988 and revised through March 9, 1990, and these conditions\*;
  - B. In the event that the alternate layout for a drive-in financial institution for the southern 1.04± acre portion is implemented, any plan for that portion shall be in substantial conformance with the Proffered Condition Amendment/Special Exception Amendment (PCA/SEA) Plat entitled "Proffered Condition Amendment and Special Exception Amendment Plat for Branch Banking & Trust Company", prepared by Bohler Engineering dated October 26, 2011, as revised through October 17, 2012, and these conditions.
  - C. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.\*
4. Subject to the proffers accepted in conjunction with RZ 86-S-083, as amended, and the regulations for the C-6 District in the Zoning Ordinance, uses in the Shopping Center, with the exception of the drive in financial institutions, may change from that reflected on the PCA/SEA Plat without requiring a Special

Exception Amendment so long as no other changes are proposed to the overall plat.\*

5. The maximum hours of operation for the drive in financial institutions shall be limited as follows:

Lobby: Monday through Friday 9 a.m. to 9 p.m. and Saturday through Sunday 9 a.m. to 6 p.m.

Drive-In: Monday through Friday 8 a.m. to 9 p.m. and Saturday through Sunday 8 a.m. to 6 p.m.

Automatic Teller Machines (ATM): No maximum

6. The final architectural design of the financial institution located at the southern end of the site shall be consistent with the design and the general type, quality, and proportion of materials depicted in the photographic exhibit attached to these development conditions as Attachment "A".
7. The drive-in financial institution at the southern end of the site shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
8. A maximum of three (3) drive-thru lanes shall be allowed for the drive-in financial institution at the southern end of the site. The fourth lane (the outermost lane) shown on the PCA/SEA Plat shall be used as a by-pass lane only.
9. Signs shall be lighted only during the hours of operation for the drive-in financial institution, exclusive of ATM hours.
10. The public access easement for the paved multi-use pedestrian trail to the rear of the Village Center Shopping Center shall be continued to the south, in a form approved by the County Attorney, to be recorded over a width of 14 feet along the full length of the eastern boundary of the 1.04± acre area in the southern portion of the site, at the time of site plan approval.
11. Before the issuance of the Non-Rup for the drive-in financial institution at the southern end of the site, an asphalt surfaced multiuse trail measuring 10 feet in width shall be constructed within the center of the 14 foot easement identified in Number 12, above. The trail shall be built to a standard acceptable to the Fairfax County Department of Transportation (FCDOT) and the Department of Public Works and Environmental Services (DPWES).

12. Interior parking lot landscaping consistent with that provided throughout the Village Center Shopping Center shall be provided within the parking area for the drive-in financial institution at the southern end of the site, with species selection and location subject to the review and approval of the Urban Forest Management Division, DPWES.

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 amendment to permit a drive-in financial institution at the southern end of the site shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, 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.

Attachment "A"



Photographic Example of Proposed Building Architecture for Drive-In Financial Institution at Southern End of Site

**REZONING AFFIDAVIT**

DATE: October 24, 2012  
 (enter date affidavit is notarized)

I, Robert A. Lawrence, 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

116674

in Application No.(s): PCA 86-S-083-05  
 (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)
BRANCH BANKING AND TRUST COMPANY Agents: Donald N. Strehle William D. Andre Stephen H. Spencer II Karen B. Wallis Kenneth A. Thomas	6400 Arlington Boulevard, #1140 Falls Church, VA 22042	Applicant / Ground Lessee

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: October 24, 2012  
 (enter date affidavit is notarized)

for Application No. (s): PCA 86-S-083-05  
 (enter County-assigned application number (s))

116674

**(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.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
SAUL HOLDINGS LIMITED PARTNERSHIP Agents: Brian T. Downie Thomas H. McCormick John F. Collich Scott V. Schneider	7501 Wisconsin Avenue Bethesda, MD 20814	Title Owner / Ground Lessor
BOHLER ENGINEERING VA, LLC Agents: David B. Logan Patrick (NMI) Gorman	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineers / Agents for Applicant
REED SMITH LLP Agents: Benjamin F. Tompkins, Esq. Grayson P. Hanes, Esq. Robert A. Lawrence, Esq. Linda S. Broyhill, Esq. Michael A. Banzhaf, Esq.	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorneys / Agents for Applicant
CBRE, Incorporated Agent: Kenneth (NMI) Garrett, Senior Project Manager	111500 Santa Monica Boulevard, Suite 1600 Los Angeles, CA 90025	Consultant/Agent for Applicant

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

REZONING AFFIDAVIT

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(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)

Branch Banking and Trust Company  
6400 Arlington Boulevard, #1140  
Falls Church, VA 22042

**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)

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

Donald N. Strehle, Vice President  
William D. Andre, Vice President  
Karen B. Wallis, Regional Retail Banking Manager  
Kenneth A. Thomas, Real Estate Transaction and Support Services Manager

(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: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

B. F. Saul Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. Francis Saul II  
George M. Rogers, Jr., Successor Trustee U/T./D 12/30/1976 FBO B. Francis Saul III and Andrew M. Saul II

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

**President, Vice-President, Secretary, Treasurer, etc.)**

B. Francis Saul II, Dir., Chairman, CEO	B. Francis Saul III, Dir., President	John R. Whitmore, Dir.
George M. Rogers, Jr., Dir.	Thomas H. McCormick, Dir., SVP, General Counsel, CFO	Burke F. Hayes, SVP
Mark G. Carrier, SVP	Henry C. Parrish, III, SVP	(Cont'd on separate page) - see 2 of 21

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

Franklin Development Company, Inc.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

B. F. Saul Company  
Teresa G. Lyons 2002 Trust U/A Dtd 1/21/2002 FBO Teresa G. Lyons  
Ruth Saul Poljevka

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

**President, Vice-President, Secretary, Treasurer, etc.)**

B. Francis Saul II, Dir., President	B. Francis Saul III, Dir., EVP	Thomas H. McCormick, Dir.
George M. Rogers, Jr., Dir.	John R. Whitmore, Dir.	Patrick T. Connors, VP
Jessica L. Parker, Secretary	Joel A. Friedman, Treasurer	

(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: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

B. F. Saul Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Steven N. Corey, SVP	Joel A. Friedman, SVP, Treasurer	Mark A. Hardy, SVP	Victoria J. Perkins, SVP
Patrick T. Connors, SVP	Bryon S. Barlow, SVP	Kenneth F. Kovach, SVP	David J. Makarsky, SVP
Kashiyo Enokido, EVP	Soterios Koutris, SVP	Robert M. Wulff, SVP	(Cont'd on separate page) - See 3 of 21

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

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B. F. Saul Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

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

J. Page Lansdale, SVP	Mary Beth Avedesian, SVP	Merle Sustersich, SVP	Mark Jennings, Controller
John A. Spain, VP	J. Craig Hamilton, VP	Enio P. Guerra, VP	Mark L. Rigsby, VP
Deborah D. Gault, VP	Kimberley J. Anderson, VP	Clyde R. Dismukes, VP	(Cont'd on separate page) - <i>See 4 of 21</i>

**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)

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B. F. Saul Company  
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Bethesda, MD 20814

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

**President, Vice-President, Secretary, Treasurer, etc.)**

Scott G. Armstrong, VP	Steven W. Brand, VP	Jessica L. Parker, Secretary	Joan E. Cerimele, Vice President
Mary Lou Mayer, Vice President	M. Scott Campbell, VP	Karen S. Halloran, VP	
Terry Landers, VP	Bryan S. Megary, VP	James M. Walent, VP	(Cont'd on separate page) - See 50x2)

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**President, Vice-President, Secretary, Treasurer, etc.)**

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for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

B. F. Saul Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

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

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

Sandra A. Seely, VP	Fadwa Hasan, VP	Ronald Davis, VP	David T. Pearson, VP
Paul K. Reynolds, VP	Barbara C. Phillips, VP	Christopher H. Connolly, VP	Tanya Marhefka, VP
Timothy S. Gillen VP	Victoria Crowe, VP	Samara Gerson, VP	

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for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Saul Centers, Inc.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
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**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

B. F. Saul Real Estate Investment Trust

=====

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

B. Francis Saul, II, Dir., CEO	B. Francis Saul III, Dir., President	George P. Clancy, Dir.	H. Gregory Potts, Dir.
John E. Chapoton, Dir.	Gilbert M. Grosvenor, Dir.	Philip C. Jackson, Jr., Dir.	Charles R. Longworth, Dir.
Gen P. X. Kelley, USMC (Ret.), Dir.	Patrick F. Noonan, Dir.	Philip D. Caraci, Dir.	(Cont'd on separate page)

=====

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

B.F. Saul Real Estate Investment Trust  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

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

B. F. Saul Company	Westminster Investing Corporation
Franklin Development Company, Inc.	Chevy Chase Trust Holdings Inc.
Columbia Securities of Washington, D.C., Inc.	Somerset Investment Co.
The Klinge Corporation	

=====

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

B. Francis Saul II, Dir., Chairman, CEO	B. Francis Saul III, Dir., SVP, Secretary	Philip D. Caraci, Dir.
Gilbert M. Grosvenor, Dir.	John R. Whitmore, Dir.	Thomas H. McCormick, VP, General Counsel, CFO
Mark G. Carrier, VP	John A. Spain, VP	Merle F. Sustersich, VP
Joel A. Friedman, VP, Treasurer, CAO	Bryon S. Barlow, VP	(Cont'd on separate page) <u>see 10 of 21</u>

(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)**

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7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

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

James W. Symington, Dir.	John R. Whitmore, Dir.	Mark Sullivan III, Dir.	Thomas H. McCormick, SVP, General Counsel
John F. Collich, SVP	Mary Beth Avedesian, SVP	Scott V. Schneider, SVP, Secretary, Treasurer, CFO	
Robert M. Wulff, SVP	Christopher H. Netter, SVP	Charles W. Sherren, Jr., SVP	(Cont'd on separate page)

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

J. Page Lansdale, SVP	Victoria J. Perkins, SVP	Donald A. Hachey, SVP	Joel A. Friedman, VP, CAO
Brian Downie, VP	Mary Lou Mayer, VP	Walter Minerbi, VP	Barbara C. Phillips, VP
Tricia Culpepper, VP	Alan E. Gersh, VP	Richard R. Meiburger, VP, Controller	(Cont'd on separate page)

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Saul Centers, Inc.  
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Bethesda, MD 20814

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

Diana Shipley, VP  
Karen S. Halloran, VP  
Patrick T. Connors, VP

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

B.F. Saul Real Estate Investment Trust  
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Bethesda, MD 20814

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Robert M. Wulff, VP	Steven N. Corey, VP	Mark L. Rigsby, VP	Patrick T. Connors, VP
Henry C. Parrish, III, VP	Donald A. Hachey, VP	Victoria J. Perkins, VP	J. Page Lansdale, VP
Mark A. Hardy, VP	John F. Collich, VP	Mary Beth Avedesian, VP	

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for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Dearborn L.L.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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B. F. Saul Real Estate Investment Trust

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

B. Francis Saul II, CEO	B. Francis Saul III, President	Joel A. Friedman, VP, Treasurer	Patrick T. Connors, VP
J. Page Lansdale, VP	Merle F. Sustersich, Secretary		

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

B.F. Saul Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

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B. F. Saul Company

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B. Francis Saul III, Dir., Chairman, President	Thomas H. McCormick, Dir.	Jessica L. Parker, Dir., Secretary
Barbara Reifsnider, VP	May Lou Mayer, VP	Steven N. Corey, SVP
Joel A. Friedman, SVP, Treasurer	Donald A. Hachey, VP	M. Scott Campbell, VP (cont'd on separate page)

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7501 Wisconsin Avenue, Suite 1500 E  
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Henry C. Parrish, SVP	Mark G. Carrier, SVP	Kenneth F. Kovach, SVP	Bryon S. Barlow, SVP
Patrick T. Connors, SVP	Karen S. Halloran, VP	Terry Landers, VP	Derrick A. Wade, VP
Mark Jennings, Contoller	Mark A. Hardy, VP	Enio P. Guerra, VP	(Cont'd on separate page)

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

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

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

B.F. Saul Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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.)

John A. Spain, VP  
J. Page Lansdale, VP  
Tanya Marhefka, VP

=====

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

=====

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

(check if applicable)



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

**Rezoning Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Van Ness Square Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Chevy Chase Lake Corporation

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

B. Francis Saul II, Dir., CEO      B. Francis Saul III, Dir., President, Secretary      William F. Anhut, Jr., Dir., VP, Treasurer

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

SHLP Unit Acquisition Corp.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Real Estate Investment Trust

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

B. Francis Saul II, Dir.      B. Francis Saul III, Dir., President      Thomas H. McCormick, Dir., VP, Secretary  
Joel A. Friedman, VP, Treasurer      John A. Spain, 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 Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Avenel Executive Park Phase II, L.L.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Real Estate Investment Trust

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

B. Francis Saul III, President	Joel A. Friedman, VP, Treasurer	Patrick T. Connors, VP
J. Page Lansdale, VP		

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

Westminster Investing Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Chevy Chase Property Company

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

B. Francis Saul II, Dir., President, CEO	B. Francis Saul III, Dir., EVP
George M. Rogers, Jr., Dir.	Patrick T. Connors, VP
Merle F. Sustersich, Secretary	

(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: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Columbia Securities Company of Washington, D.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Company  
B. Francis Saul II  
Teresa G. Lyons 2002 Trust U/A Dtd 1/21/2002 FBO Teresa G. Lyons

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

B. Francis Saul II, Dir., President	B. Francis Saul III, Dir, EVP	Thomas H. McCormick, Dir.
George M. Rogers, Jr., Dir.	John R. Whitmore, Dir.	Patrick T. Connors, VP
Jessica L. Parker, Secretary	Joel A. Freidman, Treasurer	

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

The Klingle Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Company  
B. Francis Saul II and American Security Bank, Trustees, U/W Andrew M. Saul, FBO Ruth Saul Poljevka

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

B. Francis Saul II, Dir., President	B. Francis Saul III, Dir., EVP	Thomas H. McCormick, Dir.
George M. Rogers, Jr., Dir.	John R. Whitmore, Dir.	Patrick T. Connors, VP
James M. Goode, 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 Attachment to Par. 1(b)**

DATE: October 24, 2012  
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116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Chevy Chase Trust Holdings, Inc.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Westminster Investing Corporation

=====

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

B. Francis Saul II, Dir., President, CEO	B. Francis Saul III, Dir., EVP	George M. Rogers, Jr., Dir.
Patrick T. Connors, VP	Merle F. Sustersich, Clerk	

=====

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

Somerset Investment Co.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Westminster Investing Corporation

=====

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

B. Francis Saul II, Dir., President	B. Francis Saul III, Dir., EVP	George M. Rogers, Jr., Dir.
Patrick T. Connors, VP	Merle F. Sustersich, Secretary	

(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: October 24, 2012  
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116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Chevy Chase Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. Francis Saul II Chevy Chase Lake Corporation  
George M. Rogers, Jr., Successor TTEE U/A Dtd 12/30/76 FBO B. Francis Saul III and Andrew M. Saul II  
Donald P. Lines, David A.E.R. Peake and John D. Campbell, Trustees; The Saul Family Trust (beneficiaries B. Francis Saul III, Andrew M. Saul II, Sharon E. Saul, Elizabeth W. Saul and Patricia E. Saul)

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

**President, Vice-President, Secretary, Treasurer, etc.)**

B. Francis Saul II, Dir., Chairman, President	B. Francis Saul III, Dir., EVP	George M. Rogers, Jr., Dir.
David A.E.R. Peake, Dir.	John M. Whitmore, Dir.	Patrick T. Connors, VP
Merle F. Sustersich, Secretary		

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

Chevy Chase Lake Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**DESCRIPTION OF CORPORATION:** (check one statement)

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- 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)

B. Francis Saul II and Patricia E. Saul  
George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO Sharon Elizabeth Saul  
George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO B. Francis Saul III  
George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO Elizabeth Willoughby Saul

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

**President, Vice-President, Secretary, Treasurer, etc.)**

B. Francis Saul II, Dir., CEO, President	Jane Stunkel, VP and Treasurer	George M. Rogers, Jr., Dir.
Jessica L. Parker, VP and Secretary		

(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: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Chevy Chase Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)  
George M. Rogers, Jr., Successor TTEE U/A Dtd 3/28/77 FBO Sharon E. Saul, Elizabeth W. Saul and Patricia E. Saul

=====

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

=====

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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**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)**

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116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Chevy Chase Lake Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO Andrew M. Saul II  
George M. Rogers, Jr., Successor TTEE U/T/D 12/15/71; Andrew M. Saul Irrevocable Trust FBO Patricia English Saul  
George M. Rogers, Jr., Successor TTEE U/A Dtd 12/30/76 FBO B. Francis Saul III and Andrew M. Saul II

=====

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

=====

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Bohler Engineering VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)

Ludwig H. Bohler  
Adam J. Volanth  
Mark R. Joyce  
Daniel M. Duke

**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)

CBRE, Incorporated  
111500 Santa Monica Boulevard, Suite 1600  
Los Angeles, CA 90025

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(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)

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

(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)

- |                               |                       |
|-------------------------------|-----------------------|
| Abbott, Kevin C.              | Bettino, Diane        |
| Abdalla, Tarek F.             | Bhattacharyya, Gautam |
| Allen, Thomas L.              | Bickham, J. David     |
| Andrews, Alex T.              |                       |
| Arnold, Roy W.                |                       |
| Atallah, Ana                  |                       |
| Baker, Scott D.               |                       |
| Barber, William James Gresham |                       |
| Barnes, James J.              |                       |
| Bartfield, Arnold L.          |                       |
| Bastier, Ellen L.             |                       |
| Beale, Giles W.               |                       |
| Begley, Sara A.               |                       |
| Beilke, Michele J.            |                       |
| Bell, Gordon F.               |                       |
| Bernier, Maria N.             |                       |
| Bernstein, Leonard A.         |                       |

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

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

**Rezoning Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

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

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

- |                        |                         |                          |
|------------------------|-------------------------|--------------------------|
| Binder, Justus         | Connoley, Mark F.       | Fritton, Karl A.         |
| Binis, Barbara R.      | Connors, Eugene K.      | Gabbert, Dale            |
| Birt, Steven James     | Convery, III, J. Ferd   | Gallo, Frank J.          |
| Blasier, Peter C.      | Cooper, Steven          | Gasparetti, Lorenzo E.   |
| Bochner, Russell J.    | Cotler, Alan K.         | Geist, Melissa           |
| Bolden, A. Scott       | Couste, Marina          | Gentile, Jr. Pasquale D. |
| Bonessa, Dennis R.     | Davies, Colleen T.      | Greenblatt, Lewis B.     |
| Booker, Daniel I.      | Davis, James M.         | Green-Kelly, Diane       |
| Borg, Christopher      | Dermody, Debra H.       | Greer, Amy               |
| Boutcher, David J.     | DiFiore, Gerard S.      | Greeson, Thomas W.       |
| Boven, Douglas G.      | Dilling, Robert M.      | Grellet, Luc             |
| Bovich, John P.        | Dillon, Lee Ann         | Grignon, Margaret A.     |
| Box, Tamara            | DiNome, John A.         | Grimes, David M.         |
| Bradley, Patrick E.    | Dittoe, John E.         | Gross, Dodi Walker       |
| Brown, Andrew Kenneth  | Doron, Uri              | Guadagnino, Frank T.     |
| Brown, Charles A.      | Drew, Jeffery           | Gunn, Richard            |
| Brown, Jon             | Dubelier, Eric A.       | Gwynne, Kurt F.          |
| Brown, Michael K.      | Dumville, S. Miles      | Hackett, Mary J.         |
| Burroughs, Jr., Benton | Duronio, Carolyn D.     | Halbreich, David M.      |
| Cameron, Douglas E.    | East, Lindsay T.        | Hansson, Leigh T.        |
| Cameron, Scott P.      | Ellis, Peter            | Hardy, Peter             |
| Caplan, Gary S.        | Ellison, John N.        | Hargreaves, Philip M.    |
| Carder, Elizabeth B.   | Epstein, Bette B.       | Hartley, Simon P.        |
| Cardozo, Raymond A.    | Eskilson, James R.      | Hartman, Ronald G.       |
| Casdagli, Emma Francis | Estrada, Edward J.      | Hasselman, Scot T.       |
| Cassidy, Peter J.      | Evagora, Kyri           | Hawley, Terence N.       |
| Charot, Benoit         | Fagelson, Ian B.        | Healy, Christopher W.    |
| Cheung, Janet Bo Chun  | Fawcett, David B.       | Heffler, Curt L.         |
| Clark, II, Peter S.    | Flatley, Lawrence E.    | Hemming, Seth M.         |
| Cobetto, Jack B.       | Fogel, Paul D.          | Hewetson, Charles M.     |
| Cody, Daniel           | Fosh, Michael John      | Hill, Robert J.          |
| Cohen, David R.        | Francis, Jr., Ronald L. | Hill, Thomas E.          |
| Colen, Frederick H.    | Frank, Ronald W.        | Hirsch, Austin L.        |
| Colman, Abraham J.     | Freeman, Lynne P.       | Hitt, Leo N.             |
| Conner, W. Thomas      | Frenier, Diane M.       | Ho, Delpha               |

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

**Rezoning Attachment to Par. 1(c)**

DATE: October 24, 2012

(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05

(enter County-assigned application number (s))

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

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

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

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

Hofmeister, Jr., Daniel J.  
Honigberg, Carol C.  
Hooper, John P.  
Houston, Marsha A.  
Hultquist, James T.  
Husar, Linda S.  
Iino, John M.  
Illouz, Stephane  
Ince, Thomas  
Innamorato, Don A.  
Jared, Cynthia  
Jaskot, Paul J.  
Jeffcott, Robin B.  
Jenkinson, Andrew P.  
Jong, Denise  
Jordan, Gregory B.  
Kabnick, Lisa D.  
Karides, Constantine  
Kaufman, Marc S.  
Kaung, Alexander Wai Ming  
Kirk, Dusty Elias  
Kirkpatrick, Stephen A.  
Klein, Murray J.  
Kohn, Steven M.  
Kozlov, Herbert F.  
Kramer, Ann V.  
Krasik, Carl  
Krebs-Markrich, Julia  
Kugler, Stefan L.  
Kwuon, Janet H.  
Lacy, D. Patrick Jr.  
Lai, Ivy  
Lasher, Lori L.  
Leech, Frederick C.  
Leiderman, Harvey L.

Li, Lianjun  
Loepere, Carol C.  
Lo Vallo, Michael A.  
Lowenstein, Michael E.  
Lyons, III, Stephen M.  
Magera, George F.  
Mahone, Glenn R.  
Maiden, Todd O.  
Mantell, Nanette W.  
Martin, James C.  
Martini, John D.  
McAllister, David J.  
McCarroll, James C.  
McConnell, Stephen  
McDavid, George E.  
McGarrigle, Thomas J.  
McNair, James E.  
McNichol, Jr., William J.  
Mehfoud, Kathleen S.  
Melodia, Mark S.  
Metro, Joseph W.  
Miller, Edward S.  
Miller, Steven A.  
Min, Catharina Y.  
Moberg, Marilyn A.  
Mok, Kar Chung  
Morrison, Alexander David  
Munsch, Martha Hartle  
Napolitano, Perry A.  
Naugle, Louis A.  
Nelson, Jack R.  
Nicholas, Robert A.  
O'Brien, Kathyleen A.  
O'Donoghue, Cynthia  
O'Neil, Mark T.

Paisley, Belinda L.  
Parker, Roger J.  
Patterson, Lorin E.  
Pearman, Scott A.  
Peck, Jr., Daniel F.  
Pedretti, Mark G.  
Pepper, Michael Ross David  
Petersen, Matthew  
Peterson, Kurt C.  
Philipps, Richard P.  
Phillips, Robert D.  
Phillips, Robert N.  
Pierre, Yvan-Claude J.  
Pike, Jon R.  
Poe, Alexandra  
Pollack, Michael B.  
Powell, David C.  
Pryor, Gregor  
Quenby, Georgia M.  
Quinn, Jonathan S.  
Radley, Lawrence J.  
Rahl, J. Andrew  
Raju, Ajay K.  
Rawles, Douglas C.  
Raymond, Peter D.  
Reed, W. Franklin  
Reid, Graham M.  
Reinke, Donald C.  
Robinson, Richard A.  
Roche, Brian D.  
Rosen, Barry S.  
Rosenbaum, Joseph I.  
Rosenberg, Carolyn H.  
Roth, Robert A.  
Rowan, Vincent

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

**Rezoning Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

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

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

- |                         |                        |                   |
|-------------------------|------------------------|-------------------|
| Rubenstein, Donald P.   | Speed, Nicholas P.     | Wood, Douglas J.  |
| Ryan, Catherine S.      | Springer, Claudia Z.   | Wray, Richard K.  |
| Rydstrom, Kirsten R.    | Stanley, David E.      | Yam, Perry        |
| Rymer, Philip R.        | Stephenson, Leon       | Yan, Betty        |
| Sanders, James L.       | Stewart, II, George L. | Yan, Jay J.       |
| Sanders, Michael        | Suddath, Thomas        | Yoo, Thomas J.    |
| Sauvage, Nicolas C.     | Suess, Philipp         | Zaman, Peter      |
| Schaffer, Eric A.       | Swinburn, Richard G.   | Zoeller, Lee A.   |
| Schatz, Gordon B.       | Tandler, James R.      | Zurzolo, Tracy L. |
| Schlecker, David M.     | Tashman, Matthew E.    |                   |
| Schlesinger, Matthew J. | Taylor, Andrew D.      |                   |
| Schmarak, Bradley S.    | Taylor, Philip M.      |                   |
| Schwartz, Wendy H.      | Teare, Peter           |                   |
| Scogin, Hugh T.         | Terras, Alexander      |                   |
| Scott, Michael T.       | Thallner, Jr., Karl A. |                   |
| Seaman, Charles H.      | Thomas, Alexander Y.   |                   |
| Sedlack, Joseph M.      | Thompson, David A.     |                   |
| Shanus, Stuart A.       | Thompson, Gary S.      |                   |
| Sharma, Asha Rani       | Tillman, Eugene        |                   |
| Shaw, Nick J.           | Tocci, Gary M.         |                   |
| Shay-Byrne, Olivia      | Todd, Thomas           |                   |
| Short, Carolyn P.       | Tompkins, Benjamin F.  |                   |
| Shugrue, John D.        | Unkovic, John C.       |                   |
| Siev, Jordan W.         | Vishneski, John S.     |                   |
| Sigelko, Duane F.       | Vitsas, John L.        |                   |
| Simons, Robert P.       | Von Waldow, Arnd N.    |                   |
| Singer, Paul M.         | Wasserman, Mark W.     |                   |
| Skrein, Michael P.      | Weiss, David E.        |                   |
| Slater, Phillip B.      | Weissman, David L.     |                   |
| Smersfelt, Kenneth N.   | Weissman, Sonja S.     |                   |
| Smith, John Lynn        | Weller, Charles G.     |                   |
| Smith, Robert M.        | Weyman, Mark L.        |                   |
| Sollie, Kyle O.         | Wilkinson, James F.    |                   |
| Sorensen, Anker         | Wilkinson, John NR     |                   |
| Spafford, Richard A.    | Wolff, Sarah R.        |                   |

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

**Rezoning Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number (s))

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

Saul Holdings Limited Partnership  
7501 Wisconsin Avenue  
Bethesda, MD 20814

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

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

Saul Centers, Inc.	General Partner
B.F. Saul Real Estate Investment Trust	Limited Partner
Dearborn L.L.C.	Limited Partner
B.F. Saul Property Company	Limited Partner
Avenel Executive Park Phase II L.L.C.	Limited Partner
Westminster Investing Corporation	Limited Partner
Van Ness Square Corporation	Limited Partner
SHLP Unit Acquisition Corp.	Limited Partner

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

REZONING AFFIDAVIT

DATE: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(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: October 24, 2012  
(enter date affidavit is notarized)

116674

for Application No. (s): PCA 86-S-083-05  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

None.

(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)

Robert A. Lawrence  
[ ] Applicant [x] Applicant's Authorized Agent

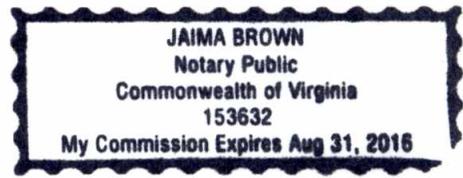
Robert A. Lawrence, Esq.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24<sup>th</sup> day of October, 2012, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: August 31, 2016

Jaime S. Brown  
Notary Public



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 24, 2012  
(enter date affidavit is notarized)

I, Robert A. Lawrence, 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

116675

in Application No.(s): SEA 93-Y-032  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
BRANCH BANKING AND TRUST COMPANY Agents: Donald N. Strehle William D. Andre Stephen H. Spencer, II Karen B. Wallis Kenneth A. Thomas	6400 Arlington Boulevard, #1140 Falls Church, VA 22042	Applicant / Ground Lessee

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

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

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

**Special Exception Attachment to Par. 1(a)**

DATE: October 24, 2012  
 (enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
SAUL HOLDINGS LIMITED PARTNERSHIP Agents: Brian T. Downie Thomas H. McCormick John F. Collich Scott V. Schneider	7501 Wisconsin Avenue Bethesda, MD 20814	Title Owner/Ground Lessor
BOHLER ENGINEERING VA, LLC Agents: David B. Logan Patrick (NMI) Gorman	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineers / Agents for Applicant
REED SMITH LLP Agents: Benjamin F. Tompkins, Esq. Grayson P. Hanes, Esq. Robert A. Lawrence, Esq. Linda S. Broyhill, Esq. Michael A. Banzhaf, Esq.	3110 Fairview Park Drive, Suite 1400 Falls Church, VA 22042	Attorneys / Agents for Applicant
CBRE, Incorporated Agent: Kenneth (NMI) Garrett, Senior Project Manager	111500 Santa Monica Boulevard, Suite 1600 Los Angeles, CA 90025	Consultant / Agent for Applicant

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) Branch Banking and Trust Company  
6400 Arlington Boulevard, #1140  
Falls Church, VA 22042

**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)

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

B. F. Saul Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. Francis Saul II  
George M. Rogers, Jr., Successor Trustee  
U/T./D 12/30/1976 FBO B. Francis Saul III  
and Andrew M. Saul II

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

Franklin Development Company, Inc.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Company	Teresa G. Lyons 2002 Trust U/A Dtd
Ruth Saul Poljevka	1/21/2002 FBO Teresa G. Lyons

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Dearborn L.L.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)  
B. F. Saul Real Estate Investment Trust

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
B.F. Saul Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)  
B. F. Saul Company

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Van Ness Square Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Chevy Chase Lake Corporation

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

SHLP Unit Acquisition Corp.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Real Estate Investment Trust

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Avenel Executive Park Phase II, L.L.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. F. Saul Real Estate Investment Trust

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

Westminster Investing Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Chevy Chase Property Company

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Columbia Securities Company of Washington, D.C.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda MD 20814

**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)  
B. F. Saul Company  
B. Francis Saul II  
Teresa G. Lyons 2002 Trust U/A Dtd  
1/21/2002 FBO Teresa G. Lyons

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
The Klinger Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)  
B. F. Saul Company  
B. Francis Saul II and American Security  
Bank, Trustees, U/W Andrew M. Saul, FBO  
Ruth Saul Poljevka

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Chevy Chase Trust Holdings, Inc.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Westminster Investing Corporation

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

Somerset Investing Co.  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

Westminster Investing Corporation

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Chevy Chase Property Company  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. Francis Saul II; Chevy Chase Lake Corporation	George M. Rogers, Jr., Successor TTEE U/A Dtd 12/30/76 FBO B. Francis Saul III and Andrew M. Saul II	Donald P. Lines, David A.E.R. Peake and John D. Campbell, Trustees; The Saul Family Trust (beneficiaries B. Francis Saul III, Andrew M. Saul II, Sharon E. Saul, Elizabeth W. Saul and Patricia E. Saul
--	--	---

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

Chevy Chase Lake Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

B. Francis Saul II and Patricia E. Saul	George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO B. Francis Saul III	George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO Elizabeth Willoughby Saul
---	--	---

(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: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Chevy Chase Lake Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

George M. Rogers, Jr., Successor TTEE U/T/D 12/31/70; Andrew M. Saul Irrevocable Trust FBO Andrew M. Saul II	George M. Rogers, Jr., Successor TTEE U/T/D 12/15/71; Andrew M. Saul Irrevocable Trust FBO Patricia English Saul	George M. Rogers, Jr., Successor TTEE U/A Dtd 12/30/76 FBO B. Francis Saul III and Andrew M. Saul II
--	--	--

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Chevy Chase Lake Corporation  
7501 Wisconsin Avenue, Suite 1500 E  
Bethesda, MD 20814

**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)

George M. Rogers, Jr., Successor TTEE	George M. Rogers, Jr., Successor TTEE	George M. Rogers, Jr., Successor TTEE
U/T/D 12/31/70; Andrew M. Saul	U/T/D 12/15/71; Andrew M. Saul	U/A Dtd 12/30/76 FBO B. Francis Saul III
Irrevocable Trust FBO Andrew M. Saul II	Irrevocable Trust FBO Patricia English Saul	and Andrew M. Saul II

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Bohler Engineering VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)

Ludwig H. Bohler  
Adam J. Volanth  
Mark R. Joyce  
Daniel M. Duke

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

CBRE, Incorporated  
111500 Santa Monica Boulevard, Suite 1600  
Los Angeles, CA 90025

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2012
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032
(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)

Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

(check if applicable) [X] 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)

- List of names and titles of partners including: Abbott, Kevin C.; Abdalla, Tarek F.; Allen, Thomas L.; Andrews, Alex T.; Arnold, Roy W.; Atallah, Ana; Baker, Scott D.; Barber, William James Gresham; Barnes, James J.; Bartfield, Arnold L.; Bastier, Ellen L.; Beale, Giles W.; Begley, Sara A.; Beilke, Michele J.; Bell, Gordon F.; Bernier, Maria N.; Bernstein, Leonard A.; Bettino, Diane; Bhattacharyya, Gautam; Bickham, J. David; Binder, Justus; Binis, Barbara R.; Birt, Steven James; Blasier, Peter C.; Boehner, Russell J.; Bolden, A. Scott; Bonessa, Dennis R.; Booker, Daniel I.; Borg, Christopher; Boutcher, David J.; Boven, Douglas G.; Bovich, John P.; Box, Tamara; Bradley, Patrick E.; Brown, Andrew Kenneth; Brown, Charles A.; Brown, Jon; Brown, Michael K.; Burroughs, Jr., Benton; Cameron, Douglas E.; Cameron, Scott P.; Caplan, Gary S.; Carder, Elizabeth B.; Cardozo, Raymond A.; Casdagli, Emma Francis

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

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

**Special Exception Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

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

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

- |                       |                          |                            |
|-----------------------|--------------------------|----------------------------|
| Cassidy, Peter J.     | Flatley, Lawrence E.     | Hill, Thomas E.            |
| Charot, Benoit        | Fogel, Paul D.           | Hirsch, Austin L.          |
| Cheung, Janet Bo Chun | Fosh, Michael John       | Hitt, Leo N.               |
| Clark, II, Peter S.   | Francis, Jr., Ronald L.  | Ho, Delpha                 |
| Cobetto, Jack B.      | Frank, Ronald W.         | Hofmeister, Jr., Daniel J. |
| Cody, Daniel          | Freeman, Lynne P.        | Honigberg, Carol C.        |
| Cohen, David R.       | Frenier, Diane M.        | Hooper, John P.            |
| Colen, Frederick H.   | Fritton, Karl A.         | Houston, Marsha A.         |
| Colman, Abraham J.    | Gabbert, Dale            | Hultquist, James T.        |
| Conner, W. Thomas     | Gallo, Frank J.          | Husar, Linda S.            |
| Connoley, Mark F.     | Gasparetti, Lorenzo E.   | Iino, John M.              |
| Connors, Eugene K.    | Geist, Melissa           | Illouz, Stephane           |
| Convery, III, J. Ferd | Gentile, Jr. Pasquale D. | Ince, Thomas               |
| Cooper, Steven        | Greenblatt, Lewis B.     | Innamorato, Don A.         |
| Cotler, Alan K.       | Green-Kelly, Diane       | Jared, Cynthia             |
| Couste, Marina        | Greer, Amy               | Jaskot, Paul J.            |
| Davies, Colleen T.    | Greeson, Thomas W.       | Jeffcott, Robin B.         |
| Davis, James M.       | Grellet, Luc             | Jenkinson, Andrew P.       |
| Dermody, Debra H.     | Grignon, Margaret A.     | Jong, Denise               |
| DiFiore, Gerard S.    | Grimes, David M.         | Jordan, Gregory B.         |
| Dilling, Robert M.    | Gross, Dodi Walker       | Kabnick, Lisa D.           |
| Dillon, Lee Ann       | Guadagnino, Frank T.     | Karides, Constantine       |
| DiNome, John A.       | Gunn, Richard            | Kaufman, Marc S.           |
| Dittoe, John E.       | Gwynne, Kurt F.          | Kaung, Alexander Wai Ming  |
| Doron, Uri            | Hackett, Mary J.         | Kirk, Dusty Elias          |
| Drew, Jeffery         | Halbreich, David M.      | Kirkpatrick, Stephen A.    |
| Dubelier, Eric A.     | Hansson, Leigh T.        | Klein, Murray J.           |
| Dumville, S. Miles    | Hardy, Peter             | Kohn, Steven M.            |
| Duronio, Carolyn D.   | Hargreaves, Philip M.    | Kozlov, Herbert F.         |
| East, Lindsay T.      | Hartley, Simon P.        | Kramer, Ann V.             |
| Ellis, Peter          | Hartman, Ronald G.       | Krasik, Carl               |
| Ellison, John N.      | Hasselman, Scot T.       | Krebs-Markrich, Julia      |
| Epstein, Bette B.     | Hawley, Terence N.       | Kugler, Stefan L.          |
| Eskilson, James R.    | Healy, Christopher W.    | Kwuon, Janet H.            |
| Estrada, Edward J.    | Heffler, Curt L.         | Lacy, D. Patrick Jr.       |
| Evagora, Kyri         | Hemming, Seth M.         | Lai, Ivy                   |
| Fagelson, Ian B.      | Hewetson, Charles M.     | Lasher, Lori L.            |
| Fawcett, David B.     | Hill, Robert J.          | Leech, Frederick C.        |

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

**Special Exception Attachment to Par. 1(c)**DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Leiderman, Harvey L.	Patterson, Lorin E.	Sanders, Michael
Li, Lianjun	Pearman, Scott A.	Sauvage, Nicolas C.
Loepere, Carol C.	Peck, Jr., Daniel F.	Schaffer, Eric A.
Lo Vallo, Michael A.	Pedretti, Mark G.	Schatz, Gordon B.
Lowenstein, Michael E.	Pepper, Michael Ross David	Schlecker, David M.
Lyons, III, Stephen M.	Petersen, Matthew	Schlesinger, Matthew J.
Magera, George F.	Peterson, Kurt C.	Schmarak, Bradley S.
Mahone, Glenn R.	Philipps, Richard P.	Schwartz, Wendy H.
Maiden, Todd O.	Phillips, Robert D.	Scogin, Hugh T.
Mantell, Nanette W.	Phillips, Robert N.	Scott, Michael T.
Martin, James C.	Pierre, Yvan-Claude J.	Seaman, Charles H.
Martini, John D.	Pike, Jon R.	Sedlack, Joseph M.
McAllister, David J.	Poe, Alexandra	Shanus, Stuart A.
McCarroll, James C.	Pollack, Michael B.	Sharma, Asha Rani
McConnell, Stephen J.	Powell, David C.	Shaw, Nick J.
McDavid, George E.	Pryor, Gregor	Shay-Byrne, Olivia
McGarrigle, Thomas J.	Quenby, Georgia M.	Short, Carolyn P.
McNair, James E.	Quinn, Jonathan S.	Shugrue, John D.
McNichol, Jr., William J.	Radley, Lawrence J.	Siev, Jordan W.
Mehfoud, Kathleen S.	Rahl, J. Andrew	Sigelko, Duane F.
Melodia, Mark S.	Raju, Ajay K.	Simons, Robert P.
Metro, Joseph W.	Rawles, Douglas C.	Singer, Paul M.
Miller, Edward S.	Raymond, Peter D.	Skrein, Michael P.
Miller, Steven A.	Reed, W. Franklin	Slater, Phillip B.
Min, Catharina Y.	Reid, Graham M.	Smersfelt, Kenneth N.
Moberg, Marilyn A.	Reinke, Donald C.	Smith, John Lynn
Mok, Kar Chung	Robinson, Richard A.	Smith, Robert M.
Morrison, Alexander David	Roche, Brian D.	Sollie, Kyle O.
Munsch, Martha Hartle	Rosen, Barry S.	Sorensen, Anker
Napolitano, Perry A.	Rosenbaum, Joseph I.	Spafford, Richard A.
Naugle, Louis A.	Rosenberg, Carolyn H.	Speed, Nicholas P.
Nelson, Jack R.	Roth, Robert A.	Springer, Claudia Z.
Nicholas, Robert A.	Rowan, Vincent	Stanley, David E.
O'Brien, Kathyleen A.	Rubenstein, Donald P.	Stephenson, Leon
O'Donoghue, Cynthia	Ryan, Catherine S.	Stewart, II, George L.
O'Neil, Mark T.	Rydstrom, Kirsten R.	Suddath, Thomas
Paisley, Belinda L.	Rymer, Philip R.	Suess, Philipp
Parker, Roger J.	Sanders, James L.	Swinburn, Richard G.

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

**Special Exception Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Reed Smith LLP  
3110 Fairview Park Drive, Suite 1400  
Falls Church, VA 22042

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

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

- Tandler, James R.
- Tashman, Matthew E.
- Taylor, Andrew D.
- Taylor, Philip M.
- Teare, Peter
- Terras, Alexander
- Thallner, Jr., Karl A.
- Thomas, Alexander Y.
- Thompson, David A.
- Thompson, Gary S.
- Tillman, Eugene
- Tocci, Gary M.
- Todd, Thomas
- Tompkins, Benjamin F.
- Unkovic, John C.
- Vishneski, John S.
- Vitsas, John L.
- Von Waldow, Arnd N.
- Wasserman, Mark W.
- Weiss, David E.
- Weissman, David L.
- Weissman, Sonja S.
- Weller, Charles G.
- Weyman, Mark L.
- Wilkinson, James F.
- Wilkinson, John NR
- Wolff, Sarah R.
- Wood, Douglas J.
- Wray, Richard K.
- Yam, Perry
- Yan, Betty
- Yan, Jay J.
- Yoo, Thomas J.
- Zaman, Peter
- Zoeller, Lee A.
- Zurzolo, Tracy L.

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

**Special Exception Attachment to Par. 1(c)**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(enter County-assigned application number (s))

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

Saul Holdings Limited Partnership  
7501 Wisconsin Avenue  
Bethesda, MD 20814

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

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

Saul Centers, Inc.	General Partner
B.F. Saul Real Estate Investment Trust	Limited Partner
Dearborn L.L.C.	Limited Partner
B.F. Saul Property Company	Limited Partner
Avenel Executive Park Phase II, L.L.C.	Limited Partner
Westminster Investing Corporation	Limited Partner
Van Ness Square Corporation	Limited Partner
SHLP Unit Acquisition Corp.	Limited Partner

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

for Application No. (s): SEA 93-Y-032  
(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 93-Y-032  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 24, 2012  
(enter date affidavit is notarized)

116675

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

**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:

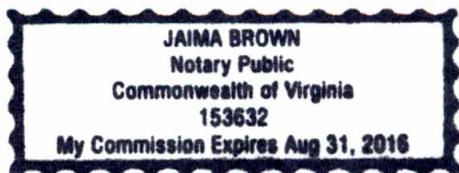
(check one) Robert A. Lawrence  
[ ] Applicant [x] Applicant's Authorized Agent

Robert A. Lawrence, Esq.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24<sup>th</sup> day of October 2012, in the State/Comm. of Virginia, County/City of Fairfax

Jaima L. Brown  
Notary Public

My commission expires: August 31, 2016



## BB&amp;T DRIVE-IN BANK

## Sully Station

## STATEMENT OF JUSTIFICATION

May 18, 2012

**Introduction**

Branch Banking & Trust Company (the "Applicant") proposes to develop a vacant pad site at the Sully Station Shopping Center with a drive-in bank (the "Proposed Development"). The Sully Station Shopping Center is located in the southeast quadrant of the intersection of Braddock Road and Stone Road in the Sully District and consists of approximately 14.9 acres (the "Shopping Center"). The Shopping Center is identified as Tax Parcel 54-1-((17)), Parcel E. The Proposed Development will be pursuant to a ground lease of approximately 45,197 square feet of the Shopping Center.

**Comprehensive Plan**

The Shopping Center is located in the Bull Run Planning District in Area 1 of Fairfax County's Comprehensive Plan ("Comprehensive Plan"). Within the Bull Run Planning District, the Shopping Center is part of Land Unit G-2 of the Land Use Plan for the Centreville area. The text specific guidance for Land Unit G-2 provides that: *"...neighborhood serving commercial use is planned for the southeast corner of the intersection of Stone Road and Braddock Road"*, which is the location of the Shopping Center.

**Existing Zoning**

The Shopping Center, including the Proposed Development, is part of the project known as Sully Station Phase II. The Shopping Center is zoned to the C-6 and WSPOD districts under the Fairfax County Zoning Ordinance and is subject to the proffers associated with RZ 86-S-083, PCA 74-2-068 and CDPA 74-2-068 (the "Existing Zoning"). The property is also subject to a Special Exception previously granted for a Drive-In Bank on the northern portion of the center ("SE 93-4-032"). Within the proffers, the Shopping Center is designated as the Village Center. The proffers further provide that development of the Village Center shall be in general conformance with the Generalized Development Plan prepared by Dewberry & Davis revised through March 4, 1987 (the "GDP").

**Proposed Development**

The applications submitted herewith are a Proffered Condition Amendment to amend the Existing Zoning and a Special Exception Amendment to amend the previously approved Special Exception. The proposal in these applications is to provide an alternate use/layout ("Alternate Layout") in the undeveloped area in the southern portion of parcel E. Said area is circumscribed on Sheet 2 of the PCA/SE Plat submitted herewith. **This area has been identified as the "Alternate Layout" on the PCA/SEA Plat submitted herewith. No changes are**

BB&T DRIVE-IN BANK

Sully Station

STATEMENT OF JUSTIFICATION

May 18, 2012

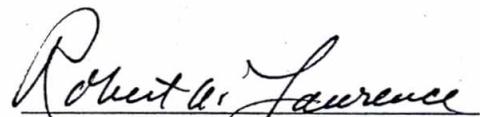
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proposed to the development or uses outside this Alternate Layout area. The proposed Alternate Layout consists of an approximately 3,300 square foot drive-in bank, including drive-thru windows and a drive-up ATM. The proposed development will constitute the development of the remaining vacant pad site within the Shopping Center in a manner that is consistent with the Comprehensive Plan and will provide additional neighborhood oriented services to the surrounding residential community. The applications will provide for any necessary modifications or clarifications to the Existing Zoning and Special Exception to accommodate the Alternate Layout use, including its location within the Shopping Center and its harmony with the existing design of the Shopping Center.

**Conformity with Ordinances**

Upon approval, the proposed Alternate Layout use will be in substantial conformance with all applicable ordinances, regulations, adopted standards and previously approved plans and conditions, including the Generalized Development Plan associated with RZ 86-S-083/PCA 74-2-068, with the exception of the following requested modification:

- Waiver of 8' major paved trail shown on Comprehensive Plan along east property boundary in favor of existing 4' concrete walk. This waiver is consistent with the proffers and Generalized Development Plan associated with RZ 86-S-083, PCA 74-2-068 and CDPA 74-2-068, which established the development parameters for the shopping center.



Robert A. Lawrence  
Reed Smith LLP  
Attorney/Agent

MAY 18 2012

Zoning Evaluation Division

## Special Exception Amendment to Permit Drive in Banking Facility

### Statement of Justification

May 18, 2012

Branch Banking and Trust Company (the "Applicant"), seeks a Special Exception Amendment (SEA) to amend the previously approved Special Exception (SE 93-Y-032) to allow for the construction of a drive in banking facility as an alternate use on the southern, undeveloped portion of tax map number 54-1-((17)), Parcel E. Parcel E is zoned C-6 and WSPOD. The subject property is located in the Sully District.

The SEA plat provides a detailed depiction of the building and site layout for this alternate use area. **No changes are proposed to SE plat approved in SE 93-Y-032 other than to provide an alternate use within the "Alternate Layout" area depicted on the PCA/SEA plat submitted herewith.** More specifically, no changes are proposed for the existing banking facility located in the northern portion of Parcel E, which is subject to the Development Conditions approved in SE 93-Y-032.

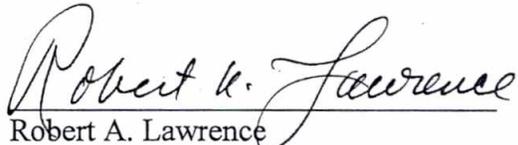
The schedule for the improvements in this Alternate Layout area is subject to the needs and financial capability of the Applicant, but it would be anticipated to commence shortly after approval of this SEA and a site plan.

This statement provides the following specific project information required as part of this Special Exception Amendment Application:

<b>A. <u>Type of Operation</u></b>	<b>Full Service Branch Bank with Drive Thru Lanes</b>
<b>B. <u>Hours of Operation</u></b>	<b>Lobby</b> 9:00 AM - 6:00 PM M-F 9:00 AM - 1:00 PM Sat <b>Drive Thru</b> 8:00 AM - 7:00 PM M-F 8:00 AM - 1:00 PM Sat
<b>C. <u>Estimated number of patrons</u></b>	Current: 0  Proposed: 1,800
<b>D. <u>Proposed number of employees</u></b>	Current: 0  Proposed: 6

- E. **Estimated traffic impact.** 418 vehicle trips per day are estimated for the proposed use (AM peak trips – 65 and PM peak trips – 87). A trip generation analysis for the proposed facility is attached (memorandum from Wells & Associates, dated April 25, 2012).
- F. **General area to be served by proposed uses.** The greater Centreville and Westfields commercial, residential and office communities. Essentially the same areas now served by the Applicants branch at 5105 Westfields Boulevard, which is planned to be closed.
- G. **Description of building façade and architecture.** The proposed bank building will be constructed of high quality materials including a predominately brick façade on all sides with EIFS accents. The tower and drive-up features will use curved metal roofing with a color that matches the window system in the building. The main building height is 18'-10" to the parapet and the tower entry vestibule will be 23'-6". The building is traditional in style using materials and colors consistent with the existing shopping center.
- H. **Listing of all hazardous substances, toxic wastes or petroleum products known or to be handled on site.** None.
- I. **Conformity with Ordinances.** Upon approval, the proposed use will be in substantial conformance with all applicable ordinances, regulations, adopted standards and previously approved plans and conditions, with the exception of the following requested modification:

Waiver of 8' major paved trail shown on Comprehensive Plan along east property boundary in favor of existing 4' concrete walk. This waiver is consistent with the proffers and Generalized Development Plan associated with RZ 86-S-083, PCA 74-2-068 and CDPA 74-2-068, which established the development parameters for the shopping center.

  
Robert A. Lawrence  
Reed Smith LLP  
Attorney/Agent



SULLY STATION PHASE II

RZ 86-S-083  
PCA 74-2-068  
CDPA 74-2-068

PROFFERED DEVELOPMENT CONDITIONS

February 25, 1987  
Revised April 4, 1987  
Revised April 23, 1987

Kettler & Scott, Inc.  
8150 Leesburg Pike  
Suite 900  
Vienna, Virginia 22180  
734-9390

Executed

review and approval by VDOT, DEM, and the Countywide Trails Planner which will determine whether or not it will be feasible to provide pedestrian crossing of Braddock Road via a proposed box culvert under Braddock Road. If VDOT determines the crossing to be safe and feasible, applicant will provide grading and trail construction to the culvert crossing to allow crossing of Braddock Road via proposed box culvert under Braddock Road near Old Poplar Tree Road, in conjunction with final design of storm water management facilities.

→ D. Village Center

1. Landscaping. Landscaping, buffering and berming is to be provided on the Village Center property frontage along Stone Road and Braddock Road in accordance with Exhibit X (Berm Detail), Exhibit Y (Landscape and Berm Detail) and Exhibit Y-1 (Landscape Detail) and in general accordance with the Landscaping Plan prepared by Dewberry & Davis dated November 12, 1986 (revised 3/9/87). Landscaping treatments will also be provided for the rear of the shopping center as shown in the above referenced Dewberry & Davis plan. Additionally, Village Center Owner(s) will be responsible for maintaining the barrier to be constructed to the east of the Village Center on the proposed PDH-3 land, as described in condition J(9), below.

2. Uses Excluded. The following uses are not to be included in the Village Center.

- a. Quick service food store (Seven Eleven/High's Hop-In)
- b. Video Arcade
- c. Fast Food (i.e. McDonalds, Roy Rogers) but delicatessen will be permitted
- d. ABC stores or off-premises restaurant ABC sales
- e. Drive through (except bank)
- f. Gas station and vehicle service establishment
- g. Laundromat
- h. Cinemas
- i. Kennels
- j. Auto parts store, e.g. Trak, Hi-Gear
- k. Major appliance store
- l. Warehouse/factory second apparel
- m. Freestanding video rental store, e.g. Erols

3. Typical Uses in the Village Center may include but are not limited to the following: grocery, pharmacy, doctor's office, dry cleaner, and typical uses listed on Exhibit U.

4. Architecture. Architecture to be in general conformance with the renderings included as Exhibits P, Q, R, S, and T, prepared by Architectural Design Group, Inc., dated 11/86. Materials and treatments to be used in the rear of the Village Center shall provide continuity with those used elsewhere in the Village Center.

5. Hours of operation shall be limited to from 6 a.m. to 10 p.m., except for restaurants and medical clinic.

6. Traffic. Traffic circulation shall be in general conformance with the GDP. No entrance to the Village Center will be provided opposite Stone Crossing Court. Crosswalks are to be provided at Stone Range Drive and signalized intersections. Drive-in windows for the proposed freestanding bank will require a separate special exception approval. An off-site entrance to the Village Center shall be provided through the proposed church site in general conformance with Exhibit V-1 subject to final engineering. Public access easements will be provided over travelways on both the CDP and GDP.

7. Development Plan. The development of the Village Center shall be in general conformance with the GDP prepared by Dewberry & Davis revised thru March 4, 1987. In addition, minor deviations to the sizes, dimensions, and locations of buildings shown on the GDP may occur with final architecture and engineering design. This includes a possible relocation of the freestanding bank and future drive-in window to the northern end of the shopping center. (The drive-in window will require a separate special exception approval.)

8. Square Footage. The Village Center shall be limited to a maximum of 135,000 square feet of retail, which includes a bank (either freestanding or attached to the northern end of the shopping center) and any restaurants; and a maximum of 14,800 square feet doctors' offices and other permitted non retail uses.

9. Phasing. The Village Center will not be granted non-residential use permits until Stone Road frontage and

Stone/Braddock intersection improvements are complete and accepted for state maintenance.

10. Lighting/Signage. Lighting will be provided generally consistent with Exhibit V, downward directed. The exact design of fixtures shall be subject to final architectural design. No pylon signs will be provided for the Center, and store signs are to be architecturally consistent with each other and the architectural style shown in Exhibits P, Q, R, S and T.

11. Pedestrian Walkway. A pedestrian walkway will be provided along Stone Road frontage as shown on the GDP and Exhibit X.

12. Maintenance. Adequate provision for building and grounds maintenance will be incorporated in covenants and easements for the Village Center. Dumpsters will be visually screened using either a barrier, landscaping or a combination of barrier and landscaping materials as specified at time of site plan.

#### E. Proffered Development Conditions - Child Care Centers

1. Location and Development of Child Care Centers will be in general conformance with the Conceptual Development Plan.

2. Not more than two separate Child Care Centers will be provided in the PDH-4 area limited to a maximum of 160 students each unless a lesser number is specified at the time of FDP.

L. Additional Proffered Conditions Related to  
C-6 Zoned (Village Center) Area

1. Plantings in addition to those shown on the Landscape Plan dated November 12, 1986 (revised 3/9/87) will be provided within areas A, B and C on the attached subject to approval of the County Arborist. Area A will include intermittent planting of small evergreens throughout (subject to approval of utility easement holder), and area B will incorporate additional secondary shade trees. Area C will incorporate small ornamentals incorporated as base or box plantings behind the building, where feasible consistent with loading requirements, as shown at time of site plan.

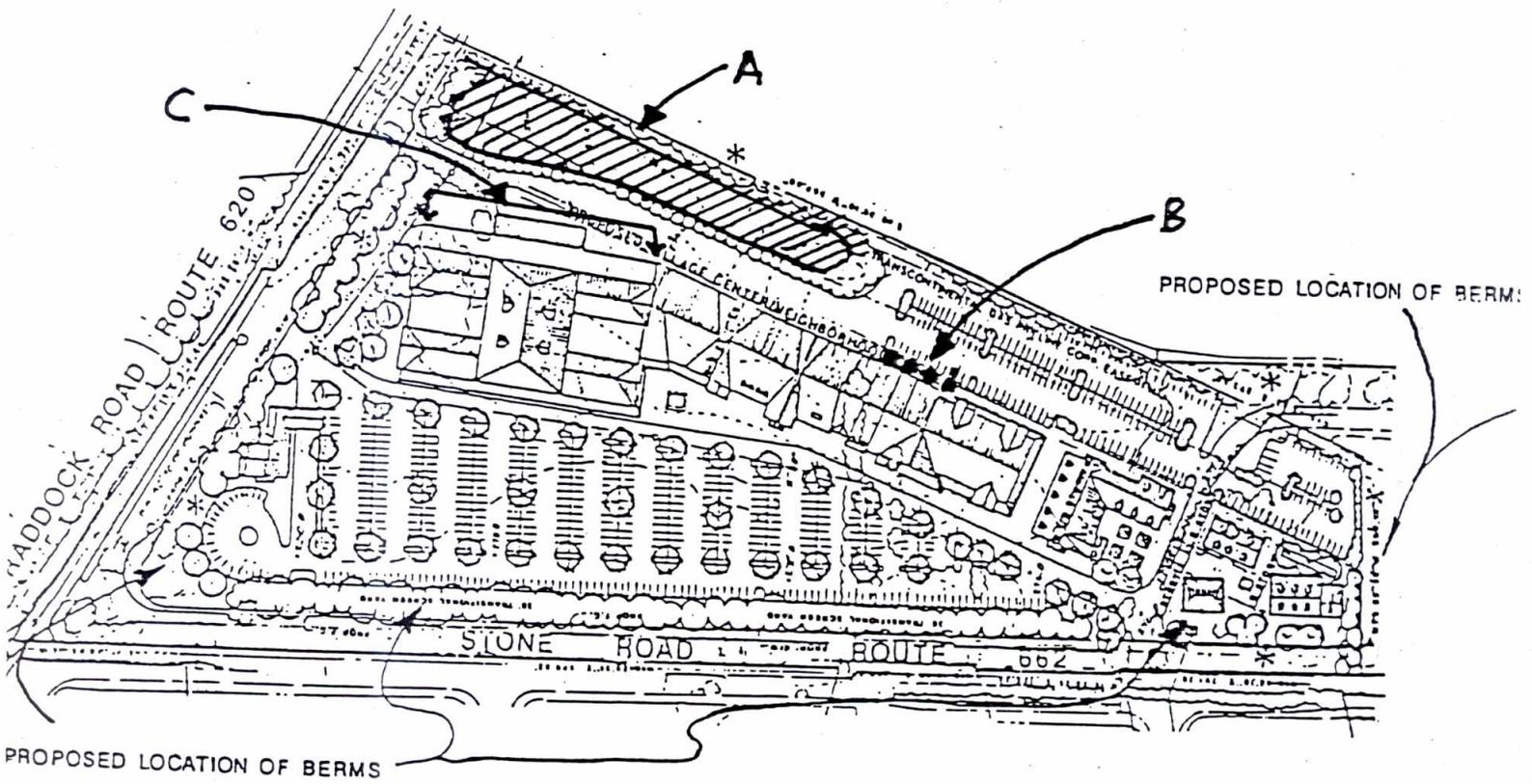
2. Barrier between the Village Center and the PDH-3 area located behind the Village Center as described in Proffered Conditions D(1) and J(9) will be constructed within a five-foot wide easement along the PDH-3/C6 zoning line within the PDH-3 area. Such easement shall be recorded at time of site plan approval for the C-6 area or subdivision approval of the PDH-3 area (whichever comes first), and shall provide for access to and maintenance of the barrier by the owner(s) of the C-6 property. The C-6 property in its entirety shall be burdened at time of site plan approval with affirmative covenants providing for maintenance of the barrier in perpetuity by the owner(s) of the C-6 property. Said easement and covenants shall be reviewed and approved by DEM and the County Attorney at the time of site plan approval. Notice of the easement

and covenants will be given at time of settlement to all Purchasers within the PDH-3.

3. The stormwater management facility located within the PDH-3 area (generally as shown on the CDP) and serving the Village Center and a portion of the PDH-3 area shall be maintained by the owner(s) of the C-6 property. At time of plan approval for construction of the stormwater management facility, the C-6 property shall be burdened with a maintenance agreement requiring its maintenance by the owner(s) of the C-6 site at no cost to the County or the owner(s) of the PDH-3 property; and a maintenance easement shall be recorded providing for maintenance of the stormwater management facility; both the easement and agreement to be reviewed and approved by the Department of Public Works.

Attachment (1)  
Designation of Additional Landscape  
Area - Village Center

Rev. 4/23/87



Designation of Additional  
Landscape Area - Village Center

Offered Development  
 Conditions  
 Exhibit M



**LEGEND**

- EXISTING/PROPOSED TRAILS TO BE CONSTRUCTED BY KETTLER AND SCOTT
- EXISTING TRAILS
- OTHER COMMITTED AND/OR PROPOSED TRAILS
- FAIRFAX COUNTY PARK AUTHORITY AND/OR FAIRFAX COUNTY PLANNED TRAILS
- PARK LAND TO BE DEDICATED BY KETTLER AND SCOTT
- EXISTING PARK/RECREATION LAND
- EXISTING/PROPOSED DEVELOPMENT BY KETTLER AND SCOTT

**TABULATION**

TOTAL PARK LAND TO BE DEDICATED BY KETTLER AND SCOTT 615 AC.

TOTAL TRAIL MILEAGE EXISTING/PROPOSED BY KETTLER AND SCOTT 18 MI.

**KETTLER & SCOTT PROPERTIES PARK AND TRAILS PLAN IN THE WESTERN CENTREVILLE AREA**

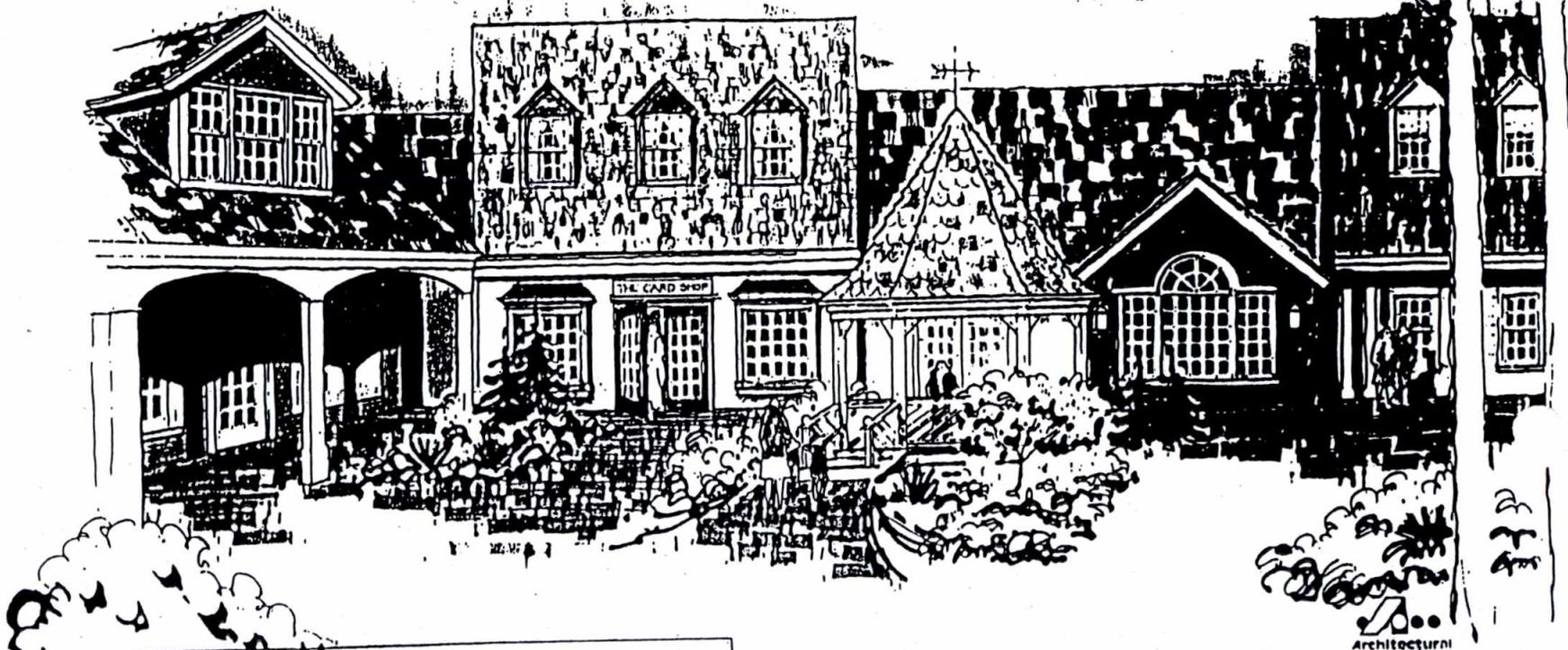
OCTOBER 1986

SCALE: 1"=1000'

**Dewberry & Davis**



*Handwritten notes:*  
C. B. ...  
P. ...



VILLAGE CENTER  
STATION II  
KETTLER & SCOTT, INC.

Architectural  
Design  
Group, Inc.

Village Center Architecture Detail #1  
Proffered Development  
Conditions  
Exhibit P

Proffered Development  
Conditions  
Exhibit     



VILLAGE CENTER  
SULLY STATION II      KETTLER & SCOTT.



VILLAGE CENTER  
SULLY STATION II KETTLER & SCOTT, INC.

Architectural  
Design  
Group, Inc.  
Rev. 11/1/60

Proffered Development  
Conditions  
Exhibit   R    
Village Center Architecture Detail #3

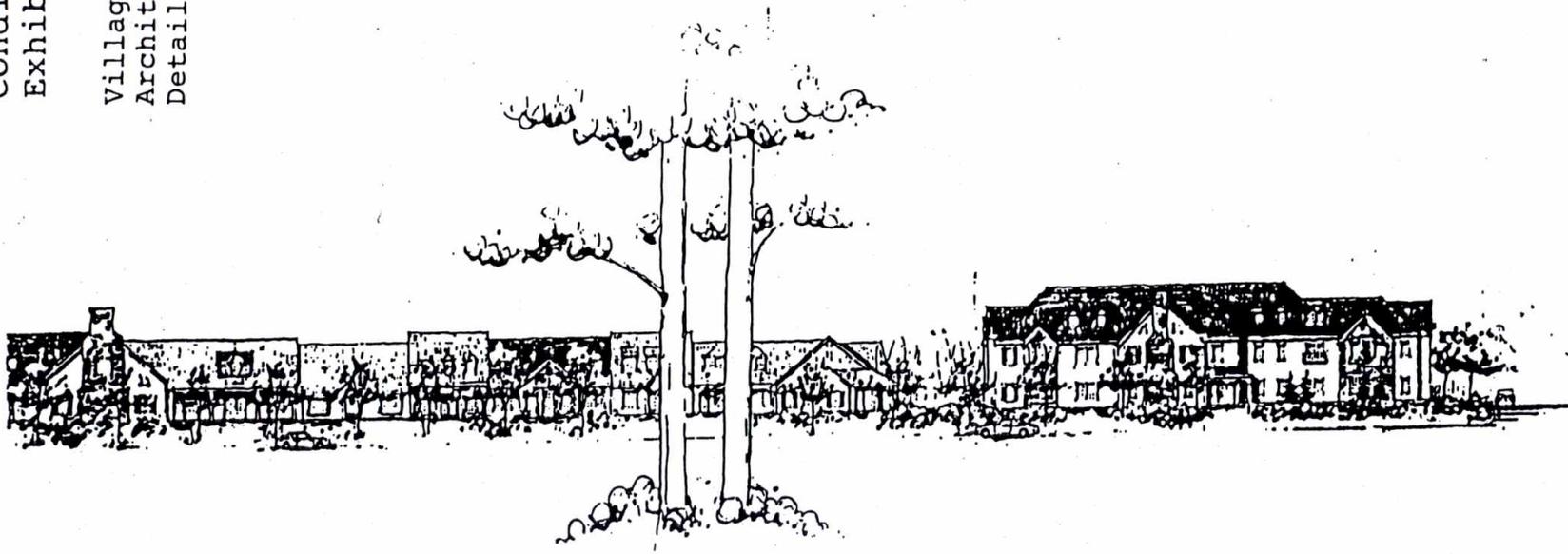


Proffered Development  
Conditions  
Exhibit      S

Village Center Architecture Detail # 4

Proffered Development  
Conditions  
Exhibit   T  

Village Center  
Architecture  
Detail #5



VILLAGE CENTER  
SULLY STATION II  
KETTNER & SCOTT, INC.



SULLY STATION II VILLAGE CENTER  
TYPICAL USES  
Total Stores 15 to 20

1. Food store
2. Pharmacy
3. Dry cleaner
4. Beautician
5. Bank
6. Gifts/cards
7. Ice cream
8. Delicatessen
9. Pastry/bakery/donuts
10. Bookshop
11. Bank
12. Doctors/Dentist/Pediatricians
13. Lawyers/Realtors/Insurance
14. Boutique(s)
15. Crafts shop
16. Toy shop
17. Tobacconist
18. Wine and cheese specialty
19. Florist
20. Decorator shop
21. Fabrics
22. Photography

Proffered Development  
Conditions  
Exhibit U

Proffered Development  
Conditions  
Exhibit  V

VILLAGE CENTER TYPICAL  
LIGHTING DETAIL

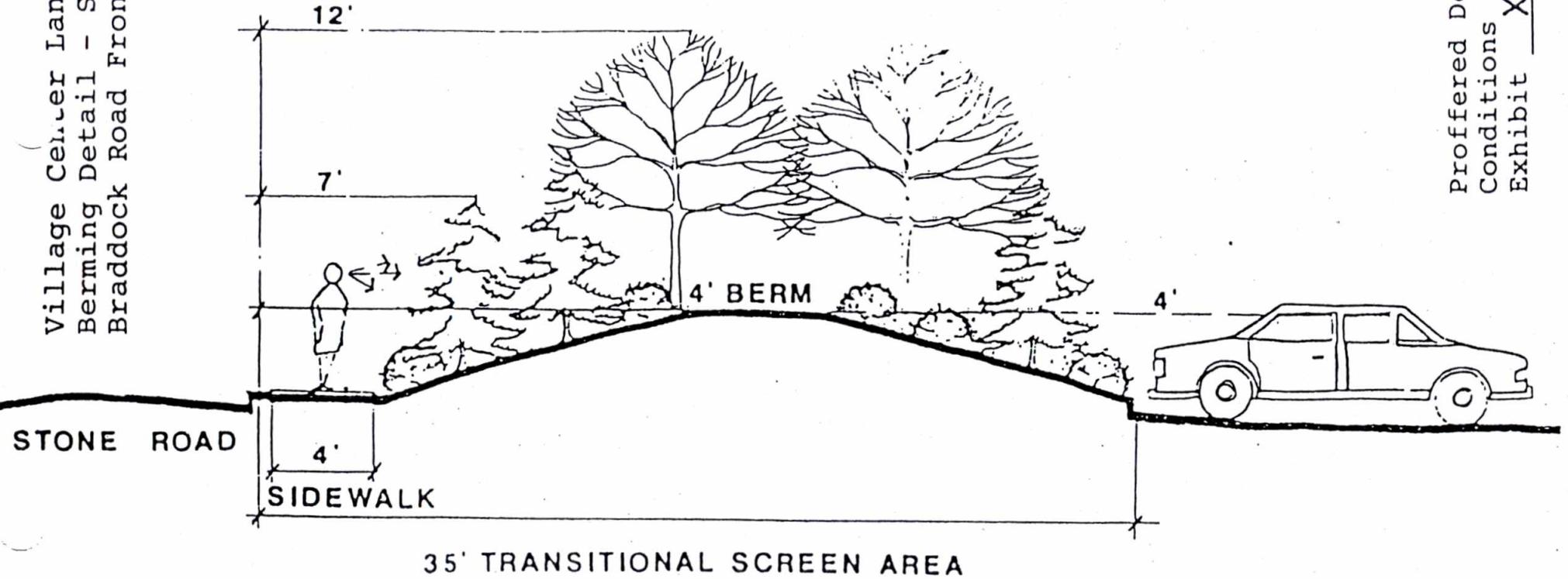


VILLAGE CENTER

SULLY STATION II

KETTLER & SCOTT, INC.

Village Center Landscaping and  
Berming Detail - Stone and  
Braddock Road Frontage

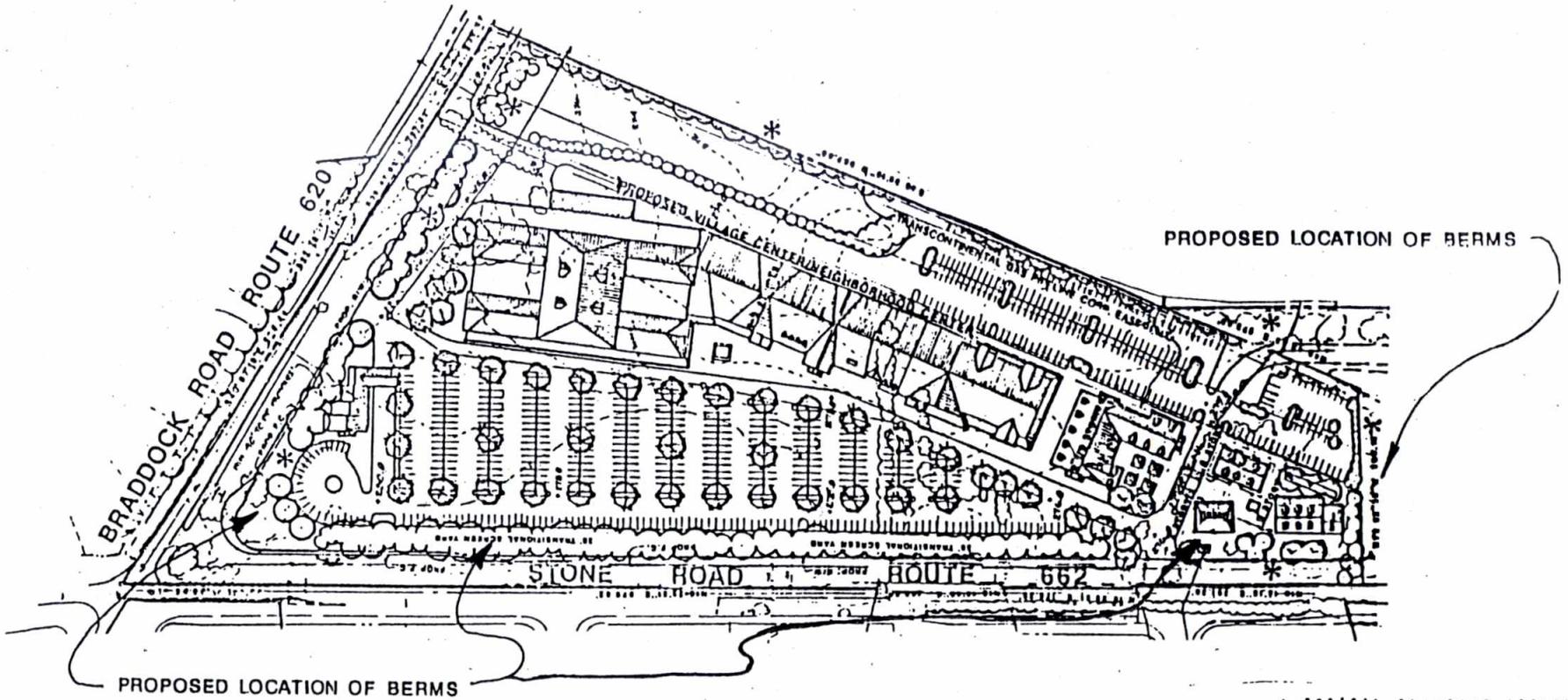


Proffered Development  
Conditions  
Exhibit X

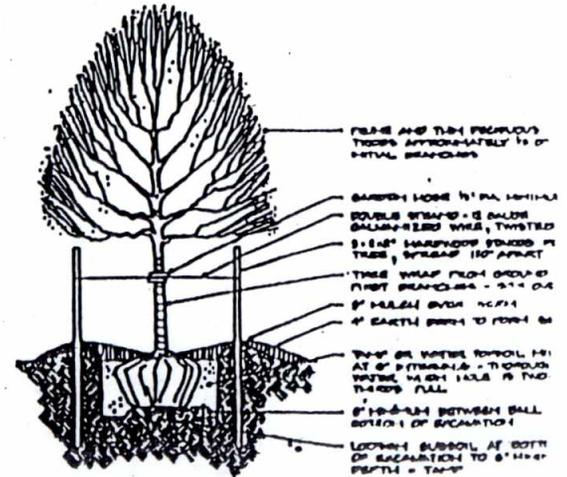
\* LANDSCAPING SHOWN AT PLANTED HEIGHT

# SULLY STATION LANDSCAPE DEVELOPMENT PROGRAM

Offered Development  
 Conditions  
 Exhibit Y



TYPICAL PLANTING DETAIL



## PLANT MATERIAL SIZE AND QUALITY

- 1. LILIES SHALL BE**  
 Minimum of 2 - 1 1/4" caliper, with an average height of 12 - 14 feet.
- 2. HYDRANGEAS SHALL BE**  
 Minimum of 1 - 1 1/4" caliper, with an average height of 8 - 10 feet.
- 3. CAMELIAS SHALL BE**  
 Minimum of 2 - 8 feet in height.
- 4. PINES SHALL BE**  
 a. planted at a size no less than 1 - 1 1/2" feet in height when ultimately attaining a height of 6-foot or greater.  
 b. planted at a size no less than 11 - 12" in height when ultimately attaining a height of 14 feet.  
 c. planted at a size no less than 11 - 12" in diameter when ultimately attaining a height of 3 feet or less.

**5. QUALITY**

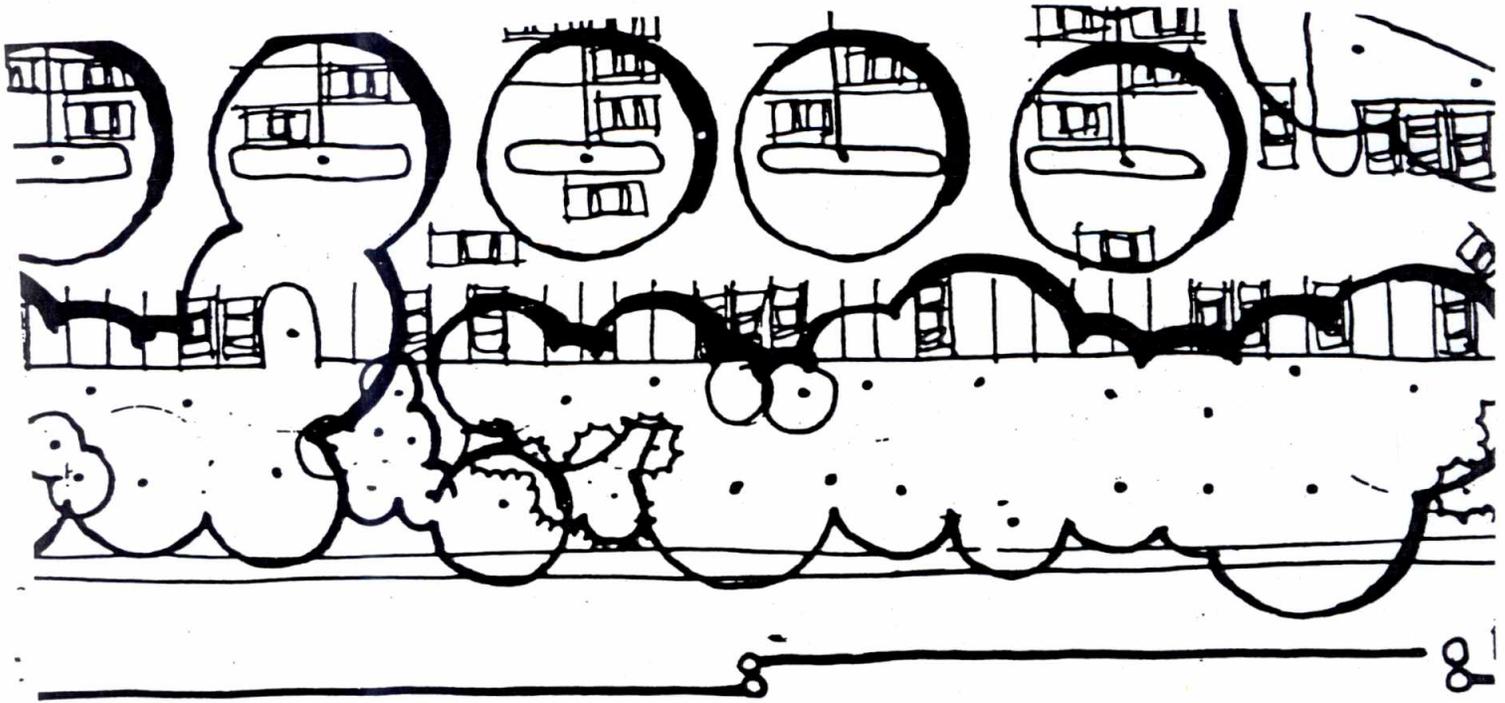
Plant materials: the following reference standards shall govern, American Association of Nurserymen, Inc. (American National Standards Institute) Nursery Stock (ANSI).

Plants shall be typical of their species and variety; have normal growth habits; well-developed branches, densely foliated; with healthy, vigorous, fibrous root systems. Plants shall be free from diseases, insect infestations, defects and injuries. Quality, size and grading of plants and shrubs, spread of roots and measurement of balls shall be in accordance with ANSI, American Standard for Nursery Stock. Plants shall be freshly dug and nursery grown. Nursery grown plants shall have been transplanted or root pruned at least once in the past three years. Each bundle of plants and all separate plants shall be properly identified by weatherproof labels securely attached thereto before delivery to project site. Label shall identify plant by name and provide any specific data as to location and arrangement.

Trees shall be of symmetrical growth, and free of insect pests and diseases. The trunk shall be measured at a height of six inches above the finished ground level. Trees shall have straight trunks and be well branched with a single leader trunk. Balls shall be free of defects. All roots over 1/2" diam shall be balled and wrapped. Trees will not be accepted unless they have had their leaders cut or loosely damaged so that cutting is necessary. Trees shall be free of branches up to six feet from the ground, and be planned for planting to meet areas with no container or protection stimulation conflict.

Ball and burlapped plant material (B&B) shall be dug with firm natural balls and securely burlapped separately. Ball and burlapped plants shall come from soil which will hold a firm ball.

Proffered Development  
 Conditions  
 Exhibit Y-1



PLANT LEGEND

	PRIMARY SHADE TREES	<ul style="list-style-type: none"> <li>· RED OAK; QUERCUS RUBRA</li> <li>· LONDON PLANE-TREE; PLATINUS ACERIFOLIA</li> <li>· SUGAR MAPLE; ACER SACCHARUM</li> </ul>
	SECONDARY SHADE TREES	<ul style="list-style-type: none"> <li>· HONEYLOCUST; GLEDITSIA TRIACANTHOS</li> <li>· HACKBERRY; CELTIS OCCIDENTALIS</li> <li>· SCHOLARTREE; SOPHORA JAPONICA</li> </ul>
	SECONDARY SHADE TREES	<ul style="list-style-type: none"> <li>· SILVER LINDEN; TILLIA TOMENTOSA</li> <li>· WILLOW OAK; QUERCUS PHELLOS</li> <li>· BRADFORD PEAR; PYRUS CALLERYANA 'BRADFORD'</li> </ul>
	SMALL ORNAMENTAL TREES	<ul style="list-style-type: none"> <li>· FLOWERING DOGWOOD; CORNUS FLORIDA</li> <li>· HIGAN CHERRY; PRUNUS SUBHIRTILLA</li> <li>· JAPANESE FLOWERING CRAB; MALUS FLORIBUNDA</li> </ul>
	MID-SIZED EVERGREENS	<ul style="list-style-type: none"> <li>· AUSTRALIAN PINE; PINUS NIGRA</li> <li>· SCOTCH PINE; PINUS SYLVESTRIS</li> </ul>
	SHRUBS	<ul style="list-style-type: none"> <li>· BURNINGBUSH; EUONYMUS ALATUS</li> <li>· AZALEA HYBRIDS</li> </ul>

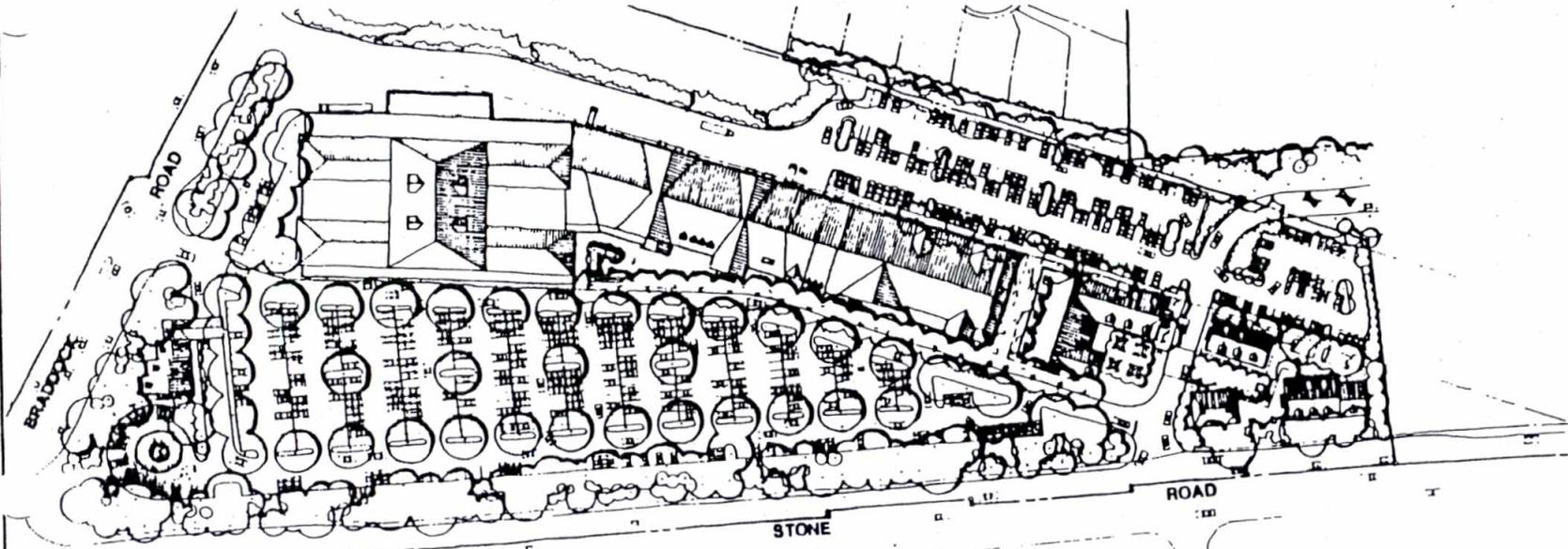
VILLAGE CENTER LANDSCAPE DETAIL





# LANDSCAPE PLAN

# VILLAGE CENTER/NEIGHBORHOOD CENTER



\* NOTE: A SIGN WILL BE PROVIDED ON BRADDOCK ROAD, STONE ROAD, AND  
LUREN PATENT DRIVE. REFER TO PROFESSIONALS FOR FURTHER DETAILS.

### PLANT LEGEND

- |  |                        |  |
|--|------------------------|--|
|  | PRIMARY SHADE TREES    | RED OAK; BURBANK BIRCH<br>LONDON PLANE - TREES; PLATANUS ACERIFOLIA<br>SUGAR MAPLE; ACER SACCHARIN                   |
|  | SECONDARY SHADE TREES  | HONEYLOCUST; BLENNYIA TRIACANTHOS<br>NACKSBARTI; CELTIS SCOTTOLANUS<br>SCHOOL STRIKE; LOPHODI JAPONICA               |
|  | SECONDARY SHADE TREES  | SILVER LINDEN; TILIA TENSIPORA<br>WILLOW OAK; BUDENSON PHOENIX<br>BRADPORE PLAIN; PTUNUS CALLISTYMA<br>"BRADPORE"    |
|  | SMALL ORNAMENTAL TREES | FLOWERING DOGWOOD; DANRUS FLOWERS<br>KORAN CHERRY; PRUNUS SUBERFOLIA<br>JAPANESE FLOWERING CHERRY MALUS<br>FLOWERING |
|  | MID-SIZED EVERGREENS   | AUSTRIAN PINE; PICEA MARIANA<br>SCOTCH PINE; PICEA SUECICA   |
|  | SHRUBS                 | BURNINGBUSH; BURNINGBUSH ALATIS<br>ALAEALIA HYDRUS   |

**KETTLER & SCOTT**  
Landscape Architects  
1000 ...

**SULLY STATION**  
PHASE II  
FINAL DEVELOPMENT PLAN 02-00-0000  
SULLY STATION  
MUNICIPALITY OF ...  
NOVEMBER 12, 1998



DATE	DESCRIPTION

## APPROVED DEVELOPMENT CONDITIONS

SE 93-Y-032

November 4, 1993

If it is the intent of the Board of Supervisors to approve SE 93-Y-032 located at Tax Map 54-1 ((17)) E to allow a drive-in bank within an existing shopping center pursuant to Section 4-604 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions. The development conditions listed below supersede all previous conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans as determined by the Department of Environmental Management. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat, entitled, "Special Exception Plat Sully Station II Village Center", prepared by VIKA Incorporated, dated November 30, 1988 and revised through March 9, 1990.
4. Subject to the proffers accepted in conjunction with the approval of RZ 86-S-083/PCA 74-2-068 and the C-6 Zoning District requirements, uses in the shopping center (other than the drive-in bank) may change from that reflected on the Special Exception Plat without requiring a Special Exception Amendment.
5. The maximum hours of operation for the drive-in bank shall be Monday through Friday 9 a.m. to 9 p.m. and Saturday 9 a.m. to 5 p.m. The maximum hours of operation for the automatic teller machines (ATMs) shall be 6:00 a.m. to 10:00 p.m. daily.
6. Landscaping shall be provided in accordance with the site plan (Site Plan #7085-SP-08) for the bank approved on September 25, 1989.

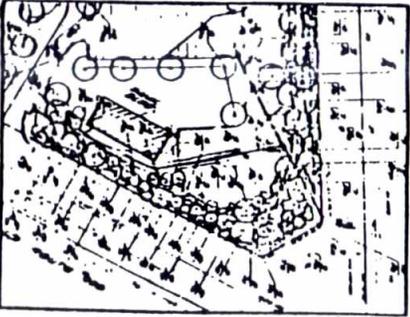
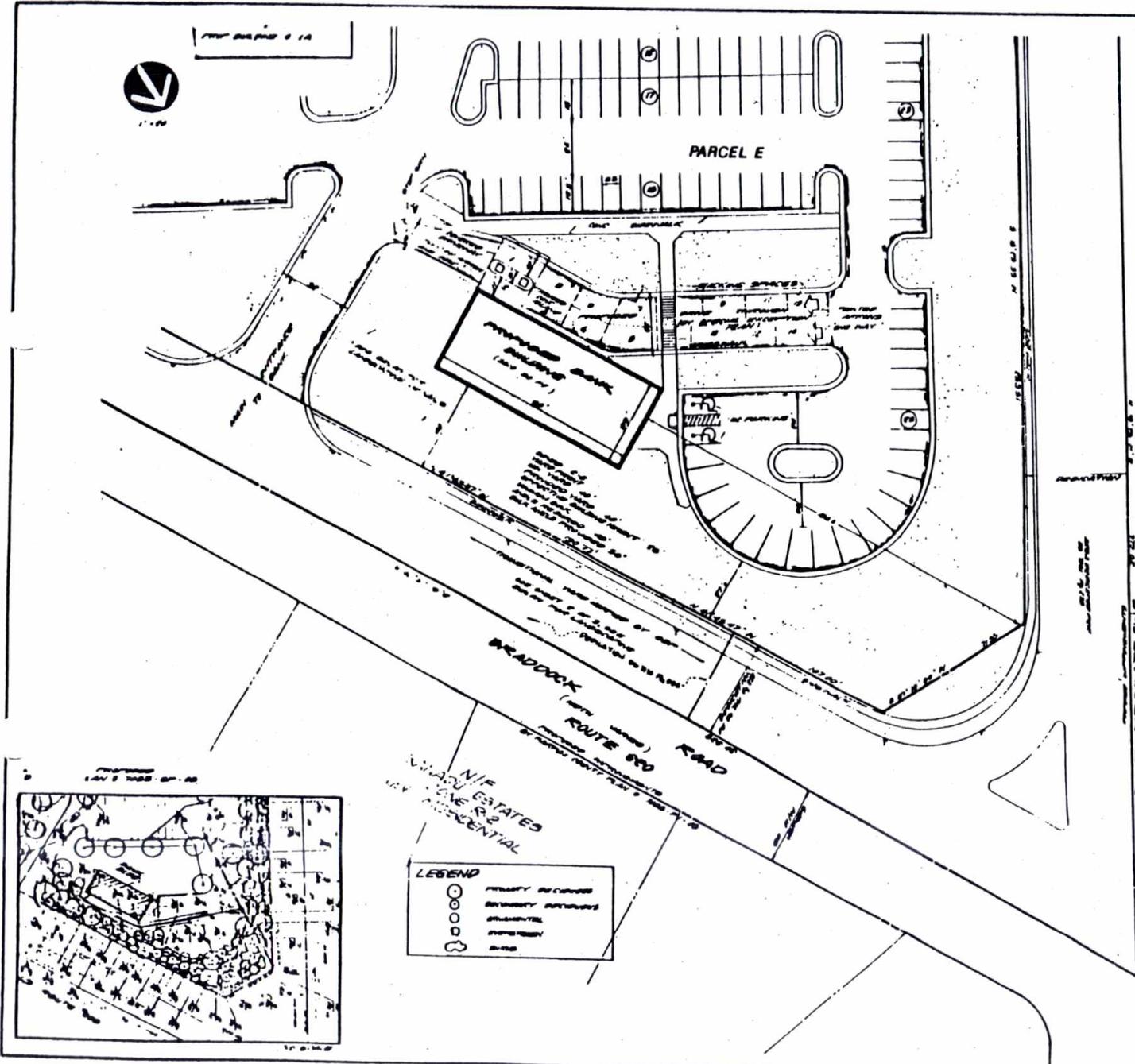
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established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





1/2" = 100'



**LEGEND**

- PRIMARY RESIDENCE
- SECONDARY RESIDENCE
- COMMERCIAL
- INDUSTRIAL
- OFFICE

UTILITY MAP SCALE: 1" = 200'



THIS SITE IS A PORTION OF THE PROPERTY OWNED BY THE CITY OF SPRINGFIELD, VIRGINIA. THE CITY OF SPRINGFIELD HAS THE RIGHT TO TAKE EASES IN THE PROPERTY FOR THE PURPOSES OF THE CITY OF SPRINGFIELD. THE CITY OF SPRINGFIELD HAS THE RIGHT TO TAKE EASES IN THE PROPERTY FOR THE PURPOSES OF THE CITY OF SPRINGFIELD.

**SITE TABULATION:**

Lot Area	11,000 sq. ft.
Proposed Area	10,000 sq. ft.
Remaining Area	1,000 sq. ft.
Proposed Density	0.91
Remaining Density	0.09
Proposed Floor Area Ratio	0.91
Remaining Floor Area Ratio	0.09
Proposed Parking	100
Remaining Parking	0
Proposed Total Area	10,000 sq. ft.
Remaining Total Area	1,000 sq. ft.



**VIA**  
 VIRGINIA ARCHITECTS & ENGINEERS  
 1000 N. GLENN ST.  
 SUITE 200  
 FALLS CHURCH, VIRGINIA 22044  
 (703) 271-1100  
 FAX (703) 271-1101

**SULLY STATION PHASE II  
 VILLAGE CENTER  
 SPRINGFIELD DISTRICT  
 FARMAS COUNTY, VIRGINIA**

(SE/89-S-033)  
**SPECIAL EXCEPTION PLAN**

VIA REVISED PLS  
 1/2" = 100'  
 1/4" = 200'  
 1/8" = 400'  
 1/16" = 800'  
 1/32" = 1600'  
 1/64" = 3200'  
 1/128" = 6400'  
 1/256" = 12800'  
 1/512" = 25600'  
 1/1024" = 51200'



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 11, 2012

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Environmental Assessment:**  
PCA-86-S-083-5/SEA-93-Y-032 (Sully Station BB&T Bank)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the proffered condition amendment and special exception amendment plans dated May 17, 2012 and revised through September 25, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Branch Banking and Trust Company proposes to develop a vacant site at the south end of Sully Station Shopping Center with a drive-in bank that includes a 3,221 square foot building and three drive-through lanes. This is proposed through a proffered condition amendment (PCA) and special exception amendment (SEA). Previous SE approvals permitted a bank at this location and this application proposes an alternate layout.

The PCA/SEA amends the 14.92-acre property subject to SE-93-Y-032 that extends from the southeast corner of the intersection between Braddock Road and Stone Road in Centreville. The changes proposed in the subject application are only applicable to 1.031 acres of undeveloped property at the southernmost tip of the property, and there are no changes proposed to the remainder of the site, which is already constructed as Sully Station Shopping Center.

**COMPREHENSIVE PLAN MAP:** Retail and Other Commercial Uses

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## COMPREHENSIVE PLAN CITATIONS:

### Environment

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

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### **Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . .**

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious

cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 14-17.

**“Objective 10: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

- Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b. Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.
- Policy c. Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 19-21.

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

- Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in

the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system . . .”

## ENVIRONMENTAL ANALYSIS

### Water Quantity and Quality

The subject property is located in the Cub Run watershed. There are no floodplain areas, resource protection areas or environmental quality corridors with the property. It is not anticipated that the proposed amendment to the special exception presents a significant difference in environmental impact from that of the previously approved plans. In the applicant's stormwater management plans and narrative, it is indicated that the site drains to multiple regional stormwater ponds, all which have adequate capacity to accommodate the amount of additional stormwater that the proposed development is expected to generate. The use of regional stormwater management ponds is in line with the environmental recommendations for the Bull Run Planning District and Regional Stormwater Management Plan.

Planning staff felt the applicant could redesign the site design to further improve water quality impacts through a reduction in impervious surface. The original submission proposed twenty-six parking spaces, whereas only thirteen spaces would be required by ordinance. Additionally, the layout of the spaces and travel aisles were felt to be inefficient and would require more paved areas than necessary.

The September 25<sup>th</sup> resubmission includes a revised design for the parking lot, which includes five fewer parking spaces (21 instead of 26) and consolidates two of the three vehicular access points into a single two-way access. The resulting design includes approximately 1,000 square feet less of impervious area from the original submission. This is an improvement over the original design; however, the proposed twenty-one spaces are still significantly more than the required thirteen spaces, so there is an opportunity to further reduce the proposed paving area. Planning staff encourages the applicant to further reduce the number of parking spaces in order to minimize the impervious surface area in the eventual development.

### Green Building Design

The location of the subject property is outside the Centreville Suburban Area, and is therefore not within an area where LEED Certification is expected under Policy Plan Objective 13 in the Environment Section. Although there is not a specific expectation, planning staff encourages the applicant to consider pursuing a green building certification, especially if BB&T has a corporate policy geared towards constructing energy efficient buildings. No commitments towards green buildings have been provided at this time.

### Tree Preservation

Currently there is approximately 43% tree cover on the existing site. The applicant proposes to meet their tree canopy goals entirely through new tree plantings, with no preservation of existing trees. The constraints of the site make it difficult to preserve a significant amount of existing tree cover because a gas pipeline easement covers the eastern half of the property, and trees could not be planted in this area. Also, because the building could not be placed over the easement, it must occupy the western half of the property where the existing trees are currently. With the understanding that tree preservation opportunities are limited by this constraint, planning staff still encourages the applicant to seek opportunities to save trees within the proposed landscape

Barbara Berlin  
PCA 86-S-083-5/SEA 93-Y-032  
Sully Station BB&T Bank  
Page 6

areas surrounding the bank building, where possible, and consult with Urban Forestry Management Division to identify those trees most worth saving for possible inclusion in the developed landscape.

## **COUNTYWIDE TRAILS PLAN**

The Countywide Trails Plan Map indicates there is a major paved trail planned along Stone Road at this location. According to the development plan, page 1 notes that a waiver of this trail was approved with RZ 86-S-083 in favor of an existing 4 foot wide concrete sidewalk.

PGN/STB

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# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 24, 2012

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (PCA 86-S-083-05, SEA 93-Y-032)

SUBJECT: PCA 86-S-083-05, SEA 93-Y-032; Branch Banking and Trust Company  
Land Identification Map: 54-1-((17)), Parcel E

This department has reviewed the SEA plat revised through October 23, 2012. We have the following comments:

- The Applicant needs to construct a 10 foot asphalt trail along the east side of the property. A 14 foot wide maintenance and access easement will be needed for the trail as well. The planned trail is shown in the 1986 Sully Station II CDP and the 2002 Countywide Trails Plan. Since the adjoining trail segments already exist, FCDOT considers the planned trail connection on the Applicant's site essential to the overall trail network in Sully District. The 8 foot major paved trail waiver request should be removed from the cover sheet of the plat. FCDOT does not support the waiver of the trail requirement.
- The Applicant should upgrade the existing 4 foot sidewalk on Stone Road to 5 feet so that it is ADA compliant.
- There are several landscape shrubs and ornamental grasses drawn on the 6 foot wide pedestrian path by the handicapped parking space on the northeastern side of the parking lot that should be removed and relocated to the landscape area.
- The note "4' concrete sidewalk; Comp Plan 8' asphalt trail" refers to the incorrect location onsite on Sheet 3. The current location indicated by the note is an existing 4 foot sidewalk. The Comp Plan asphalt trail should point to the 15 foot minimum wide corridor on top of the Transcontinental Gas pipeline easement along the eastern side of the subject property.
- A full interchange improvement is planned for Stone Road and Lee Highway, which may change travel patterns on Stone Road in the future. The applicant should be aware that an additional left turn lane on Stone Road to Braddock Road may be needed in the future with further intensification on the parcel.

AKR/AY



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030

October 3, 2012

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Alex Faghri  
Virginia Department of Transportation – Land Development Section

**Subject:** SEA 93-Y-032; PCA 86-S-083-5; Branch Banking and Trust Company

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

We have reviewed the subject application and have no further comment. This office does not have any objection to approval.

If you have any questions please feel free to contact me.

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 24, 2012

**TO:** Brent Krasner, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Nicholas J. Drunasky, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** BB&T-Stone Road, PCA 86-S-083-5 and SEA 93-Y-032

**RE:** Request for assistance

Site Description: Approximately half of Parcel E consists of early successional forest species such as black locust, Bradford pear, and eastern redcedar. The other half of the site is open field consisting of grasses and forbs with a gravel area near the site entrance. This area of open field contains three gas lines running through it which occupy almost half of the site.

This review is based upon the Proffered Condition Amendment PCA 86-S-083-5 and the Special Exception Amendment SEA 93-Y-032 stamped as "Received by the Department of Planning and Zoning October 23, 2012." A site visit was conducted on August 8, 2012, as part of a review of this document.

1. **Comment:** The proffers and previously stamped, dated, signed, and approved rezoning document have been provided as an attachment with this submission, but are not all large enough to depict all the details, such as exhibit Y and Y-1 that detail the minimum sizes and species of trees.

**Recommendation:** The previously approved stamped, dated, and signed, full sized landscape exhibits such as Y and Y-1 from the following rezoning documents and proffers (RZ 86-S-083, PCA 74-2-068, and CDPA 74-2-068) should be incorporated into the PCA and SEA plat, along with revising the landscape legend to depict information from within these two exhibits. Otherwise as discussed, a development condition stating that they meet all landscape proffered development conditions such as D.1 from RZ 86-S-083, PCA 74-2-068, and CDPA 74-2-068 should take care of this concern.

2. **Comment:** With this submission, the applicant is claiming that they are providing less than 20 parking spaces, so are not required to provide interior parking lot landscaping and have removed it along with the tabulations with this submission. It appears that if

Department of Public Works and Environmental Services  
Urban Forest Management Division

12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769  
www.fairfaxcounty.gov/dpwes



the stacking spaces were counted as parking spaces, the applicant would be required to provide interior parking lot landscaping and tabulations.

**Recommendation:** The applicant should provide interior parking lot landscaping and meets the 5% requirement and provide tabulations demonstrating this has been met since stacking spaces should be counted as parking spaces for the tabulation.

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 173165

cc: DPZ File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 26, 2012

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

**FROM:** Sharad Regmi, Senior Engineer III  
Site Development and Inspections Division (SDID)  
Department of Public Works and Environmental Services

**SUBJECT:** Proffered Condition Amendment & Special Exception Amendment # PCA 86-S-083-5 / SEA 93-Y-032; Branch Banking & Trust Company Plat dated May 17, 2012; Cub Run Watershed; LDS Project # 7085-ZONA-004-1; Tax Map #054-1-17-00-0000-E; Sully District

We have reviewed the subject application and offer the following stormwater management comments.

### **Chesapeake Bay Preservation Ordinance (CBPO)**

There are no Resource Protection Areas on the site.

### **Floodplain**

There are no regulated floodplains on the site.

### **Downstream Drainage Complaints**

There are no recent downstream drainage complaints on file.

### **Stormwater Detention**

Stormwater detention is required, if not waived. The applicant has indicated to provide the stormwater detention requirement using existing off-site ponds. Applicant needs to show on the site plan that the off-site ponds was designed to detain flow from the subject site for the proposed development (PFM 6-0301.3).

### **Water Quality Control**

Water quality controls (BMP) are required for this project (PFM 6-0401.2, CBPO 118-3-2(f)). The applicant has indicated to provide BMP requirement using existing off-site pond. Applicant needs to show on the site plan that the off-site ponds was designed to provide BMP for the proposed development.

### **Downstream Drainage System (Site Outfall)**

An outfall narrative has been provided, however, applicant needs to demonstrate capacity (including the capacity of culvert under stone road) and non-erosive velocities of the downstream drainage system to the point at which the total drainage area is at least 100 times greater than the development site or to a floodplain that drains an area of at least 640 acres, whichever comes first (ZO 9-011.2.J(2)(C)).

Brent Krasner, Staff Coordinator

86-S-083-5 / SEA 93-Y-032; Branch Banking & Trust Company; LDS Project # 7085-ZONA-004-1

Page 2 of 2

Applicant needs to demonstrate on the plat that sheet flow outfall from the site will not cause any adverse impact to downstream properties (PFM 6-0202.6 and 6-0202.7).

Also, applicant needs demonstrate that no existing structures will be flooded during 100-yr storm event within the extent of review of the site outfalls per PFM 6-0203.5.

Please contact me at 703-324-1720 if you require additional information

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Shahab Baig, Chief North Branch, SDID, DPWES  
Zoning Application File





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

August 9, 2012

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

Re: PCA 86-S-083-05  
SEA 93-Y-032  
Branch Banking & Trust  
Company  
Tax Map: 54-1

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main located on the property. See the enclosed water system map.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in blue ink that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.  
Manager, Planning Department

Enclosure

cc: Robert A. Lawrence, Reed Smith, LLP



## County of Fairfax, Virginia

**MEMORANDUM****DATE:** August 8, 2012

**TO:** Barbara C. Berlin, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Eric Fisher, GIS Coordinator  
Information Technology Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Proffered Condition  
Amendment Application PCA 86-S-083-05 concurrent with Special Exception  
Amendment Application SEA 93-Y-032

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 #438, **West Centreville**
2. After construction programmed \_\_\_(n/a)\_\_\_ this property will be serviced by the fire station \_\_\_\_\_(n/a)\_\_\_\_\_



**Land Unit F (200 Acres)**

Land Unit F is planned for residential use at 8-12 dwelling units per acre.

**Land Unit G (245 Acres)**

The upper portion of this land unit is in an area of existing and planned residential use at 2-3 dwelling units per acre. The lower portion of the land unit has good access to the regional highway network (Route 29) and is adjacent to the London Towne townhouse development. Townhouses are also being developed in the area around O'Day Drive.

**G-1 (129 Acres)**

The Center Heights subdivision in Land Unit G-1 has existing residential development and significant undeveloped land. Part of the Big Rocky Run Environmental Quality Corridor is located in this land unit. This area includes property along Battery Ridge Lane and south to Route 29. Residential use at 5-8 dwelling units per acre is planned. The upper end of the density range is appropriate only with substantial consolidation of lots into a single parcel not smaller than 10 acres. Development under the Planned Development Housing (PDH) district requirements of the Zoning Ordinance is encouraged.

**G-2 (116 Acres)**

Residential use at 2-3 dwelling units per acre is planned for this land unit, which is north of, but not including, Battery Ridge Lane, because of its distance from the core area of Centreville. Access from Stone Road to Land Unit F is planned through this land unit. Land adjacent to Land Unit G-2 on the west side of Stone Road is developed at a similar density.

Additional neighborhood-serving commercial use is planned for the southeast corner of the intersection of Stone Road and Braddock Road to serve the new development in the vicinity. This commercial use should not exceed 150,000 square feet at no greater than .20 FAR.

**Land Unit H (131 Acres)**

Land Unit H is planned for industrial use on the eastern portion next to I-66 and medium density residential use on the western portion across from the London Towne townhouse subdivision.

**H-1 (78 Acres)**

Residential use at 5-8 dwelling units per acre is planned for this land unit because it is similar to that of London Towne in both use and intensity. The Cub Run Environmental Quality Corridor is partly located in this land unit. Access points to Route 29 should be consolidated and minimized.

**H-2 (53 Acres)**

Land Unit H-2 is planned for light industrial use due to its excellent access to the regional highway network. Access points to Route 29 should be limited, however, to minimize turning movements. Part of the Big Rocky Run Environmental Quality Corridor is in this land unit. If

## SPECIAL EXCEPTIONS

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

**9-504****Additional Standards for Amusement Arcades**

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.
2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.
3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:
  - A. Hours of operation.
  - B. Number of adult attendants required to be on the premises at all times.
  - C. Size of the establishment and the number of amusement machines.

**9-505****Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts**

1. In all districts where permitted by special exception:
  - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
  - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
  - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

## FAIRFAX COUNTY ZONING ORDINANCE

- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
  - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
  - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
  - C. There shall be no outside storage or display of goods offered for sale.
  - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
  - E. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than (2) such vehicles on site at any one time.
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
- A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
  - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
- A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

## APPENDIX 15

### GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is 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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
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	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		