



APPLICATION ACCEPTED: January 23, 2013
PLANNING COMMISSION: May 22, 2013
BOARD OF SUPERVISORS: June 4, 2013

County of Fairfax, Virginia

May 7, 2013

WS

STAFF REPORT

PCA 2005-SU-026
(Associated with FDPA 2009-SU-024)

SULLY DISTRICT

APPLICANT: DD North 3 LC

PRESENT ZONING: I-5 (General Industrial District) and WS (Water Supply Protection Overlay District)

PARCEL(S): 34-2 ((1)) 33A (part);
34-2 ((1)) 34A1 (part); and
Air and Space Museum Parkway right-of-way (part)

ACREAGE: 13.44 acres

FAR: 0.03

OPEN SPACE: 20.8%

PLAN MAP: Mixed Use

PROPOSAL: To amend RZ 2005-SU-026 to permit the construction of an overpass across Air and Space Museum Parkway to connect the secure campuses of Dulles Discovery North and Dulles Discovery South.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2005-SU-026 subject to the execution of the proffers consistent with those contained in Appendix 1.

Joe Gorney

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



Staff recommends reaffirmation of the previously approved modifications and waiver listed below:

- Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern, and western property boundaries as shown on the Generalized Development Plan (GDP).
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along a portion of Wall Road in favor of that shown on the GDP.

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

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

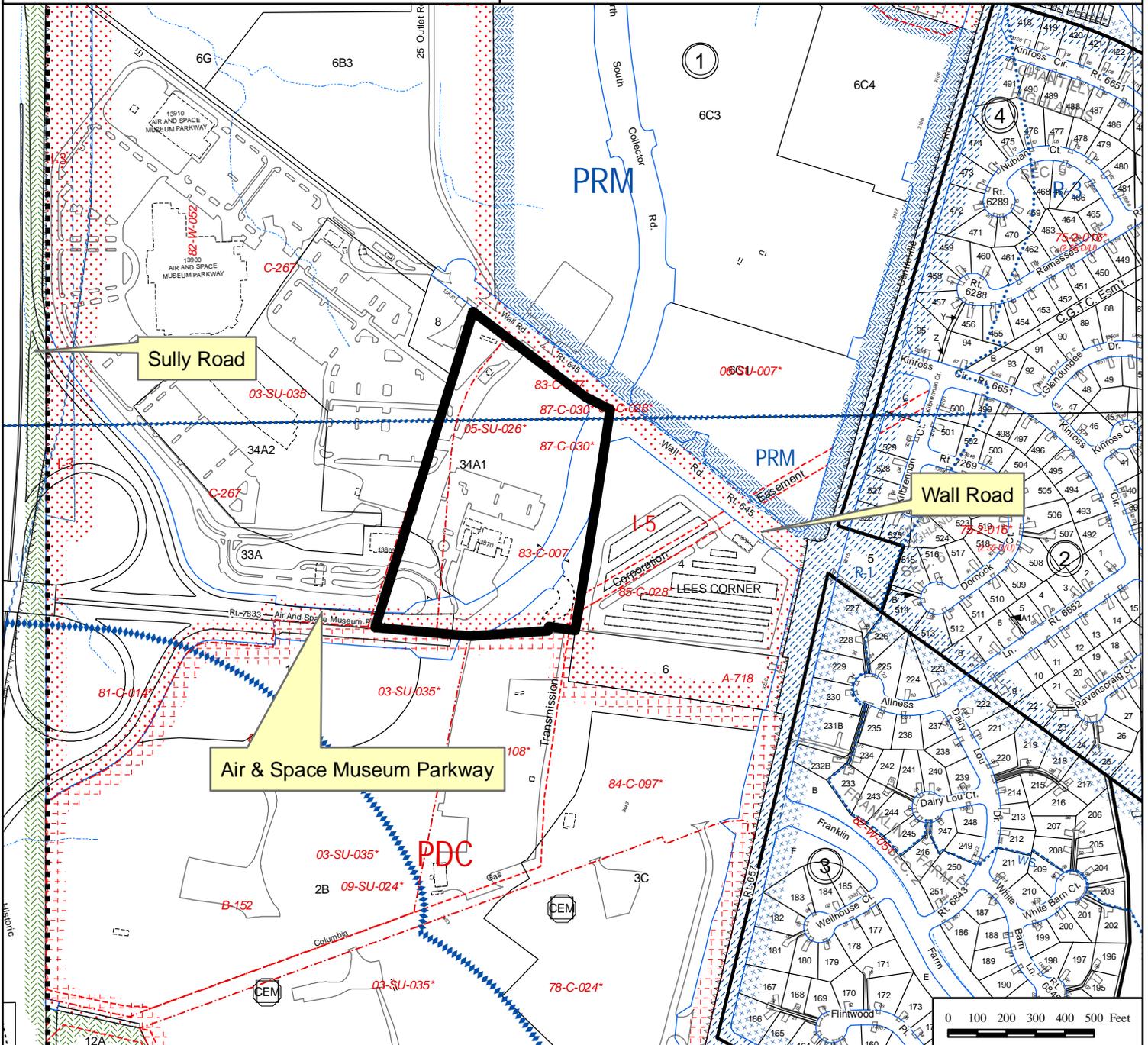
The approval of this rezoning does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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



Proffered Condition Amendment
PCA 2005-SU-026

Applicant: DD NORTH 3 LC
 Accepted: 01/23/2013
 Proposed: AMEND RZ 2005-SU-026 PERVIOUSLY APPROVED FOR OFFICE TO PERMIT CONSTRUCTION OF OVERPASS
 Area: 13.44 AC OF LAND; DISTRICT - SULLY
 Located: 13800 & 13870 AIR AND SPACE MUSEUM PARKWAY, CHANTILLY, VA 20151 AND PORTION OF RIGHT-OF-WAY FOR AIR AND SPACE MUSEUM PARKWAY
 Zoning: I-5
 Overlay Dist: WS
 Map Ref Num: 034-2- /01/ /0033A /01/ /0034A1 PART



DULLES DISCOVERY NORTH

PROFFERED CONDITION AMENDMENT/ GENERALIZED DEVELOPMENT PLAN

(PCA 2005-SU-026)

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

APPLICANT DD NORTH 3 LC
c/o THE PETERSON COMPANIES
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033
TEL: 703.227.2000
CONTACT: BILL SMITH

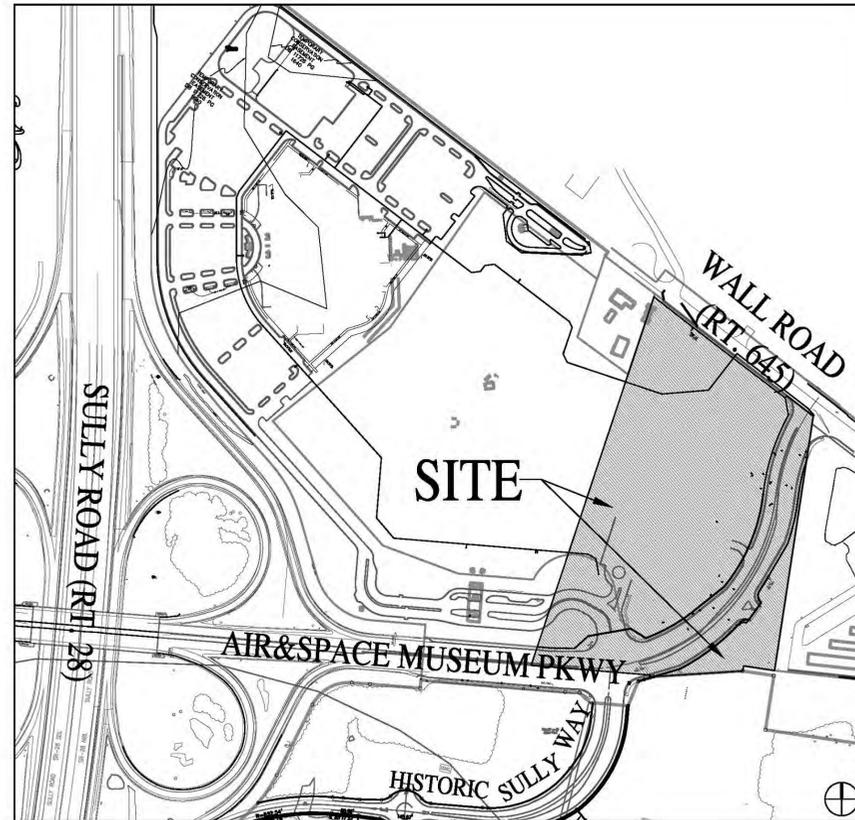
LEGAL COUNSEL HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
McLEAN, VA 22102
TEL: 703.714.7422
CONTACT: FRANK McDERMOTT

CIVIL ENGINEER URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VA 20151
TEL: 703.642.2306
CONTACT: ROBERT BROWN, PE

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VA 20191
TEL: 703.674.1300
CONTACT: ADAM STEINER, RLA

ARCHITECT / PLANNER HGA MID-ATLANTIC, INC.
44 CANAL CENTER PLAZA
SUITE 100
ALEXANDRIA, VA 22314
TEL: 703.836.7766
CONTACT: KEVIN FARQUHAR

TRAFFIC ENGINEER GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE ROAD
SUITE 330
CHANTILLY, VA 20151
TEL: 703.787.9595
CONTACT: CHRIS TACINELLI



VICINITY MAP

SCALE: 1"=250'

SHEET INDEX

- 1 COVER SHEET
- 2 SITE TABULATIONS AND NOTES
- 3 GENERALIZED DEVELOPMENT PLAN
- 4 LANDSCAPE PLAN
- 5 PEDESTRIAN CIRCULATION PLAN
- 6 EXISTING VEGETATION MAP
- 7 BMP MAP
- 8 BMP COMPS AND OUTFALL NARRATIVE
- 9 OUTFALL COMPUTATIONS
- 10 OUTFALL COMPUTATIONS
- 11 PERSPECTIVE

| PROPERTY OWNERSHIP | | |
|--|-------------------------------------|---|
| PARCEL I.D. | OWNER | DEED BOOK / PAGE |
| 34 - 2 - ((1)) - PARCEL 33A, PART | SULLY NORTH INVESTMENTS L.L.C. | BOOK 19171, PAGE 0247 |
| 34 - 2 - ((1)) - PARCEL 34A1, PART | DD NORTH 3, L.C. | BOOK 20388, PAGE 2063 |
| AIR AND SPACE MUSEUM PARKWAY ROW, PART | FAIRFAX COUNTY BOARD OF SUPERVISORS | BOOK 21050, PAGE 1309 BOOK 18134, PAGE 384 |

| PLAN DATE | No. | DATE | DESCRIPTION | REVISIONS |
|-----------|-----|------|-------------|-----------|
| 01-08-13 | | | | |
| 04-08-13 | | | | |
| 04-26-13 | | | | |
| | | | | |

Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel: 703.642.2306
www.urban-lltd.com

urban
Planners Engineers Landscape Architects Land Surveyors



COVER SHEET
DULLES DISCOVERY NORTH
PCA/GDP
SULLY DISTRICT
FAIRFAX COUNTY, VA
SCALE: AS NOTED
C.I.: N/A
DATE: JAN., 2013

GENERAL NOTES

11. THE AREA INCLUDED IN THIS PROFFERED CONDITION AMENDMENT (PCA) APPLICATION IS COMPRISED OF PORTIONS OF FAIRFAX COUNTY TAX MAP PARCEL NOS. 034-2(1)-33A AND 034-2(1)-34A-1, AND A PORTION OF THE RIGHT-OF-WAY OF AIR AND SPACE MUSEUM PARKWAY WHICH HAS BEEN CONSTRUCTED AND DEDICATED TO THE BOARD OF SUPERVISORS PURSUANT TO RZ 2005-SU-026. THE PROPERTY IS ZONED TO THE I-5 DISTRICT, AND WAS OVERLAY DISTRICT. THE PURPOSE OF THE PCA APPLICATION IS TO PERMIT THE DEVELOPMENT OF A PRIVATELY OWNED AND MAINTAINED OVERPASS OVER AIR AND SPACE MUSEUM PARKWAY CONNECTING THE DULLES DISCOVERY NORTH AND DULLES DISCOVERY SOUTH CAMPUSES TO PROVIDE INTERNAL CONNECTIVITY BETWEEN THE TWO SITES.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM AN ORIGINAL BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC., DATED JUNE 2005 AND UPDATED TO INCLUDE DEEDS OF RECORD SINCE THAT TIME.
3. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM A SURVEY TAKEN BY URBAN ENGINEERING & ASSOCIATES, INC., WHICH WAS AIR SURVEYED AND FROM EXISTING DESIGN PLANS OF RECORD.
4. THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE SULLY DISTRICT, THE UPPER CLUB RUN SANITARY SEWER DISTRICT AND THE CLUB RUN WATER SHED.
5. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
6. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN APPROVAL.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDINGS WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4 AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED OR DISPOSED OF IN CONJUNCTION WITH THE MAINTENANCE OF THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
8. THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.
9. AIR AND SPACE MUSEUM PARKWAY HAS BEEN DEDICATED AS A PUBLIC ROADWAY CONFORMING TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. EXCEPT FOR AIR AND SPACE MUSEUM PARKWAY AND EXISTING WALL ROAD, ALL OTHER ROADWAYS PROPOSED WITH THIS SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S.G.S. OR FAIRFAX COUNTY.
11. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR.
12. THE PROPOSED PLAN IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROPERTY.
13. THE EXISTING ACC (ACCESS CONTROL CENTER) BUILDING IS LOCATED PARTIALLY WITHIN THE SUBJECT SITE. THIS STRUCTURE AND ITS ASSOCIATED FENCING, WAS CONSTRUCTED IN 2007 AND SHALL REMAIN.
14. ALL TRAILS REQUIRED PER THE COUNTY'S COMPREHENSIVE TRAIL PLAN ARE SHOWN ON THE PEDESTRIAN CIRCULATION PLAN.
15. THE PARKING WITHIN THE LIMITS OF THE GDP IS FOR OFFICE BUILDINGS LOCATED OUTSIDE OF THE PCA APPLICATION LAND AREA. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL GSF OF OFFICE CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING SPACES AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED AND THE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE GDP. A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
16. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED OVERPASS CONNECTOR, BUILDINGS, SURFACE PARKING, PARKING STRUCTURES, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS GDP.
17. LOCATIONS AND QUANTITY OF GUARD HOUSES, MATERIAL INSPECTION FACILITY (MIF), SECURITY POSTS AND ADDITIONAL SITE SECURITY MEASURES ARE SUBJECT TO CHANGE PER REQUIREMENTS OF BUILDING OCCUPANT. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, FENCES, WALLS, SIGNS, PLANTERS, LIGHT FIXTURES, DUMPSTERS, SATELLITE DISHES, COMMUNICATION FACILITIES, BENCHES, FLAGPOLES, PICNIC AREAS, BIKE RACKS, EXERCISE FACILITIES, BALLISTIC BARRIERS, PASSIVE SECURITY BOULDERS, AND FREESTANDING SHADE STRUCTURES (TENTS) AT INSPECTION AREAS.
18. IT IS ANTICIPATED THAT THE PROPOSED PRIVATELY OWNED AND MAINTAINED OVERPASS CONNECTOR WILL BE CONSTRUCTED AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED.
19. SPECIAL EXCEPTION APPLICATION SE 2005-SU-023 WAS APPROVED ON FEBRUARY 27, 2006 FOR AN INCREASE IN HEIGHT FOR THE PHASE 2 AND PHASE 3 OFFICE BUILDINGS AND INCLUDED THE LAND AREA SUBJECT TO THIS PCA. THERE ARE NO CHANGES PROPOSED TO THE APPROVED SE.
20. THERE ARE NO UTILITY EASEMENTS GREATER THAN 25-FEET IN WIDTH LOCATED ON THE SUBJECT PROPERTY.
21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
22. PARKING LOT LIGHTING AND SITE LIGHTING WILL BE PROVIDED WITH FIXTURE TYPES THAT PROVIDE A FULL CUT-OFF LIGHT PATTERN WHEREVER POSSIBLE. CERTAIN HIGH-SECURITY AREAS NEAR BUILDING ENTRANCES, SITE ACCESS POINTS AND AT FENCE PERIMETER MAY REQUIRE SPECIAL FIXTURE TYPES THAT ARE NOT FULL CUT-OFF TO MEET SITE SECURITY REQUIREMENTS.
23. THE FOLLOWING WAIVERS AND MODIFICATIONS WERE PREVIOUSLY APPROVED WITH RZ 2005-SU-026:
 - (i) A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG PORTIONS OF THE NORTHERN, SOUTHERN, EASTERN, AND WESTERN PROPERTY BOUNDARIES AS SHOWN ON THE GDP AND SE PLAT.
 - (ii) A WAIVER OF THE COMPREHENSIVE TRAIL PLAN RECOMMENDATION ALONG A PORTION OF WALL ROAD AS SHOWN ON THE GDP.
24. PARKING SPACES MAY BE PROVIDED IN PLACE OF BUILDINGS/ STRUCTURES ON AN INTERIM OR PERMANENT BASIS SO LONG AS ADEQUATE PARKING IS PROVIDED FOR THE USES OCCUPIED ON THE SITE. THE APPLICANT RESERVES THE RIGHT TO DEVELOP FEWER BUILDINGS/STRUCTURES AND/OR A LESSER AMOUNT OF GROSS FLOOR AREA, TO RELOCATE AND/OR COMBINE THE BUILDING/ STRUCTURE FOOTPRINTS ON THE SITE AND TO MODIFY THE BUILDING/ STRUCTURE FOOTPRINTS ACCORDINGLY SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION IS NOT REDUCED.
25. THE SWMBMP HAS BEEN PREVIOUSLY DESIGNED AND CONSTRUCTED FOR THE CAMPUS BUILDOUT IN ACCORDANCE WITH SITE PLAN 9751-SF-004-2N.

ZONING TABULATIONS

EXISTING I-5 ZONE

| | REQUIRED |
|---------------------------|---------------|
| MINIMUM LOT AREA | 20,000 S.F. |
| MINIMUM LOT WIDTH | 100' |
| MAXIMUM BUILDING HEIGHT | 75' |
| MINIMUM YARD REQUIREMENTS | |
| FRONT SIDE REAR | 40' NONE NONE |
| MAXIMUM F.A.R. | 0.5 |
| OPEN SPACE REQUIRED | 15% |

SITE TABULATIONS

| | |
|---|--------------|
| AREA OF LIMITS OF ORIGINAL REZONING | 13,53454 AC. |
| AREA OF PCA/GDP | 13.44 AC. |
| T.M. 034-02(1)-33A PART | 1.06 AC. |
| T.M. 034-02(1)-34-A1 PART | 9.49 AC. |
| R/W PREVIOUSLY DEDICATED (AIR AND SPACE MUSEUM PARKWAY) | ±2.89 AC. |

| | |
|---|---|
| EXISTING ZONING | I-5 |
| PROPOSED ZONING | I-5 |
| PROPOSED USE | OFFICE AND ACCESSORY USES |
| OPEN SPACE PROVIDED | 20.8% (±2.8 AC)* |
| PROPOSED BUILDING HEIGHT | 30' (MATERIALS INSPECTION FACILITY "MIF") 30' (ACCESS CONTROL CENTER) 50' (PARKING STRUCTURE) 15' (GUARD HOUSES) |
| GROSS FLOOR AREA TABULATIONS | |
| 2 GUARD HOUSES (250 S.F. EACH) | ±500 S.F. |
| MATERIALS INSPECTION FACILITY | ±15,250 S.F. |
| plc A.C.C. (ACCESS CONTROL CENTER) | ±1,000 S.F. |
| PROPOSED TOTAL GROSS FLOOR AREA | 16,750 S.F. |
| PROPOSED F.A.R. | 0.03* |
| *(BASED ON ORIGINAL LIMITS OF REZONING TO APPLY DENSITY CREDIT) | |

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

The information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
 Ordinance 02-027 (01-01-01) C.S. & M. Ordinance 02-027 (01-01-01) C.S. & M.
 Development Plans PRC District (16-302 3 & 4) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

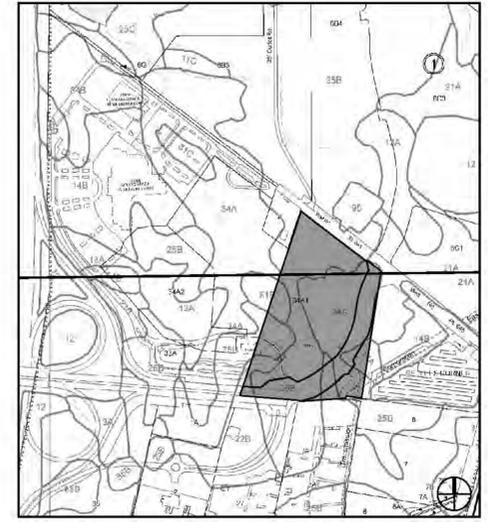
- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facilities and limits of clearing and grading to accommodate the stormwater management facilities, storm drainage pipe systems and outlet protection, pond spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 7
- 3. Provide:

| Facility Name/Type & Size | On-site area (served acres) | Off-site area (served acres) | Drainage area (acres) | Footprint area (sq ft) | Storage Volume (cu ft) | If pond, dam height (ft) |
|---------------------------|-----------------------------|------------------------------|-----------------------|------------------------|------------------------|--------------------------|
| EX. WET POND | 54.52 AC. | 4.00 AC. | 58.52 AC. | 83,000 | 1,020,800 | 14.95 |
- 4. Create drainage channels, outfalls and pipe systems are shown on Sheet 7
- 5. Pond inlet and outlet pipe systems are shown on Sheet 7
- 6. Maintenance access (road) to stormwater management facilities are shown on Sheet 7
- 7. Type of maintenance access road surface noted on the plan is GRAVEL (asphalt, geotext, gravel, etc.) (21-A)
- 8. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4
- 9. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8
- 10. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 linear feet area or which has a drainage area of at least one square mile (80 acres) is provided on Sheet 9-10
- 11. A description of how the outlet requirements, including known changes to contributing drainage areas (i.e. drainage diversion), of the Public Facilities Manual will be satisfied is provided on Sheet 9-10
- 12. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2, 7
- 13. A submission waiver is requested for N/A - POND PREVIOUSLY CONSTRUCTED
- 14. Stormwater management is not required because N/A

Revised 2-21-2008

LEGEND:

- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- CURB & GUTTER TRANSITION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING TREE LINE
- PROPOSED LIMITS OF SE
- STREET LIGHTS (DETAIL AND SPEC. BY ARCHITECT)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING POWER POLE WITH LIGHT FIXTURE
- EXISTING OVERHEAD ELEC. LINE



SOILS MAP / DATA
SCALE: 1"=500'

| SOIL NUMBER | SERIES NAME | FOUNDATION SUPPORT | SUBSURFACE DRAINAGE | ERODIBILITY | SOIL HYDROLOGIC GROUP | PROBLEM CLASS |
|-------------|----------------------------------|--------------------|---------------------|-------------|-----------------------|---------------|
| 17A | CHANTILLY - BOWMANSVILLE COMPLEX | POOR | POOR | LOW | D | IVA |
| 21A | CHANTILLY - DULLES COMPLEX | POOR | POOR | MEDIUM | D | IVA |
| 21B | CHANTILLY - MANASSAS COMPLEX | POOR | POOR | MEDIUM | D | IVB |
| 25B | CHANTILLY - PENN COMPLEX | GOOD | FAIR | MEDIUM | D | IVB |
| 34A | DULLES SILT LOAM | POOR | POOR | MEDIUM | D | III |
| 75B | MASASSAS SILT LOAM | MARGINAL | POOR | MEDIUM | B | II |
| 81B | OATLANDS LOAM | GOOD | FAIR | LOW | B | I |

TOTAL SITE TABULATIONS

DULLES DISCOVERY NORTH
(FOR INFORMATIONAL PURPOSES ONLY)

SITE TABULATIONS

| PARCEL* | AREA |
|----------------------------|--------------|
| PART OF 34-2 (1) PARCEL 33 | 28,10488 AC. |
| 34-2 (1) PARCEL 34 | 27,26608 AC. |
| TOTAL SITE AREA | 55,37074 AC. |

- AIR & SPACE MUSEUM PARKWAY DEDICATION (3,3071 AC.)*
 - RESIDUE TO EAST OF R.O.W. DEDICATION (0,0820 AC.)*
 - WALL ROAD DEDICATION (38' FROM EX. CL.) (1,0874 AC.)

NET SITE AREA: 50,88424 AC.

OPEN SPACE PROVIDED (FROM NET SITE AREA): 31.8% (16.2 AC.)

* ORIGINAL PARCEL REFERENCES/AREAS FROM RZ 2005-SU-026 USED FOR CLARITY. DEDICATIONS AND RESUBDIVISION HAVE OCCURRED SINCE THE ORIGINAL ZONING PLAN WAS PREPARED.

BUILDING TABULATIONS

| | |
|--|----------------------------|
| PROPOSED BUILDING HEIGHT | 75' (5 STORIES) |
| PHASE 1 | 150' (10 STORIES) |
| PHASE 2 | 150' (10 STORIES) |
| PHASE 3 | 150' (10 STORIES) |
| A.C.C. (ACCESS CONTROL CENTER) | 30' |
| GUARD HOUSES | 15' |
| PARKING GARAGES | 50' |
| GROSS FLOOR AREA | |
| PHASE 1 | 402,627 S.F.** |
| PHASE 2 (INC. CAMPUS LOADING FACILITY) | 398,240 S.F.** |
| PHASE 3 | 449,810 S.F. |
| CENTRAL PLANT | 25,978 S.F. |
| A.C.C. (ACCESS CONTROL CENTER) | 8,795 S.F.** |
| 6 GUARD HOUSES (250 S.F. EACH) | 1,500 S.F. |
| TOTAL | 1,282,948 S.F. (28.45 AC.) |
| PROPOSED F.A.R. (FROM TOTAL SITE AREA) | 0.532 |

** DENOTES BUILDING GSF WHICH HAS BEEN PREVIOUSLY APPROVED AND CONSTRUCTED.

PARKING TABULATIONS

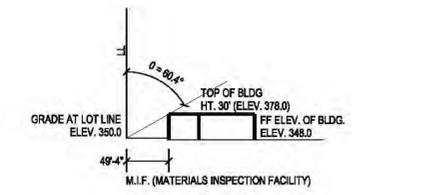
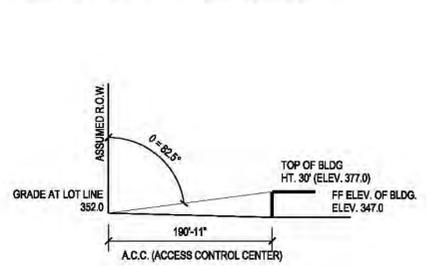
| | |
|-------------------------------------|----------------------------|
| GROSS FLOOR AREA | 1,282,948 S.F. (29.45 AC.) |
| PARKING REQUIRED (2.8 / 1,000 GFA) | 3335 |
| PARKING PROVIDED | |
| SURFACE SPACES | 42,765 |
| PHASE 2 GARAGE | 1,050 |
| PHASE 3 GARAGE | 1,330 |
| TOTAL | 5,145 |
| LOADING REQUIRED | 15 |
| 1 / 1st 10,000 GSF + 1 / 20,000 GSF | |
| 5 SPACES MAX PER PFM | |
| LOADING PROVIDED | 15 |

TREE COVER CALCULATIONS

| | |
|---|-------------------------|
| SITE AREA | 50,88424 AC.* |
| - BUILDING FOOTPRINT AREA (EXCLUDING GARAGES) | 4.18 AC. (181,923 S.F.) |
| = ADJUSTED SITE AREA | 48,70424 AC. |
| TREE COVER REQUIRED (10%) * (48,3389 AC.) | 4.87 AC. |
| TREE COVER PROVIDED | |
| EXISTING TO REMAIN | 0 AC. |
| PROPOSED PLANTINGS | 5.10 AC. |
| TOTAL | 5.10 AC. |

NOTE:
INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS FOR THE AREA SUBJECT TO THE PCA SHALL BE MET AT THE SITE PLAN APPROVAL. THE FINAL LANDSCAPING, PROPOSED LOCATIONS OF LANDSCAPE ISLANDS, TRANSITIONAL SCREENING, TREES AND LIMITS OF CLEARING AND GRADING ARE SUBJECT TO ADJUSTMENT AS PART OF FINAL ENGINEERING AND DESIGN.

BULK PLANE DIAGRAMS



REVISIONS

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

PLAN DATE: 01-08-13, 04-08-13, 04-26-13

Urban Ltd.
 3030 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.2306
 www.urban-ltd.com

urban
 Planners Engineers Landscape Architects Land Surveyors

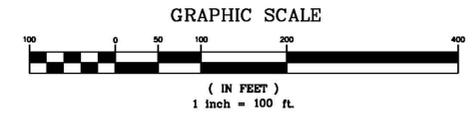
COMMONWEALTH OF VIRGINIA
 Robert Brown
 ROBERT W. BROWN
 Lic. No. 08704-1
 4/16/13
 PROFESSIONAL

SITE TABULATIONS AND NOTES
DULLES DISCOVERY NORTH
 PCA/GDP
 SULLY DISTRICT
 FAIRFAX COUNTY, VA
 CI: N/A

DATE: JAN., 2013
 SCALE: AS NOTED

SHEET
 2
 OF
 11
 RZ-1579

NAD 1983 NORTH



T.M. 24-4 ((1)) 6B
EDS INFORMATION SERVICES, LLC
D.B. 11940 PG. 510
ZONED: PRM (PLANNED RES MIXED USE)

THIS AREA SHOWN FOR INFORMATION
PURPOSES ONLY
(DULLES DISCOVERY NORTH)
ZONED I-5

T.M. 24-4 ((1)) 6B
EDS INFORMATION SERVICES, LLC
D.B. 11940 PG. 510
ZONED: PRM (PLANNED RES MIXED USE)

LIMITS OF GDP

LIMITS OF GDP

LIMITS OF GDP

LIMITS OF GDP

THIS AREA SHOWN FOR
INFORMATION PURPOSES ONLY
(DULLES DISCOVERY SOUTH)
ZONED PDC

SULLY ROAD
VA RTE 28

WALL ROAD VA
ROUTE 645

T.M. 34-2 ((1)) 4
MINI U STORAGE CHANTILLY LP
D.B. 10263 PG. 1495

PROP. PRIVATE OVERPASS CONNECTOR
(27' 2-WAY TRAVELWAY, 34'5" WIDE STRUCTURE)

EX. ENTRANCE AND
TURN LANE (TO BE
REMOVED)

PROP. ELEVATED ROADWAY

T.M. 34-2 ((1)) 4
MINI U STORAGE CHANTILLY LP
D.B. 10263 PG. 1495

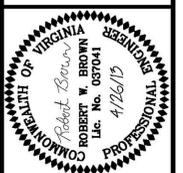
T.M. 34-2 ((1)) 4
C.C. LILL PARTNERSHIP
D.B. 7361 PG. 1495

| PLAN DATE | No. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
| 01-08-13 | | | |
| 04-08-13 | | | |
| 04-26-13 | | | |

Urban Ltd.
4300 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2966
www.urban-lltd.com

urban

Planners Engineers Landscape Architects Land Surveyors



GENERALIZED DEVELOPMENT PLAN
DULLES DISCOVERY NORTH
PCA/GDP
SULLY DISTRICT
FAIRFAX COUNTY, VA

DATE: JAN., 2013

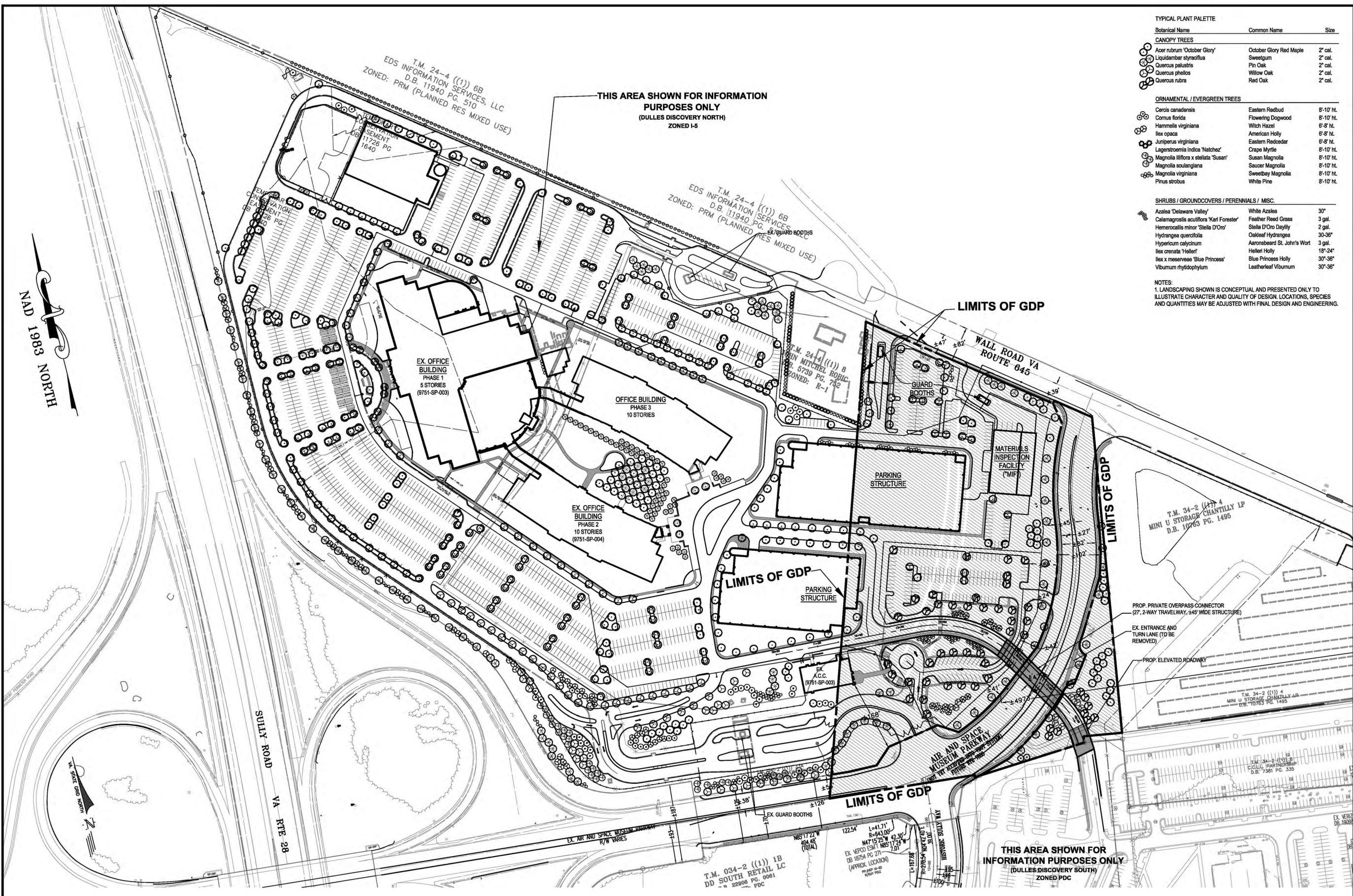
SCALE: 1"=50'

CI: N/A

SHEET
3
OF
11

RZ-1579

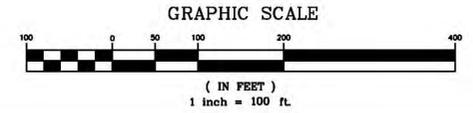
NAD 1983 NORTH



TYPICAL PLANT PALETTE

| Botanical Name | Common Name | Size |
|---|------------------------------|-----------|
| CANOPY TREES | | |
| Acer rubrum 'October Glory' | October Glory Red Maple | 2' cal. |
| Liquidambar styraciflua | Sweetgum | 2' cal. |
| Quercus palustris | Pin Oak | 2' cal. |
| Quercus phellos | Willow Oak | 2' cal. |
| Quercus rubra | Red Oak | 2' cal. |
| ORNAMENTAL / EVERGREEN TREES | | |
| Cercis canadensis | Eastern Redbud | 8-10' ht. |
| Cornus florida | Flowering Dogwood | 8-10' ht. |
| Hamelis virginiana | Witch Hazel | 6-8' ht. |
| Ilex opaca | American Holly | 6-8' ht. |
| Juniperus virginiana | Eastern Redcedar | 6-8' ht. |
| Lagerstroemia indica 'Natchez' | Crape Myrtle | 8-10' ht. |
| Magnolia lilliflora x stellata 'Susan' | Susan Magnolia | 8-10' ht. |
| Magnolia soulangiana | Saucer Magnolia | 8-10' ht. |
| Magnolia virginiana | Sweetbay Magnolia | 8-10' ht. |
| Pinus strobus | White Pine | 8-10' ht. |
| SHRUBS / GROUNDCOVERS / PERENNIALS / MISC. | | |
| Azalea 'Delaware Valley' | White Azalea | 30" |
| Calamagrostis acutiflora 'Karl Forster' | Festiver Reed Grass | 3 gal. |
| Hemerocallis minor 'Stella D'Oro' | Stella D'Oro Daylily | 2 gal. |
| Hydrangea quercifolia | Oakleaf Hydrangea | 30-36" |
| Hypericum calycinum | Aaron'sbeard St. John's Wort | 3 gal. |
| Ilex crenata 'Heller' | Heller Holly | 18"-24" |
| Ilex x meserveae 'Blue Princess' | Blue Princess Holly | 30"-36" |
| Viburnum rhytidophyllum | Leatherleaf Viburnum | 30"-36" |

NOTES:
 1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.



| No. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

PLAN DATE: 01-08-13, 04-08-13, 04-26-13

Urban, Ltd.
 4300 D Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.2066
 www.urban-lltd.com

urban
 Planners Engineers Landscape Architects Land Surveyors

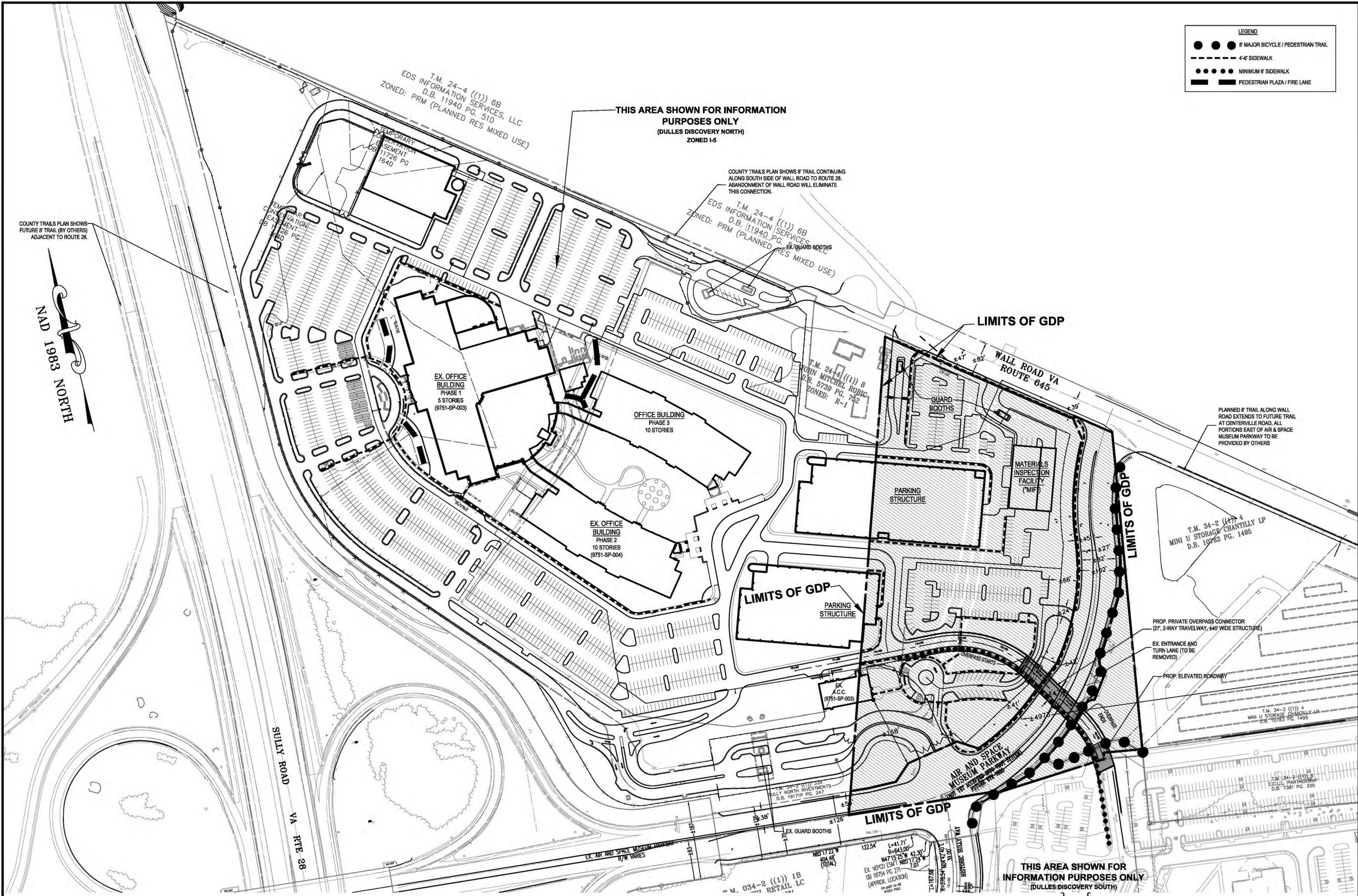
COMMONWEALTH OF VIRGINIA
 Robert W. Brown
 ROBERT W. BROWN
 Lic. No. 037041
 4/16/13
 PROFESSIONAL LANDSCAPE ARCHITECT

LANDSCAPE PLAN
DULLES DISCOVERY NORTH
 PCA/GDP
 SULLY DISTRICT
 FAIRFAX COUNTY, VA

SCALE: AS NOTED

DATE: JAN., 2013

CI: N/A



LEGEND

- 8' MAJOR BICYCLE / PEDESTRIAN TRAIL
- - - - - 4'-6' SIDEWALK
- MINIMUM 6' SIDEWALK
- PEDESTRIAN PLAZA / FIRE LANE

COUNTY TRAILS PLAN SHOWS FUTURE 8' TRAIL (BY OTHERS) ADJACENT TO ROUTE 28.

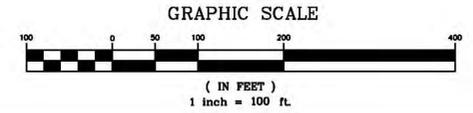


THIS AREA SHOWN FOR INFORMATION PURPOSES ONLY (DULLES DISCOVERY NORTH) ZONED I-5

COUNTY TRAILS PLAN SHOWS 8' TRAIL CONTINUING ALONG SOUTH SIDE OF WALL ROAD TO ROUTE 28. ABANDONMENT OF WALL ROAD WILL ELIMINATE THIS CONNECTION.

PLANNED 8' TRAIL ALONG WALL ROAD EXTENDS TO FUTURE TRAIL AT CENTERVILLE ROAD. ALL PORTIONS EAST OF AIR & SPACE MUSEUM PARKWAY TO BE PROVIDED BY OTHERS

THIS AREA SHOWN FOR INFORMATION PURPOSES ONLY (DULLES DISCOVERY SOUTH)



| | | |
|--|--|---------------------------------------|
| <p>Urban, Ltd. 4300 D Technology Court Chantilly, Virginia 20151 Tel. 703.642.2066 www.urban-lltd.com</p> <p>urban Planners Engineers Landscape Architects Land Surveyors</p> | <p>PLAN DATE: 01-08-13 04-08-13 04-26-13</p> | <p>No. DATE DESCRIPTION REVISIONS</p> |
| <p>PEDESTRIAN CIRCULATION PLAN DULLES DISCOVERY NORTH PCA/GDP SULLY DISTRICT FAIRFAX COUNTY, VA</p> | | |
| <p>DATE: JAN., 2013</p> | | <p>SCALE: AS NOTED</p> |
| <p>SHEET 5 OF 11</p> | | <p>RZ-1579</p> |

EXISTING VEGETATION SUMMARY

| Cover Type | Primary Species | Successional Stage | Condition | Acreage | Comments |
|------------------------|---|--------------------|-----------|-----------|---|
| Developed / Landscaped | Red Maple, Honeylocust, London Planetree, Northern Red Oak, Willow Oak, American Linden, Japanese Zalkova, Service berry, Magnolia, Flowering Cherry, Foster's/Nellie Stevens Hollies, Eastern Redcedar, Dark Green American Arborvitae | n.a. | fair-good | 10.55 ac. | This cover type is found within the Developed Land and exists as a large maintained parking area and building. Smaller parcels southeast of Air and Space Museum Parkway include maintained lawn. |

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
NOTE: Existing vegetation data provided through field study on August 16, 2012

THIS AREA SHOWN FOR INFORMATION PURPOSES ONLY
(DULLES DISCOVERY NORTH)
ZONED I-5

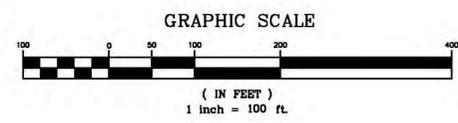
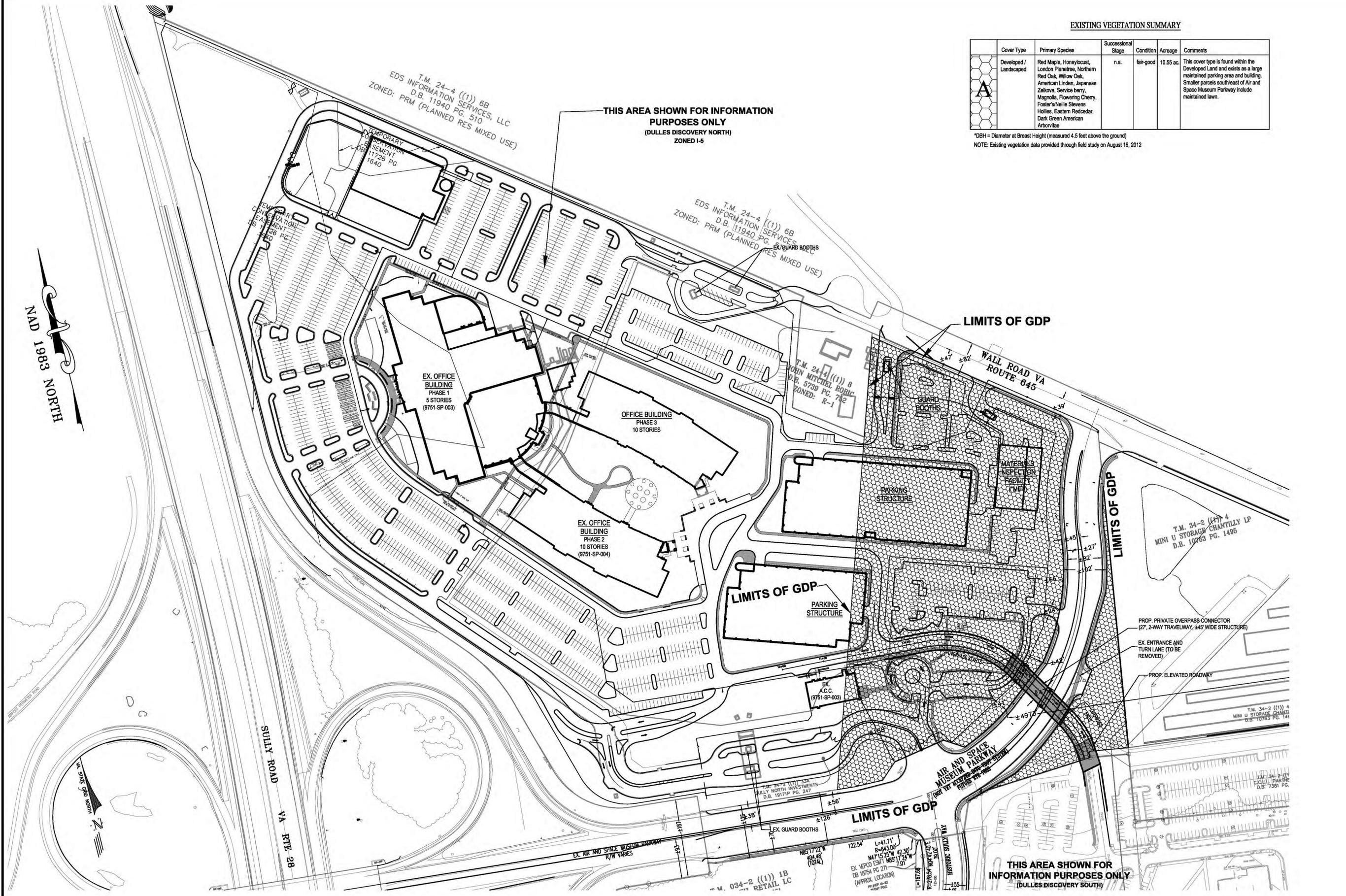
LIMITS OF GDP

LIMITS OF GDP

LIMITS OF GDP

LIMITS OF GDP

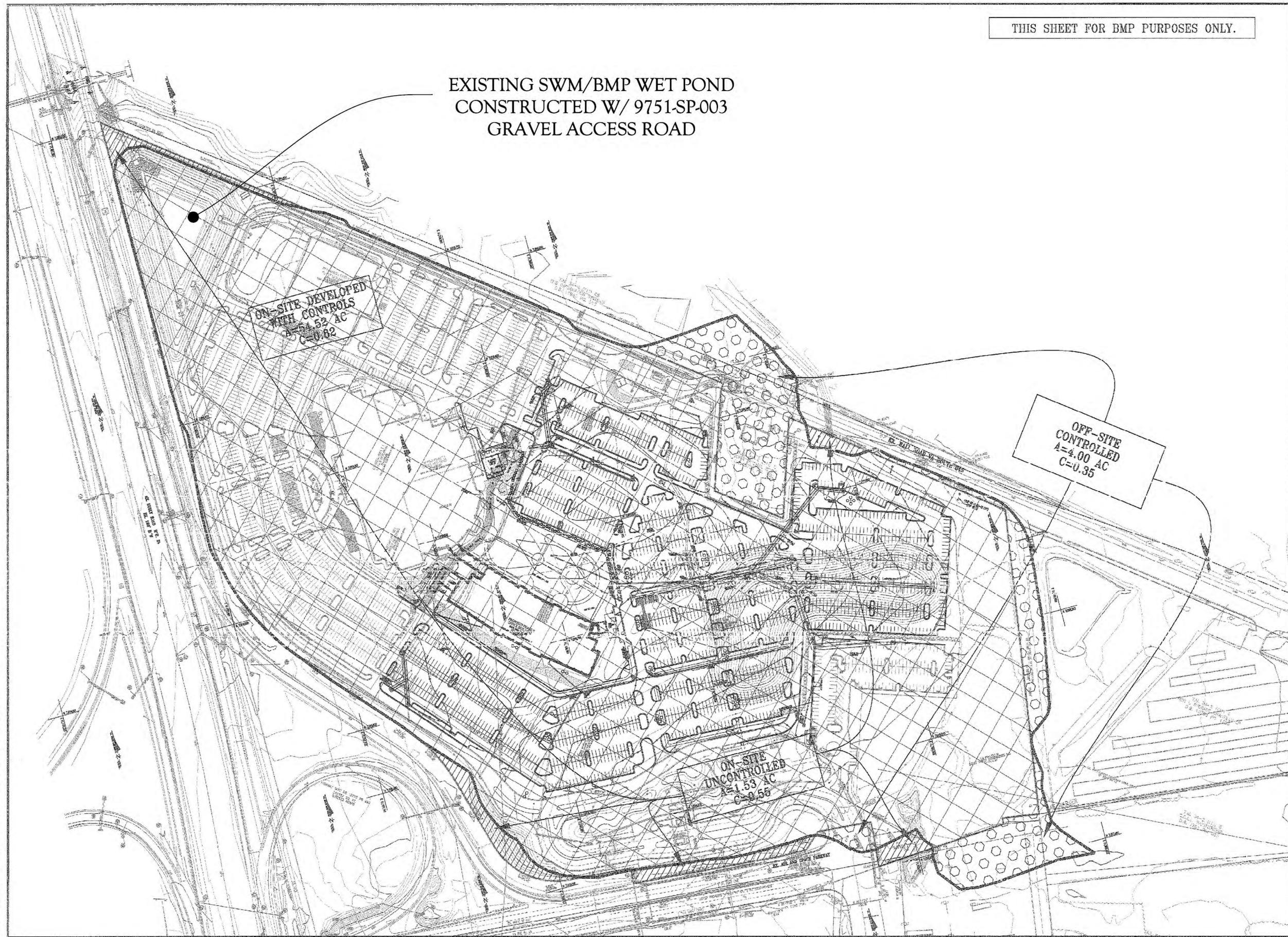
THIS AREA SHOWN FOR INFORMATION PURPOSES ONLY
(DULLES DISCOVERY SOUTH)



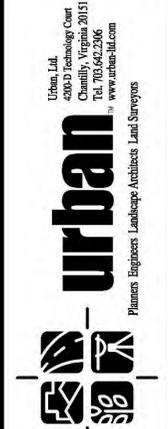
| | | | | | |
|--|---------------------|---|----------------------------------|-------------|------------|
| <p>Urban, Ltd. 4300 Technology Court Chantilly, Virginia 20151 Tel. 703.642.2066 www.urban-llc.com</p> <p>Planners Engineers Landscape Architects Land Surveyors</p> | <p>urban</p> | <p>PLAN DATE 01-08-13 04-08-13 04-26-13</p> | <p>DESCRIPTION REVISIONS</p> | <p>DATE</p> | <p>No.</p> |
| <p>COMMONWEALTH OF VIRGINIA Robert W. Brown Lic. No. 037041 4/16/13 PROFESSIONAL</p> | | | | | |
| <p>EXISTING VEGETATION MAP DULLES DISCOVERY NORTH PCA/GDP SULLY DISTRICT FAIRFAX COUNTY, VA</p> | | | | | |
| <p>SCALE: 1"=100'</p> | | | | | |
| <p>DATE: JAN., 2013</p> | | | | | |
| <p>SHEET 6 OF 11</p> | | | | | |
| <p>RZ-1579</p> | | | | | |

THIS SHEET FOR BMP PURPOSES ONLY.

EXISTING SWM/BMP WET POND
 CONSTRUCTED W/ 9751-SP-003
 GRAVEL ACCESS ROAD



| | | |
|---|---|--|
| PLAN DATE 09-08-06 04-08-13 01-25-08 | URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 643-0880 | REVISION APPROVED BY DIVISION OF DESIGN REVIEW No. DATE DESCRIPTION |
| URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 7712 LITTLE RIVER TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 643-0880 | | |
| COMMONWEALTH OF VIRGINIA PROFESSIONAL ENGINEER ROBERT W. BROWN Lic. No. 037041 4/26/13 | | |
| BMP PLAN DULLES DISCOVERY OFFICE PHASE II SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=100' C.I. = 2' DATE: A.C.C., 2006 | | |
| SHEET 43 OF 66 FILE No. SP 12410 | | |



BMP MAP
 DULLES DISCOVERY NORTH
 PCA/GDP
 SULLY DISTRICT
 FAIRFAX COUNTY, VA
 SCALE: AS NOTED C.I.: N/A
 DATE: JAN., 2013

SHEET
 7
 OF
 11
 RZ-1579

Watershed Data

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

| Subarea Designation and Description (1) | 'C' Factor (2) | Acres (3) | Product (4) |
|---|----------------|-----------|-------------|
| In-Site Developed Controlled | 0.82 | 54.52 | 44.71 |
| In-Site Developed Uncontrolled | 0.55 | 1.53 | 0.84 |
| Off-Site Controlled | 0.35 | 4.00 | 1.40 |

Total area of site = 56.05

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

(A) Area of the site (a) 56.05 acres

| Subarea Designation (1) | 'C' Factor (2) | Acres (3) | Product (4) |
|--------------------------------|----------------|-----------|-------------|
| In-Site Developed Controlled | 0.82 | 54.52 | 44.71 |
| In-Site Developed Uncontrolled | 0.55 | 1.53 | 0.84 |

(b) Total = 45.55
 (c) Weighted average 'C' factor = (b)/(a) = 0.81

Part 3: Compute the Total Phosphorous Removal for the Site

| Subarea Designation (1) | BMP Type (2) | Removal Eff. (%) (3) | Area Ratio (4) | 'C' Factor Ratio (5) | Product (6) |
|--------------------------------|--------------|----------------------|----------------|----------------------|-------------|
| In-Site Developed Controlled | Ex. Wet Pond | 50 | 0.97 | 1.01 | 49.88 |
| In-Site Developed Uncontrolled | None | 0 | 0.03 | 0.68 | 0.00 |
| Off-Site Controlled | Ex. Wet Pond | 50 | 0.07 | 0.43 | 1.54 |

(a) Total = 50.6%

Part 4: Determine Compliance with Phosphorous Removal Requirement

- (A) Select Requirement (a) 50%
- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
 - Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) (Prince William County)
 - Chesapeake Bay Preservation Area (Redevelopment) = [1-0.9 x ('1' pre / '1' post)] x 100 = %
- (B) If Line 3(a) 50.6% > Line 4(a) 50%, then Phosphorous removal requirement is satisfied.

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average 'C' factor. Do not include qualifying open space.

| Subarea Designation (1) | 'C' Factor (2) | Acres (3) | Product (4) |
|--------------------------------|----------------|-----------|-------------|
| In-Site Developed Uncontrolled | 0.55 | 1.53 | 0.84 |

- (a) Total equivalent uncontrolled area (a) Total = 0.84
- (b) Total uncontrolled area (b) 1.53
- (c) Weighted average 'C' factor (a)/(b) = c = 0.55
- (D) If Line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied. Line 5(c) is the equivalent off-site area for which coverage may be required.
 100 x Line 5(b) 1.53 / Line 2(a) 56.05 = (d) 2.73%

Part 7: Compute the Weighted Average 'C' Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP

| Subarea Designation (1) | 'C' Factor (2) | Acres (3) | Product (4) |
|------------------------------|----------------|-----------|-------------|
| In-Site Developed Controlled | 0.82 | 54.52 | 44.71 |
| Off-Site Controlled | 0.35 | 4.00 | 1.40 |
| 0 | 0.00 | 0.00 | 0.00 |

(b) Total = 56.52
 (c) Weighted average 'C' factor = (b)/(a) = (c) 0.79

Part 8: Determine the Storage Required for Each Proposed Facility

- (B) Wet Pond - Design #2
 Volume of runoff per acre from mean storm [1452 x C] = (b) 1143.99 cf/acre
- 4.0 x Line 7(a) x Line 8(b) = 267,786 cf

EX. POND STORAGE-ELEVATION CHART
 BMP STORAGE

| ELEV (ft) | AREA (ft ²) | INT (ft) | VOL (ft ³) | ACCUM VOL (ft ³) | ACCUM VOL (ac-ft) |
|-----------|-------------------------|----------|------------------------|------------------------------|-------------------|
| 303.00 | 12858 | 0 | 0 | 0.00 | 0.0000 |
| 304.00 | 14542 | 1 | 13700 | 13700.00 | 0.3145 |
| 306.00 | 18224 | 2 | 32766 | 46466.00 | 1.0657 |
| 308.00 | 22323 | 2 | 40547 | 87013.00 | 1.9975 |
| 310.00 | 26841 | 2 | 49164 | 136177.00 | 3.1262 |
| 312.00 | 31776 | 2 | 58617 | 194794.00 | 4.4719 |
| 313.00 | 40856 | 1 | 36316 | 231110.00 | 5.3056 |
| 314.00 | 42789 | 1 | 41823 | 272932.50 | 6.2657 |

Volume Provided From Existing Wet Pond = 272,236.00 cf

THIS SHEET FOR BMP PURPOSES ONLY.

NARRATIVE FOR PCA/GDPA:
 THE EXISTING SITE HAS BEEN DESIGNED WITH A MASTER SWM/BMP PLAN WHICH PROVIDED CONTROLS FOR THE FULL BUILD-OUT OF THE PROPERTY. THE CHANGES PROPOSED WITH THIS PCA/GDPA DO NOT RESULT IN AN INCREASE IN IMPERVIOUS AREA ABOVE WHAT WAS PREVIOUSLY CONSIDERED WITH THE PRIOR APPROVED DESIGN. THEREFORE, THERE WILL BE NO ADVERSE AFFECT TO THE PRIOR DESIGNED POND AND DOWNSTREAM OUTFALL. AT THE TIME OF SITE PLAN THE DESIGNER SHALL ANALYZE THE CONVEYANCE SYSTEM TO THE POND TO VERIFY ADEQUACY AND/OR TO PROVIDE A NEW CONVEYANCE SYSTEM.

ADEQUATE OUTFALL NARRATIVE

THIS SITE HAS BEEN ADEQUATELY ENGINEERED TO PROVIDE OVERLAND RELIEF OF STORM WATER RUNOFF VIA SITE GRADING AND/OR SWALES. OVERLAND FLOWS WILL BE INTERCEPTED BY PROPOSED INLETS AND PLATH BASINS. ADDITIONALLY, STORM WATER INTERCEPTED BY THE PROPOSED 10-YEAR STORM RUNOFF. THE RUNOFF WILL THEN BE TRANSPORTED VIA A CLOSED CONDUIT UNDERGROUND STORM SEWER SYSTEM THAT IS ADEQUATELY SIZED TO PASS THE FLOWS INTERCEPTED DURING THE 10-YEAR STORM EVENT WHILE PROVIDING AT LEAST 1-FOOT OF FREEBOARD FROM THE RELIEF POINT ELEVATION TO THE LOWEST ENTRY OF THE PROPOSED BUILDING. THERE IS ONE MAIN OUTFALL FROM THE PROPOSED AREA.

EX SWM/WET POND
 ALL PROPOSED STRUCTURES OUTFALL INTO THE EXISTING CLOSED CONDUIT SYSTEM CONSTRUCTED WITHIN PREVIOUSLY APPROVED PHASE I OF THE PROJECT. THE EXISTING PIPES HAVE BEEN ANALYZED AT EACH TIE-IN POINT. EXISTING PIPE COMPUTATIONS CAN BE FOUND ON SHEET #20. THIS EXISTING SYSTEM ADEQUATELY OUTFALLS INTO AN EXISTING ONE (2) 30" DIAMETER SWM/WET POND WHICH IS ADEQUATELY SIZED TO HANDLE THE 2-YR, 10-YR, AND 25-YR FLOWS (SEE SHEET #51) AND THAT THE SITE MAINTAINS ADEQUATE OUTFALL AS SHOWN ON THE PHASE I ADEQUATE OUTFALL ANALYSIS (SHEET #46) AND ON ITS CORRESPONDING SHEETS #47-#51.

STORMWATER OUTFALL ANALYSIS PER LTR TO INDUSTRY 06-04

AN ADEQUATE OUTFALL ANALYSIS HAS BEEN PROVIDED BY SHEET #46A PER REVISED TOXICITY OUTFALL GUIDELINES. THE RESULTS OF THE ANALYSIS ARE AS FOLLOWS:

AS SHOWN ON SHEET #44A, THE SITE OUTFALLS FROM ITS WET POND TO THE NORTHWEST. THE EXISTING WET POND REDUCES BOTH THE 2-YEAR AND 10-YEAR PEAK RUNOFFS (SEE SHEET #47-#48). THE SITE'S OUTFALL RECEIVING CHANNEL IS JOINED BY ANOTHER DRAINAGE AREA THAT IS 206% THE SIZE OF THE FIRST DRAINAGE AREA. AT THAT POINT, THREE CROSS-SECTIONS HAVE BEEN ANALYZED AND SHOWN ON SHEET #44A WITHIN A 300' REACH. THE FIRST CROSS-SECTION IS TAKEN JUST AFTER THE POINT OF CONFLUENCE (PRIOR TO RTE 28) AND THE TWO SUBSEQUENT CROSS-SECTIONS ARE TAKEN UPSTREAM AND DOWNSTREAM OF RTE 28. AS SHOWN ON THESE CROSS-SECTIONS, THE 2-YEAR VELOCITY IS LESS THAN 3.0 FT/SEC PER SECTION. ALL UNLINED CHANNEL OF CALCULATED SILT LOUAI-SOIL TYPE 'B' IS NON-PROSIVE AT LESS THAN 3.0 FT/SEC. IN THIS CASE, THE CHANNEL IS HEAVILY LINED WITH GRASS FOR ADDITIONAL PROTECTION. THERE IS ALSO NO OVER-BANK FLOODING.

THE PHASE I ADEQUATE OUTFALL COMPUTATIONS SHOW THAT THE ROUTE 28 CULVERT IS ADEQUATE AS SHOWN ON SHEETS #50 AND #52.

BMP NARRATIVE

BMP MEASURES ARE PROVIDED WITH THIS SITE PLAN IN THE FORM OF AN EXISTING, ON-SITE, PRIVATELY MAINTAINED WET POND CONSTRUCTED WITH FAIRFAX COUNTY PLAN #9751-SP-004-2N, APPROVED 04-21-06. AS DEMONSTRATED IN THE BMP MAP AND COMPUTATIONS (SHEET #43 AND #44), THE EXISTING POND MEETS THE REQUIRED VOLUME NEEDED FOR THIS PROJECT. THE EXISTING WET POND HAS BEEN DESIGNED TO PROVIDE BMP FOR THIS PHASE IN EXCESS OF THE REQUIRED 60% REMOVAL RATE FOR PHOSPHORUS. OFFSITE AREAS DRAINING TO THE PROPOSED POND ARE NOT LARGE ENOUGH TO WARRANT THEIR OWN BMP MEASURES, AND THEREFORE THE AREA HAS NOT BEEN MULTIPLIED BY A FACTOR OF 0.2 IN THE CALCULATIONS. SEE SHEETS #43-#44 FOR THE BMP COVERAGE MAP AND CALCULATIONS.

SWM NARRATIVE

THE EXISTING WET POND DOWNSTREAM OF THIS PROJECT PROVIDES STORMWATER MANAGEMENT FOR THIS PROPOSED PROJECT. THIS SITE HAS ONE WATERSHED IN THE POST-DEVELOPED CASE. THE SHED CONSISTS OF ROUGHLY ALL OF THE PROPOSED SITE AS WELL AS SOME OFFSITE AREA WHICH WILL FLOW TO THE EXISTING WET POND. THE POST-DEVELOPMENT RUNOFF FROM THE SITE DURING THE 2 AND 10-YEAR STORM WERE REDUCED TO LESS THAN OR EQUAL TO THE PRE-DEVELOPED RUNOFF BY THE EXISTING POND USING TR-20 (SEE SHEETS #47-#51). THE EXISTING WET POND HAS BEEN ADEQUATELY DESIGNED TO MEET THE FREEBOARD REQUIREMENTS OF THE SDF AND FBI.

SW-10 CERTIFICATION

THERE IS A DOWNSTREAM IMPONEMENT WITHIN THE POTENTIAL INFLUENCE AREA OF THE PROPOSED LAND-DISTURBING AREA. THE WET POND ASSOCIATED WITH PHASE I OF THIS PROJECT WILL BE COMPLETELY CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THIS PHASE II PLAN. THE PHASE I POND IS NOT CURRENTLY CONSTRUCTED.

STATEMENT OF 100-YR OVERLAND RELIEF

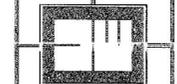
ADEQUATE RELIEF FOR THE 100-YEAR STORM HAS BEEN PROVIDED FOR THIS DEVELOPMENT. THE RELIEF LOCATIONS (INDICATED BY THE ARROWS AND CORRESPONDING ELEVATIONS) HAVE BEEN SHOWN ON SHEETS #1-#4. THE NATURAL DRAINAGE PATTERNS HAVE BEEN HONORED AND THE COMPUTED VALUES DEMONSTRATE THAT THERE WILL BE NO ADVERSE IMPACTS TO PROPOSED OR EXISTING STRUCTURES AS A RESULT OF THIS DEVELOPMENT.

IT IS OUR OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS SITE.

Robert Brown 05/08/07
 URBAN ENGINEERING ASSOC., INC. DATE
 ROBERT BROWN, P.E.

| PLAN DATE | DESCRIPTION | REVISION APPROVED BY | DATE |
|-----------|-------------|----------------------|------|
| 01-08-13 | | | |
| 04-08-13 | | | |
| 04-26-13 | | | |

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-0000



BMP COMPUTATIONS & ADEQUATE OUTFALL ANALYSIS
 DULLES DISCOVERY OFFICE PHASE II
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
 DATE: AUG., 2006
 CL: N/A

SHEET 44 OF 66
 FILE No. SP-12410

| PLAN DATE | DESCRIPTION | REVISIONS |
|-----------|-------------|-----------|
| 01-08-13 | | |
| 04-08-13 | | |
| 04-26-13 | | |

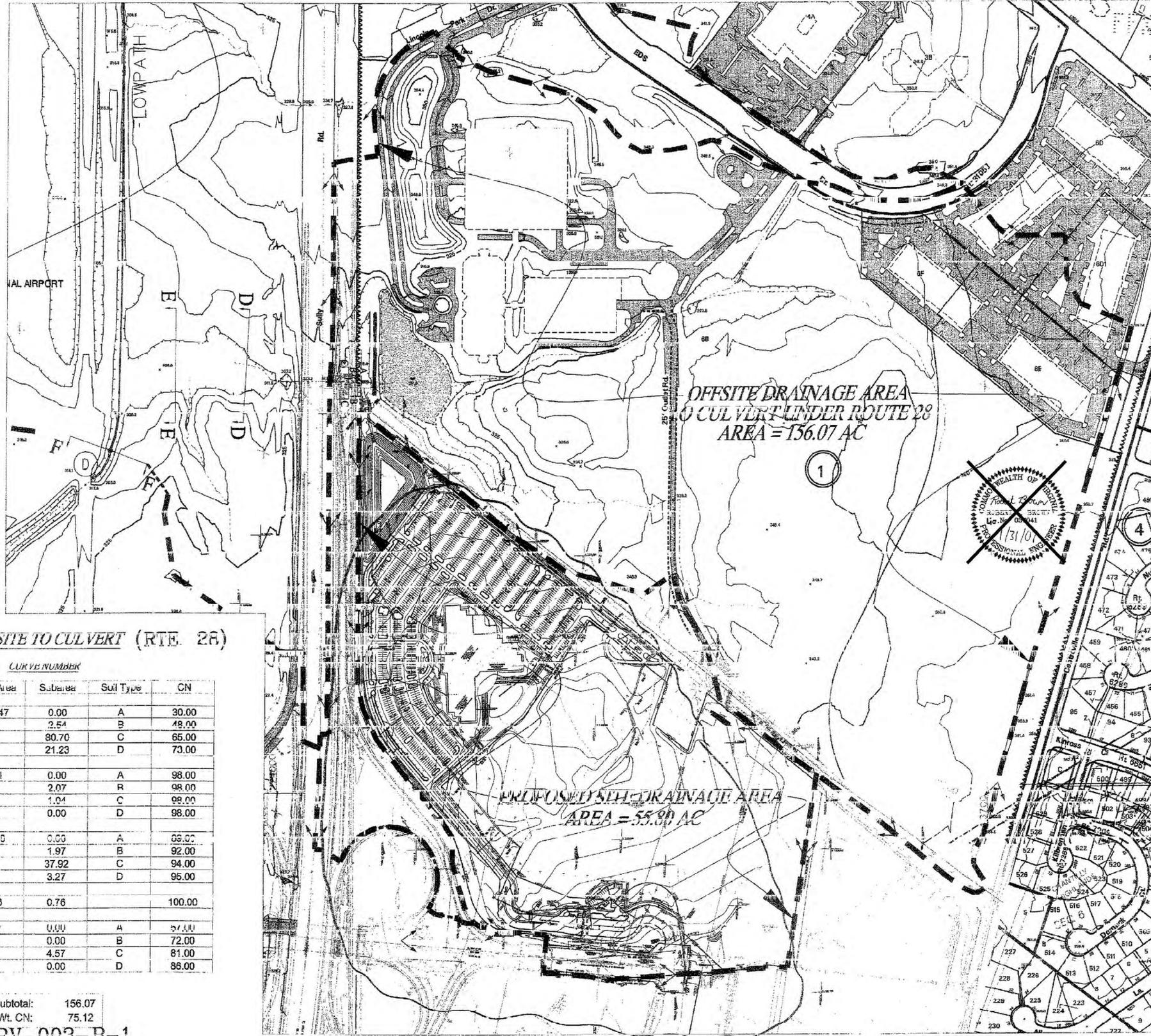
Urban Ltd.
 4300 D Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.2906
 www.urban-llc.com
 Phyllis Engstrom Landscape Architects Landscape Architects



BMP COMPS AND OUTFALL NARRATIVE
 DULLES DISCOVERY NORTH
 PCA/GDP
 SULLY DISTRICT
 FAIRFAX COUNTY, VA
 DATE: JAN., 2013
 CL: N/A

SHEET 8 OF 11
 RZ-1579

SEE SHEET #44 FOR OFFSITE AREA TO CROSS SECTION F-F



CULVERT NUMBER

| Land Use | Total Area | Subarea | Soil Type | CN |
|------------------------------------|------------|---------|-----------|--------|
| Brush (good condition) | 104.47 | 0.00 | A | 30.00 |
| | | 2.54 | B | 49.00 |
| | | 80.70 | C | 65.00 |
| | | 21.23 | D | 73.00 |
| Impervious (Roadway) | 3.11 | 0.00 | A | 98.00 |
| | | 2.07 | R | 98.00 |
| | | 1.04 | C | 98.00 |
| | | 0.00 | D | 98.00 |
| Urban (Business/ Commercial) | 43.78 | 0.00 | A | 99.00 |
| | | 1.97 | B | 92.00 |
| | | 37.92 | C | 94.00 |
| | | 3.27 | D | 95.00 |
| Water | 0.76 | 0.76 | | 100.00 |
| | | | | |
| | | | | |
| | | | | |
| Open Space (Lawn) | 4.57 | 0.00 | A | 57.00 |
| | | 0.00 | B | 72.00 |
| | | 4.57 | C | 81.00 |
| | | 0.00 | D | 86.00 |

OFFSITE TO CULVERT (RTE. 28)

OFFSITE DRAINAGE AREA
TO CULVERT UNDER ROUTE 28
AREA = 156.07 AC

PROPOSED 5TH DRAINAGE AREA
AREA = 55.80 AC

THIS SHEET FOR INFORMATION PURPOSES ONLY!
FROM APPROVED PLAN #9751-SPV-003-B-1

Subtotal: 156.07
Wt. CN: 75.12

TIME OF CONCENTRATION
THE TIME OF CONCENTRATION HAS CONSERVATIVELY ASSUMED TO BE 15 MINUTES.

SEE SHEET #47 FOR TR-20 CALCULATIONS
#52

SEE SHEET #46 FOR CROSS SECTIONS
#53

OFFSITE DRAINAGE AREA
SCALE: 1"=200'

AD EQUITATE OUTFALL COMPUTATIONS
DULLES DISCOVERY NORTH
OFFICE PHASE I
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS NOTED
CL: #2
DATE: MARCH, 2015
SHEET 60 OF 66
FILE No. SP-12307

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-9888

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

| NO. | DATE | DESCRIPTION |
|----------|------|-------------|
| 01-08-13 | | |
| 04-08-13 | | |
| 04-26-13 | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

OUTFALL COMPUTATIONS
DULLES DISCOVERY NORTH
PCA/GDP
SULLY DISTRICT
FAIRFAX COUNTY, VA
SCALE: AS NOTED
CL: N/A

DATE: JAN., 2013



Urban, Ltd.
4300 D Technology Court
Chantilly, Virginia 20151
Tel. 703.642.2066
www.urban-llc.com
Planners Engineers Landscape Architects Land Surveyors

PLAN DATE

| | |
|----------|--|
| 01-08-13 | |
| 04-08-13 | |
| 04-26-13 | |
| | |
| | |
| | |
| | |
| | |
| | |

TR-20 CALCULATIONS (TO CULVERT) (RTE 28)

INPUT

| JOB | TITLE | FULLPRINT | SUMMARY | HOPLOTS |
|-------|------------------|-----------|----------|-----------|
| TR-20 | Dulles Discovery | | | |
| 3 | STRUCT 01 | 314.00 | 0.0000 | 0.0000 |
| 8 | | 315.00 | 3.7900 | 1.0154 |
| 8 | | 316.00 | 10.810 | 2.1001 |
| 8 | | 317.00 | 19.490 | 3.2560 |
| 8 | | 318.00 | 30.000 | 4.4860 |
| 8 | | 319.00 | 41.930 | 5.7880 |
| 8 | | 320.00 | 55.110 | 7.1715 |
| 8 | | 321.00 | 69.450 | 8.6327 |
| 8 | | 322.00 | 84.950 | 10.176 |
| 8 | | 322.41 | 91.460 | 10.832 |
| 8 | | 323.00 | 108.81 | 11.801 |
| 8 | | 324.00 | 139.77 | 13.511 |
| 8 | | 325.00 | 171.40 | 15.308 |
| 8 | | 326.00 | 205.89 | 17.187 |
| 9 | ENDTABL | 92.77 | 0.080 | |
| 6 | RESVOR 1 | 01 | 1 0.0884 | |
| 6 | RESVOR 2 | 01 | 2 314.00 | |
| 6 | RESVOR 3 | 01 | 3 0.2439 | |
| 6 | ADDHYD | 01 | 3 4 5 | |
| 7 | INCRM 6 | 01 | 0.10 | |
| 7 | COMPUT 7 | 01 | 01 | 3.50 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | 5.25 1.0 |
| 7 | COMPUT 7 | 01 | 01 | 6.00 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | 7.30 1.0 |
| 7 | COMPUT 7 | 01 | 01 | 10.95 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | |
| 7 | ENDJOB 2 | | | |

OUTPUT

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED (A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/STRUCTURE ID | STANDARD CONTROL OPERATION | DRAINAGE AREA (SQ MI) | RAIN TABLE # | ANTEC COND | MAIN TIME (HR) | PRECIPITATION AMOUNT (IN) | DURATION (HR) | PRECIPITATION AMOUNT (IN) | RUNOFF ELEVATION (FT) | PEAK DISCHARGE TIME (HR) | RATE (CFS) | CSM |
|----------------------|----------------------------|-----------------------|--------------|------------|----------------|---------------------------|---------------|---------------------------|-----------------------|--------------------------|------------|--------|
| ALTERNATE 1 STORM 2 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 2.67 | 11.96 | 216.48 | 2448.8 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 2.69 | 12.16 | 42.92 | 485.5 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 1.31 | 12.07 | 235.11 | 964.0 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 1.31 | 12.07 | 235.11 | 964.0 |
| ALTERNATE 1 STORM 10 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 4.35 | 11.96 | 340.45 | 3951.3 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 4.38 | 12.15 | 77.13 | 872.3 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.67 | 12.06 | 482.46 | 1978.1 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.67 | 12.06 | 482.46 | 1978.1 |
| ALTERNATE 1 STORM 25 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 5.08 | 11.95 | 393.10 | 4446.8 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 5.12 | 12.14 | 91.41 | 1034.1 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 3.30 | 12.06 | 594.92 | 2439.2 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 3.30 | 12.06 | 594.92 | 2439.2 |
| ALTERNATE 1 STORM 98 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 6.35 | 11.95 | 483.86 | 5473.6 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 6.43 | 12.10 | 232.46 | 2629.7 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 4.44 | 12.05 | 794.30 | 3296.7 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 4.44 | 12.05 | 794.30 | 3296.7 |
| ALTERNATE 1 STORM 99 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 9.83 | 11.95 | 736.66 | 8333.2 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 9.98 | 12.02 | 597.42 | 6788.1 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.80 | 12.05 | 1356.84 | 5563.1 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.80 | 12.05 | 1356.84 | 5563.1 |

TR20 XEQ 11-15-05 12:12 Dulles Discovery POST-Development 2, 10, & 25 Yr Storms JOB 1 SUMMARY PAGE 21

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

| XSECTION/STRUCTURE ID | DRAINAGE AREA (SQ MI) | STORM NUMBERS | 2 | 10 | 25 | 100 | 1.5x100 |
|-----------------------|-----------------------|---------------|--------|--------|--------|--------|---------|
| 0 STRUCTURE 1 | .24 | | | | | | |
| ALTERNATE 1 | | | 235.11 | 482.46 | 594.92 | 794.30 | 1356.84 |

* NOTE: FLOW INCLUDES OUTFALL FROM POND PROPOSED WITH THIS PLAN. SEE SHEETS #47-49 FOR POND COMPUTATIONS.

#47 #49

NOTE: THE FLOW FROM THE PROPOSED POND DEPICTED IN THE ADEQUATE OUTFALL COMPUTATIONS AND CROSS SECTIONS IS THE ULTIMATE FLOW THAT WILL RESULT FROM THE FULL DEVELOPMENT OF THE DULLES DISCOVERY PROJECT (PHASES I, II, AND III). THE ADEQUATE OUTFALL SHOWN IN THIS PLAN REPRESENTS THE ENTIRE BUILDOUT OF ALL THREE PHASES.

ROUTE 28 BOX CULVERT HW/D - 25-YR STORM

25-YR FLOW = 594.92 CFS @ 2 * 6'6" BOX CULVERTS

FOR EACH CULVERT, 297.46 CFS

PER VDOT DRAINAGE MANUAL BC-8, HW/D = 1.11 = 6.66'

HEADWATER @ 25-YR FLOW = ELEVATION 308.6 + 6.66' = 313.26

ROAD SURFACE @ 324.00 - 10.74' CLEARANCE FROM ROAD SURFACE TO 25-YR W.S.E.

**THIS SHEET FOR INFORMATION PURPOSES ONLY!
FROM APPROVED PLAN #9751-SPV-003-B-1**

TR-20 CALCULATIONS (TO CROSS SECTION F F)

INPUT

| JOB | TITLE | FULLPRINT | SUMMARY | HOPLOTS |
|-------|------------------|-----------|----------|-----------|
| TR-20 | Dulles Discovery | | | |
| 3 | STRUCT 01 | 314.00 | 0.0000 | 0.0000 |
| 8 | | 315.00 | 3.7900 | 1.0154 |
| 8 | | 316.00 | 10.810 | 2.1001 |
| 8 | | 317.00 | 19.490 | 3.2560 |
| 8 | | 318.00 | 30.000 | 4.4860 |
| 8 | | 319.00 | 41.930 | 5.7880 |
| 8 | | 320.00 | 55.110 | 7.1715 |
| 8 | | 321.00 | 69.450 | 8.6327 |
| 8 | | 322.00 | 84.950 | 10.176 |
| 8 | | 322.41 | 91.460 | 10.832 |
| 8 | | 323.00 | 108.81 | 11.801 |
| 8 | | 324.00 | 139.77 | 13.511 |
| 8 | | 325.00 | 171.40 | 15.308 |
| 8 | | 326.00 | 205.89 | 17.187 |
| 9 | ENDTABL | 92.77 | 0.080 | |
| 6 | RESVOR 1 | 01 | 1 0.0884 | |
| 6 | RESVOR 2 | 01 | 2 314.00 | |
| 6 | RESVOR 3 | 01 | 3 0.2439 | |
| 6 | ADDHYD | 01 | 3 4 5 | |
| 6 | RUNOFF 1 | 01 | 5 0.5865 | |
| 6 | ADDHYD 4 | 01 | 5 6 7 | |
| 7 | INCRM 6 | 01 | 0.10 | |
| 7 | COMPUT 7 | 01 | 01 | 3.50 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | 5.25 1.0 |
| 7 | COMPUT 7 | 01 | 01 | 6.00 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | 7.30 1.0 |
| 7 | COMPUT 7 | 01 | 01 | 10.95 1.0 |
| 7 | ENDCMP 1 | 01 | 01 | |
| 7 | ENDJOB 2 | | | |

OUTPUT

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED (A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/STRUCTURE ID | STANDARD CONTROL OPERATION | DRAINAGE AREA (SQ MI) | RAIN TABLE # | ANTEC COND | MAIN TIME (HR) | PRECIPITATION AMOUNT (IN) | DURATION (HR) | PRECIPITATION AMOUNT (IN) | RUNOFF ELEVATION (FT) | PEAK DISCHARGE TIME (HR) | RATE (CFS) | CSM |
|----------------------|----------------------------|-----------------------|--------------|------------|----------------|---------------------------|---------------|---------------------------|-----------------------|--------------------------|------------|--------|
| ALTERNATE 1 STORM 2 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 2.67 | 11.96 | 216.48 | 2448.8 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 2.69 | 12.16 | 42.92 | 485.5 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 1.31 | 12.07 | 235.11 | 964.0 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 1.31 | 12.07 | 235.11 | 964.0 |
| STRUCTURE 1 | ADDHYD | .83 | 2 | 2 | .10 | .0 | 3.50 | 24.00 | 1.09 | 12.70 | 157.44 | 288.4 |
| ALTERNATE 1 STORM 10 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 4.35 | 11.96 | 340.45 | 3951.3 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 4.38 | 12.15 | 77.13 | 872.3 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.67 | 12.06 | 482.46 | 1978.1 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.67 | 12.06 | 482.46 | 1978.1 |
| STRUCTURE 1 | ADDHYD | .59 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.29 | 12.65 | 360.42 | 648.6 |
| STRUCTURE 1 | ADDHYD | .83 | 2 | 2 | .10 | .0 | 5.25 | 24.00 | 2.34 | 12.08 | 608.52 | 732.8 |
| ALTERNATE 1 STORM 25 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 5.08 | 11.95 | 393.10 | 4446.8 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 5.12 | 12.14 | 91.41 | 1034.1 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 3.30 | 12.06 | 594.92 | 2439.2 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 3.30 | 12.06 | 594.92 | 2439.2 |
| STRUCTURE 1 | RUNOFF | .59 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 2.78 | 12.64 | 487.66 | 931.5 |
| STRUCTURE 1 | ADDHYD | .83 | 2 | 2 | .10 | .0 | 6.00 | 24.00 | 2.63 | 12.05 | 794.30 | 920.9 |
| ALTERNATE 1 STORM 98 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 6.35 | 11.95 | 483.86 | 5473.6 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 6.43 | 12.10 | 232.46 | 2629.7 |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 4.44 | 12.05 | 794.30 | 3296.7 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 4.44 | 12.05 | 794.30 | 3296.7 |
| STRUCTURE 1 | RUNOFF | .59 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 3.84 | 12.63 | 662.00 | 1162.8 |
| STRUCTURE 1 | ADDHYD | .83 | 2 | 2 | .10 | .0 | 7.30 | 24.00 | 4.02 | 12.05 | 1045.71 | 1259.3 |
| ALTERNATE 1 STORM 99 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .09 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 9.83 | 11.95 | 736.66 | 8333.2 |
| STRUCTURE 1 | RESVOR | .09 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 9.98 | 12.02 | 597.42 | 6788.1 |

TR20 XEQ 11-15-05 12:27 Dulles Business Park POST-Development 2, 10, & 25 Yr Storms JOB 1 SUMMARY PAGE 22

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED (A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

| SECTION/STRUCTURE ID | STANDARD CONTROL OPERATION | DRAINAGE AREA (SQ MI) | RAIN TABLE # | ANTEC COND | MAIN TIME (HR) | PRECIPITATION AMOUNT (IN) | DURATION (HR) | PRECIPITATION AMOUNT (IN) | RUNOFF ELEVATION (FT) | PEAK DISCHARGE TIME (HR) | RATE (CFS) | CSM |
|----------------------|----------------------------|-----------------------|--------------|------------|----------------|---------------------------|---------------|---------------------------|-----------------------|--------------------------|------------|--------|
| ALTERNATE 1 STORM 99 | | | | | | | | | | | | |
| STRUCTURE 1 | RUNOFF | .24 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.80 | 12.05 | 1356.84 | 5563.1 |
| STRUCTURE 1 | ADDHYD | .24 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.80 | 12.05 | 1356.84 | 5563.1 |
| STRUCTURE 1 | RUNOFF | .59 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.05 | 12.61 | 1280.08 | 2148.5 |
| STRUCTURE 1 | ADDHYD | .83 | 2 | 2 | .10 | .0 | 10.95 | 24.00 | 7.27 | 12.08 | 1888.93 | 2290.6 |

TR20 XEQ 11-15-05 12:27 Dulles Discovery POST-Development 2, 10, & 25 Yr Storms JOB 1 SUMMARY PAGE 23



EXIT RAMP - SULLY RD. ONTO AIR & SPACE MUSEUM PARKWAY



INTERSECTION - AIR & SPACE MUSEUM PARKWAY & HISTORIC SULLY WAY



DULLES DISCOVERY SOUTH
DULLES DISCOVERY PROPOSED OVERPASS
August 29, 2012



NOTE: THE PERSPECTIVES OF THE PROPOSED OVERPASS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.

| No. | DATE | DESCRIPTION | REVISIONS |
|-----|------|-------------|-----------|
| | | | |
| | | | |
| | | | |

| PLAN DATE |
|-----------|
| 01-08-13 |
| 04-08-13 |
| 04-26-13 |
| |
| |

Urban Ltd.
4300 D Technology Court
Charlottesville, Virginia 20151
Tel. 703.642.2906
www.urban-td.com

urban
Planners Engineers Landscape Architects Land Surveyors



PERSPECTIVE
DULLES DISCOVERY NORTH
PCA/GDP
SULLY DISTRICT
FAIRFAX COUNTY, VA

SCALE: N/A

DATE: JAN., 2013

CI.: N/A

PCA 2005-SU-026 is associated with the proposed Final Development Plan Amendment (FDPA) 2009-SU-024, which proposes an amendment to Dulles Discovery South, a 76.6-acre secure office campus located to the south of Dulles Discovery North, to permit building additions and site modifications. Some of those site modifications would accommodate the secure bridge proposed in this application.

Waivers and Modifications:

No new waivers or modifications have been requested with this application. Staff recommends reaffirmation of the previous modifications and waiver, which include:

- Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern, and western property boundaries as shown on the Generalized Development Plan (GDP); and
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along a portion of Wall Road in favor of that shown on the GDP.

A reduced copy of the submitted PCA/GDP is included at the front of this report. Copies of the proposed proffers, the affidavit, the applicant's statement of justification, and the current proffers are included in Appendices 1, 2, 3, and 4, respectively. Staff analyses are included in Appendices 5 through 9.

LOCATION AND CHARACTER

Site Description:

The 13.44-acre site is located on portions of Parcels 34-2 ((1)) 33A and 34-2 ((1)) 34A1 and a portion of the right-of-way for Air and Space Museum Parkway, at 13800 and 13870 Air and Space Museum Parkway. The project site is south of Wall Road, is west of Centreville Road, and straddles the west and east sides of Air and Space Museum Parkway.

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table.

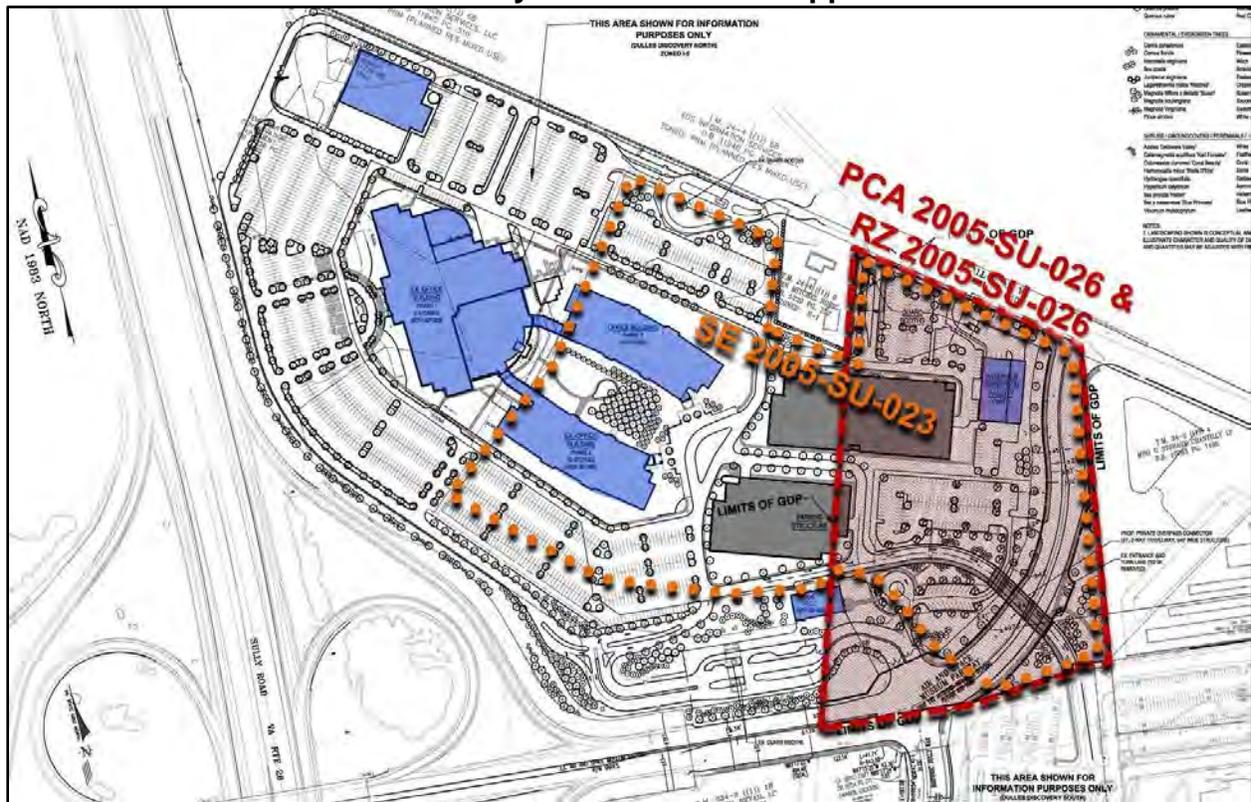
| SURROUNDING AREA DESCRIPTION | | | |
|-------------------------------------|---------------------------------|---------------|--|
| Direction | Use | Zoning | Comprehensive Plan Recommendation |
| North | Athletic fields, vacant | PRM | Office |
| East | Public storage | I-5 | Mixed Use |
| South | Office (Dulles Discovery South) | PDC | Mixed Use |

| SURROUNDING AREA DESCRIPTION | | | |
|------------------------------|--------|-----|-----------------|
| West | Office | I-5 | Alternative Use |

BACKGROUND

RZ 2005-SU-026 was approved by the Board of Supervisors on February 27, 2006, which rezoned the property from the R-1 (Residential), I-3 (Light Intensity Industrial), and WS (Water Supply Protection Overlay) Districts to the I-5 (General Industrial) and WS (Water Supply Protection Overlay) Districts. SE 2005-SU-023 was processed concurrently with RZ 2005-SU-026, included an area of approximately 27 acres, and was approved to permit an increase in the building height of two of the Dulles Discovery North office buildings from a maximum of 75 feet to a maximum of 150 feet. Copies of the proffers are included in Appendix 4.

Dulles Discovery North Land Use Applications



The subject property is part of the larger Dulles Discovery North office complex, which has an area of approximately 55 acres. The Dulles Discovery North complex is approved for up to 1,282,848 gross square feet of office and accessory uses at a Floor Area Ratio of 0.532. Existing features include a five-story office building, a 10-story office building, a central utility plant, guard booths, the ACC, and surface parking. Another 10-story office building, two parking structures, and a Materials Inspection

Facility (MIF) have been approved but not yet constructed. Air and Space Museum Parkway and Wall Road construction have been completed.

Three interpretations have been issued for the Dulles Discovery North project. These include the following:

- February 22, 2008 - modifications to the Phase 2 building footprint, relocated entrance and entrance feature, courtyard, Wall Road secondary site entrance, additional security post, and architectural elevations. These were found to be in substantial conformance with the proffers, GDP, SE plat, and development conditions.
- May 6, 2012 - issuance of a Non-RUP (Non-Residential Use Permit) for the Phase 2 office building prior to the completion of certain improvements to Air and Space Museum Parkway and Wall Road. The proposal was found to be in substantial conformance with the proffers and GDP.
- January 31, 2013 - proposed private overpass. The overpass was found to not be a part of the currently approved zoning application area or GDP and the submission of a Proffered Condition Amendment application and its approval by the Board of Supervisors would be required to allow the structure.

The applicant proposes to implement the overpass with the current PCA application. An associated FDPA application was filed for the Dulles Discovery South office complex to permit modifications associated with the bridge and other site features.

Dulles Discovery North and South Project Areas



The following table summarizes the land use applications associated with the Dulles Discovery North and South projects:

Dulles Discovery North & South Land Use Applications

| File Number | Campus | Approval Date | Description |
|-----------------|----------|---|--|
| RZ 2005-SU-026 | DD North | 2/27/2006 | Rezoning to I-5 for DD North office campus |
| SE 2005-SU-023 | DD North | 2/27/2006 | Increase in building height from 75' to 150' for two office buildings in DD North |
| RZ 2009-SU-024 | DD South | 7/13/2010 | Rezoning to PDC for DD South office campus |
| PCA 2003-SU-035 | DD South | 7/13/2010 | Removal of land area from previously approved mixed use development to be rezoned as part of DD South |
| SEA 2003-SU-023 | DD South | 7/13/2010 (reaffirmed on 7/27/2010) | Removal of land from previously approved SE and increase in building height for office uses within the Sully Historic Overlay District |
| RZ 2003-SU-035 | DD South | 1/22/2007 | Original rezoning for a mixed use development |
| SE 2003-SU-023 | DD South | 1/22/2007 | Increase in maximum building height from 35' to 60' |

COMPREHENSIVE PLAN PROVISIONS

| | |
|---------------------------|---------------------------------------|
| Plan Area: | III |
| Planning District: | Upper Potomac |
| Planning Sector: | UP-6 – Sully (Dulles Suburban Center) |
| Plan Map: | Mixed Use |
| Plan Text: | |

Fairfax County Comprehensive Plan, 2011 Edition; Area III; Dulles Suburban Center, Amended through 3-6-2012; Land Unit D-4; Pages 83-85:

CHARACTER

“Land Unit D-4 consists of 157 acres and is bounded on the north by Wall Road, on the west by Route 28, on the southwest and south by the Sully Historic Site Park and on the east by Centreville Road (Figure 19). This land unit contains a portion of the Sully Historic Overlay District, a few scattered warehousing and industrial uses and a large outdoor storage operation north of Barnsfield Road. In addition, about two-thirds of the land unit remains vacant. Cain Branch of Cub Run crosses the southeastern portion of this land unit.”

RECOMMENDATIONS

Land Use

2. “As regulated by the Zoning Ordinance provisions for the Sully historic district, the portion of this land unit located south and east of the extension of Air and Space Museum Parkway is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation.

Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be designed to serve the employees and residents of Land Unit D-4. These ancillary and retail uses should not constitute a retail shopping center.”

3. “The portion of this land unit located north and west of Air and Space Museum Parkway, Parcels 34-2((1))33 and 34 and Parcel 24-4((1))8 are planned for office use up to .50 FAR. Hotel and support retail use may also be considered.”

ANALYSIS

Special Exception Amendment Plat: (copy at front of staff report)
Title: Dulles Discovery North
Prepared by: Urban, Ltd.
Original and Revision Dates: January 8, 2013, as revised through April 26, 2013
Number of Pages: 11

Proposal: The proposal includes the construction of a secure two-lane bridge to connect the Dulles Discovery North and Dulles Discovery South secure office campuses. The bridge would be approximately 45 feet in width and 25 feet in height and include textured architectural concrete panels on the bridge abutments, a 9-foot tall security fence across the bridge (including a 2-foot tall concrete barrier and 7-foot tall transparent fence), a 6-foot wide sidewalk on the overpass, and sidewalks connecting the parking lots on either side of the proposed overpass. The bridge span would be approximately 190 feet in length.

The proposal would also necessitate an agreement between the applicant and the County, such as an easement or lease agreement, to permit:

- 1) The private secure overpass over the public right-of-way;
- 2) Maintenance of the overpass by the applicant;
- 3) Future replacement of overpass elements by the applicant; and
- 4) Easements for County or VDOT inspection and emergency maintenance.

The application includes a proposed proffer to address these needs.

Existing Site Conditions: The project site features a portion of the Access Control Center (ACC) associated with Dulles Discovery North, surface parking, landscaping, a sidewalk/trail system, and security fencing.

Access and Parking: Access and parking would be reconfigured as depicted on the proposed GDP to include minor modifications to the adjacent parking, landscaping, sidewalk/trail system, and security fencing. The proposed bridge

would necessitate the redesign of the visitor parking areas associated with the ACC. More specifically, those areas would be reconfigured to provide visitor parking on both the north and south sides of the proposed bridge. The existing semi-circular drop-off area for the ACC, which is south of the proposed bridge, would be maintained, a small visitor parking lot built on the south side of the bridge, and a larger visitor parking lot built on the north side of the bridge. Pedestrian access would be provided under the bridge so that visitors could walk from the northern lot to the ACC. Another sidewalk would be maintained on the west side of Air and Space Museum Parkway and an eight-foot wide bicycle/pedestrian trail maintained on the east side. Both of these facilities would be contained within the Air and Space Museum Parkway right-of-way and both would proceed under the bridge span.

Land Use Analysis

The subject property is designated as Mixed Use by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recognizes office uses up to 0.50 FAR with consideration of hotel and support retail uses. The proposed use is consistent with these recommendations.

The proposed bridge would be located approximately 350 feet east of the intersection of Air and Space Museum Parkway and Historic Sully Way.

Proposed Bridge Location



The proposed bridge would enable employees, visitors, emergency responders, and delivery and service vehicles to travel between the Dulles Discovery campuses without the need to pass through redundant, high-security controlled gates, reducing employee and vehicle processing and reducing vehicular traffic on Air and Space Museum Parkway, Historic Sully Way, and Centreville Road. The bridge will also allow employees of the two campuses to walk or bicycle between the two campuses without the need for a motor vehicle. The applicant has also stated that the proposed bridge would enable the tenant to delay

construction of a site entrance for the Dulles Discovery South campus from Historic Sully Way, delaying both construction and operational costs for the entrance.

The bridge would be approximately 25 feet in height at its highest point above Air and Space Museum Parkway. The applicant has submitted a visual simulation demonstrating that the proposed structure would not be visible from Centreville Road due to the distances involved and the intervening structures, berms, and landscaping. The bridge is expected to have little if any visual impact on the residential communities east of Centreville Road. Additionally, the bridge is planned with a low profile and high-quality materials to help ensure compatibility with the Dulles Discovery campuses and Air and Space Museum Parkway.

Photo Simulations from Air and Space Museum Parkway (views to east)



Staff finds that the proposed bridge is consistent with the previous approvals, would enhance connectivity between the two secure campuses, would reduce vehicular trips on the surrounding roadway network, would accommodate safe walking and bicycling, and is designed to ensure compatibility with the surrounding community. The proposed use is in harmony with the Comprehensive Plan.

Transportation Analysis (Appendix 5)

The applicant submitted a preliminary plan for the proposed bridge to the Virginia Department of Transportation (VDOT) for review. The applicant has stated that, after detailed discussions related to various aspects of the proposed design, VDOT advised the applicant that it is not opposed to the proposed overpass but will formally review the engineering specifications and details in conjunction with the Public Improvement Plan to be submitted to Fairfax County and VDOT.

Fairfax County Department of Transportation (FCDOT) requested that the applicant provide information regarding security gate queues, visitor parking, MIF access, internal roadway changes associated with the proposed bridge, and pedestrian circulation. The applicant has subsequently updated the plan set and statement of justification to reflect these changes and respond to staff comments.

Additionally, the applicant has proposed proffer commitments regarding bridge design and maintenance. These have been reviewed by the County Attorney's Office and the Historic Preservation staff and been found to adequately address these issues.

Staff notes that Air and Space Museum Parkway to Wall Road has been accepted into the Virginia Secondary System of State Highways.

There are no outstanding transportation issues.

Fire and Rescue Analysis (Appendix 6)

The Fire and Rescue Department stated that the application property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly. There are no outstanding fire protection issues.

Stormwater Management (SWM) Analysis (Appendix 7)

Stormwater Management staff noted that the applicant must demonstrate at the site plan review stage that the revised plan still meets phosphorous removal and detention requirements. The propose changes will not substantively change stormwater management calculations from the previous approval. There are no outstanding stormwater management issues.

Fairfax County Water Authority Analysis (Appendix 8)

Water Authority staff stated that the applicant will be responsible for any relocation or removal of existing water mains and appurtenances due to the development of the property. There are no outstanding water issues.

Urban Forestry Analysis (Appendix 9)

Because the overall amount of canopy coverage provided is the same as the original approval, Urban Forestry staff had no comments or recommendations regarding the current proposal. There are no outstanding forestry issues.

ZONING ANALYSIS

Lot Size Requirements, Bulk Regulations, and Parking

| I-5 (General Industrial) Lot Requirements & Parking (§5-506, §5-507, & Article 11, Part 1) | | | |
|---|--|----------------------------|---|
| Standard | Required | Previously Approved | Proposed |
| Min. Lot Area | 20,000 sf | | 13.44 acres |
| Min. Lot Width | 100 feet | | +/- 825 feet |
| Max. Building Height | 75 feet | | 50 feet (proposed parking structure) |
| Front Yard | 45° angle of bulk plane, not less than 40 feet. | | 168 feet (ACC) |
| Side Yard | No requirement | | |
| Rear Yard | No requirement | | |
| Maximum FAR | 0.50 | | 0.03 |
| Min. Open Space | 15% | | 20.8% |
| Parking* | 3,335 | | 5,145 |

* Calculated for Dulles Discovery North

Lot size requirements, bulk regulations, transitional screening and barrier requirements, and parking requirements were considered with the previous approval. The proposal meets all of the lot and bulk requirements of the I-5 District as listed above.

Modifications and Waiver

The applicant seeks reaffirmation of the previously approved modifications and waiver. This application does not alter the original analysis of those requests. Staff continues to support the requests, which include:

- Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern, and western property boundaries as shown on the Generalized Development Plan (GDP); and
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along a portion of Wall Road in favor of that shown on the GDP.

Water Supply Protection Overlay (WS) District (§7-800)

The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived, and/or approved by the Director in accordance with the Public Facilities Manual (PFM). In no instance shall the requirement for BMPs be modified or waived except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.

Staff from the Department of Public Works and Environmental Services has reviewed the application (see Appendix 7) and noted that the applicant must demonstrate at the site plan review stage that the revised plan continues to meet phosphorous removal and detention requirements. Staff recommends that the adequacy of these measures be determined at the time of site plan review.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposed bridge is consistent with the previous approvals, would not increase the intensity of the uses above the levels previously approved, would enhance connectivity between the two secure campuses, would reduce vehicular trips on the surrounding roadway network, would accommodate safe walking and bicycling, and is designed to ensure compatibility with the surrounding community.

Staff concludes that the proposal would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 2005-SU-026 subject to the execution of the proffered conditions consistent with those contained in Appendix 1.

Staff recommends reaffirmation of the previous modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern, and western property boundaries as shown on the Generalized Development Plan (GDP).

Staff recommends reaffirmation of the previous waiver of the Countywide Trails Plan recommendation for a major paved trail along a portion of Wall Road in favor of that shown on the GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application 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. Proposed Proffers
2. Affidavit
3. Statement of Justification
4. Previously Approved Proffers – RZ 2005-SU-026
5. Transportation Analysis
6. Fire and Rescue Analysis
7. Stormwater Management Analysis
8. Fairfax County Water Authority Analysis
9. Urban Forestry Analysis
10. Illustrative – Dulles Discovery North & South
11. Glossary of Terms

**PCA 2005-SU-026
DD NORTH 3 LC
PROFFER STATEMENT**

MARCH 19, 2013

APRIL 9, 2013

APRIL 26, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 2005-SU-026 (the "Application"), DD NORTH 3 LC (the "Applicant" as Owner and Applicant), SULLY NORTH INVESTMENTS L.C., owner of a portion of the Application property, and the Board, for themselves and their successors and assigns, hereby proffer that development of Fairfax County Tax Map Parcel 34-2-((1))-33A part, -34A1 part, plus an approximately 2.89 acre portion of Air and Space Museum Parkway, totaling approximately 13.44 acres (the "Property") shall be in conformance with the proffers previously approved by the Board of Supervisors in RZ 2005-SU-026 and dated February 7, 2006, which proffers shall remain in full force and effect except as modified and/or qualified by and subject to the following terms and conditions. In the event this Application is denied, these revised Proffers shall immediately be null and void and the previous proffers dated February 7, 2006 shall remain in full force and effect.

1. Paragraph 1 shall be revised to read as follows:
 1. **Substantial Conformity.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Proffered Condition Amendment/Generalized Development Plan ("GDP") dated April 26, 2013, prepared by Urban, Ltd., consisting of eleven (11) sheets, as further modified by these proffered conditions.
2. Paragraph 4 shall be revised to read as follows:
 4. **Maximum Floor Area Ratio (FAR).** The maximum floor area ratio ("FAR") built upon the Property which is the subject of this PCA shall not exceed 0.03 FAR; any remaining unbuilt density attributable to the Property, up to 0.50 FAR, shall be reserved for and attributed to development on the remainder of the 55.37074 acre assemblage/project area (Tax Map Parcels 34-2-((1))-33A, -34A1 and -34A2). Parking garages depicted on the GDP shall not be included in gross floor area calculations.
3. Paragraph 11 shall be deleted.
4. Paragraph 18 shall be revised to read as follows:
 18. **Landscaping.** Landscaping shall be generally consistent with the quality, quantity and the locations shown on GDP Sheet 4 "Landscape Plan." Actual types, quantities, species of vegetation and locations shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and

approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management.

5. Add new proffer 23 to read as follows:

23. Overpass. Subject to approval by VDOT, the Applicant shall construct a privately-owned and maintained overpass over Air and Space Museum Parkway as generally shown on the GDP to provide internal connectivity between the Property and Dulles Discovery South (identified as Fairfax County Tax Map Parcels 34-2-((1)) -2B, -3C, and -6).

A. *Design.* The proposed overpass shall be constructed in substantial conformance with that shown on Sheet 11 of the GDP "Perspective", subject to VDOT approval. The exterior of the bridge abutments and parapet walls shall be designed with architectural concrete panels with simulated stone finishes to complement the design of the architectural precast office buildings on the two campuses. The security fence provided as part of the overpass shall be (i) no more than six (6) feet in height on top of the three (3) foot parapet walls, and (ii) no more than nine (9) feet in height elsewhere, with colors and materials similar to the existing security fencing located on the Property. A minimum six (6) foot wide sidewalk shall be constructed on the overpass to provide for pedestrian connectivity between the two campuses. In addition, sidewalks connecting the parking lots on either side of the proposed overpass shall be provided as generally shown on GDP Sheet 5 "Pedestrian Circulation Plan."

B. *County Agreement.* Prior to issuance of the building permit for the proposed overpass, the Applicant shall execute an agreement with the County in a form satisfactory to the Applicant and the County Attorney, which agreement shall (i) permit the construction, perpetual existence and use of the overpass over the public right-of-way of Air and Space Museum Parkway; (ii) provide for perpetual maintenance by Applicant of the overpass; (iii) provide for future replacement of elements of the overpass by Applicant, when and as warranted; and (iv) provide for easements for County and/or VDOT inspection and emergency maintenance to ensure that the overpass is maintained by the Applicant in good working order.

[SIGNATURES ON FOLLOWING PAGE]

DD NORTH 3 LC

*Applicant and Title Owner of Tax Map Parcel
34-((1)-34A1*

BY: MVP Management, LLC, its Manager

By: 
Name: Jan M. Peterson
Title: manager

SULLY NORTH INVESTMENTS L.C.

Title Owner of Tax Map Parcel 34-((1)-33A

BY: MVP Management, LLC, its Manager

By: 
Name: Jan M. Peterson
Title: manager

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

*Title Owner of Approximately 2.89 acres of Air and
Space Museum Parkway Right-of-Way*

By: _____
Name: _____
Title: _____

REZONING AFFIDAVIT

DATE: April 19, 2013
 (enter date affidavit is notarized)

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

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 119640a

in Application No.(s): PCA 2005-SU-026
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|--|--|---|
| DD North 3 LC(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows William C. Smith Peter E. Dunn | 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033 | Applicant; Title Owner of Parcel 34-2-((1))-34A1; Agent for Title Owner of Parcel 34-2-((1))-33A |
| Sully North Investments L.C.(2) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren Peterson Fellows | 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033 | Title Owner of Parcel 34-2-((1))-33A |

(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: April 19, 2013
 (enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
 (enter County-assigned application number (s))

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

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|---|---|
| Fairfax County Board of Supervisors, a body Politic with no shareholders Agent: Edward L. Long, Jr., County Executive, or his successors in office | 12000 Government Center Parkway, Suite 530 Fairfax, VA 22035 | Title Owner of Right-of-Way included in Application |
| Hunton & Williams LLP(7) | 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102 | Attorneys/Agents for Applicant |
| Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger | 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102 | Attorneys/Agents for Applicant |
| Susan K. Yantis Elaine O'Flaherty Cox | 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102 | Planners/Agents for Applicant |
| Jeannie A. Mathews | 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102 | Paralegal/Agent for Applicant |
| Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(8) Agents: Robert W. Brown Kevin P. O'Connor Michael B. Keith | 4200-D Technology Court Chantilly, VA 20151 | Engineers/Agents for Applicant |
| Kimley-Horn and Associates, Inc.(9) Agents: Adam J. Steiner Evan D. Smith | 11400 Commerce Park Drive, Suite 400 Reston, VA 20191 | Landscape Planners/Agents for Applicant |
| HGA Mid-Atlantic, Inc.(10) Agent: Kevin M. Farquhar | 44 Canal Center Plaza, Suite 100 Alexandria, VA 22314 | Architects/Agents for Applicant |
| Gorove/Slade Associates, Inc.(11) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp | 3914 Centreville Road, Suite 300 Chantilly, VA 20151 | Traffic Consultants/Agents for Applicant |
| J2 Engineers, Inc.(12) Agents: James C. Bishoff Jeffrey L. Gilliland | 4080 Lafayette Center Drive, Suite 330 Chantilly, VA 20151 | Engineers/Agents for Applicant |

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

REZONING AFFIDAVIT

DATE: April 14, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

(1)DD North 3 LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

| | |
|-----------------------------------|--------------------|
| MVP Master Limited Partnership(3) | Jon M. Peterson |
| Lauren P. Fellows | Steven B. Peterson |
| William E. Peterson | |

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

MANAGER: MVP Management, LLC(6)

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

(2) Sully North Investments L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

| | |
|-----------------------------------|--------------------|
| MVP Master Limited Partnership(3) | Jon M. Peterson |
| Lauren P. Fellows | Steven B. Peterson |
| William E. Peterson | |

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

MANAGER: MVP Management, LLC(6)

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

(3) MV Peterson Associates, LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Milton V. Peterson

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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

(5)MVP Investments L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Carolyn S. Peterson
Peterson Family Charitable Trust (Trustees: Lauren P. Fellows, Jon M. Peterson, William E. Peterson, Steven B. Peterson)

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)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS:

| | |
|---------------------|--------------------|
| Milton V. Peterson | Jon M. Peterson |
| Carolyn S. Peterson | Steven B. Peterson |
| William E. Peterson | Lauren P. Fellows |

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

MANAGERS:

| | |
|-------------------------|--------------------|
| Milton V. Peterson | Jon M. Peterson |
| William E. Peterson | Steven B. Peterson |
| Lauren Peterson Fellows | |

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

(8)Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.
4200-D Technology Court
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

J. Edgar Sears
Brian A. Sears

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

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

(9)Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, VA 20191

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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

(10)HGA Mid-Atlantic, Inc.
44 Canal Center Plaza, Suite 100
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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)

(11)Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher M. Tacinelli
Chad A. Baird
Daniel B. Van Pelt
Erwin N. Andres

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

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

Rezoning Attachment to Par. 1(b)

DATE: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

(12)J2 Engineers, Inc.
4080 Lafayette Center Drive, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

James C. Bishoff
Jeffrey L. Gilliland

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(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)
(3)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

GENERAL PARTNERS:

MV Peterson Associates, LC(4)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C.(5)

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

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

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

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

Robert A. Acosta-Lewis
Lawrence C. Adams
Michael F. Albers
Kenneth J. Alcott
Fernando C. Alonso
Walter J. Andrews
Heather S. Archer
Charles E. G. Ashton
L. Scott Austin
Ian Phillip Band
Sean M. Beard
John J. Beardsworth, Jr.
Ryan A. Becker
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Mark B. Bierbower
Stephen R. Blacklocks
Jeffrey M. Blair
Matthew P. Boshier
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Craig A. Bromby
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton

Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
Thomas J. Cawley
James N. Christman
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
Stacy M. Colvin
S. Gregory Cope
Cameron N. Cosby
Cyane B. Crump
Ashley Cummings (nmi)
Alexandra B. Cunningham
Samuel A. Danon
Barry R. Davidson
John A. Decker
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Colleen P. Doyle
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Maya M. Eckstein
W. Jeffery Edwards
John C. Eichman
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps

Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
Robert N. Flowers
William M. Flynn
Laura M. Franze
David S. Freed
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Kevin M. Georgerian
John T. Gerhart, Jr.
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Charles E. Greef
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith
Brett L. Gross
Bradley W. Grout
Steven M. Haas
Brian L. Hager

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

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

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

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

Robert J. Hahn
Jarrett L. Hale
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Ray V. Hartwell, III
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Mark S. Hedberg
Gregory G. Hesse
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
George C. Howell, III
Paul C. Huck, Jr.
Kevin F. Hull
Donald P. Irwin
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Andrew E. Jillson
Harry M. Johnson, III
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
W. Alan Kailer
Andrew Kamensky (nmi)
Michael G. Keeley
G. Roth Kehoe, II

David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Scott H. Kimpel
Robert A. King
Edward B. Koehler
John T. Konther
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
Andrew W. Lawrence
Daniel M. LeBey
Bradley T. Lennie
L. Steven Leshin
Catherine D. Little
Steven R. Loeshelle
David C. Lonergan
David S. Lowman, Jr.
Kimberly C. MacLeod
Michael J. Madden, Jr.
Tyler Maddy (nmi)
Manuel E. Maisog
Douglas M. Mancino
Alan J. Marcuis
Brian R. Marek
Fernando Margarit (nmi)
Stephen S. Maris
Thelma Marshall (nmi)
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Laurie Uustal Mathews
John Gary Maynard, III
Fraser A. McAlpine
William H. McBride
Michael C. McCann

T. Allen McConnell
Francis A. McDermott
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Robert J. Morrow
Ann Marie Mortimer
Michael J. Mueller
Eric J. Murdock
Frank J. Murphy, Jr.
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Eric J. Nedell
Michael Nedzbala (nmi)
William L. Newton
Henry V. Nickel
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Pam Gates O'Quinn
Michael A. O'Shea
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

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

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

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

William S. Patterson
Eric R. Pogue
Robert Dean Pope
Curtis D. Porterfield
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
J. Waverly Pulley, III
Robert T. Quackenboss
Dionne C. Rainey
Katherine E. Ramsey
John Jay Range
Stuart A. Raphael
Robert S. Rausch
Belynda B. Reck
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Trevor K. Ross
Brent A. Rosser
William L. S. Rowe
Ronald L. Rubin
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Karen M. Sanzaro
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt

John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Robert M. Schulman
Carl F. Schwartz
P. Watson Seaman
James S. SeEVERS, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Thomas G. Slater, Jr.
Brooks M. Smith
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Andrew J. Tapscott
Robert M. Tata
Rodger L. Tate
W. Lake Taylor, Jr.
Wendell L. Taylor
Robin Lyn Teskin
John Charles Thomas
Gary E. Thompson

B. Cary Tolley, III
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Surasak Vajasit (nmi)
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William A. Walsh, Jr.
Lynnette R. Warman
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Evan D. Wolff
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
Scott F. Yarnell
David R. Yates
Lee B. Zeuglin
Manida Zimmerman (nmi)

(FORMER PARTNERS NEXT PAGE)

(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: April 19, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number (s))

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

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

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

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

FORMER PARTNERS:

- Benjamin C. Ackerly
- Virginia S. Albrecht
- Terence G. Connor
- William D. Dannelly
- Mark S. Dray
- Patricia K. Epps
- Colleen Heisey (nmi)
- Michael S. Held
- Joseph C. Kearfott
- Joseph Clarke Mathews
- C. Porter Vaughan, III
- Mark G. Weisshaar
- William F. Young

(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: April¹⁹, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(enter County-assigned application number(s))

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

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

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

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

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

The Board of Supervisors, as a body, is the owner of right-of-way included in the application; however, no individual member of the Board of Supervisors has any ownership interest in such land.

(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: April 1st, 2013
(enter date affidavit is notarized)

119640a

for Application No. (s): PCA 2005-SU-026
(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.)

Jon M. Peterson, Agent for the Applicant, has contributed in excess of \$100.00 to Supervisor Herrity.

Francis A. McDermott of Hunton & Williams LLP, attorney for Applicant, has contributed in excess of \$100.00 each to Supervisor Herrity and to Supervisor Cook.

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

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

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

WITNESS the following signature:

(check one)

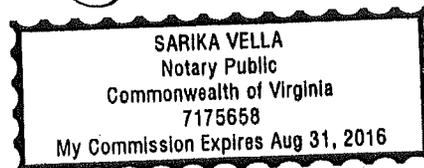
Applicant Applicant's Authorized Agent

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

Subscribed and sworn to before me this 19th day of April, 2013, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 8/31/16

Sarika Vella
Notary Public



March 20, 2013

**DULLES DISCOVERY NORTH
PCA 2005-SU-026**

STATEMENT OF JUSTIFICATION

This application is filed by DD North 3 LC (the "Applicant"), on behalf of the property owners, the Applicant and Sully North Investments, L.C., both related entities of The Peterson Companies ("TPC"). The application requests approval of a Proffered Condition Amendment ("PCA") for approximately 13.44 acres (the "Property") located within Dulles Discovery North ("DDN"), a secure office complex bounded on the south by Air and Space Museum Parkway, on the west by Route 28 and on the north by Wall Road. The Property that is the subject of the PCA is identified on Fairfax County Tax Map Parcels 34-2-((1))-33A (part) and -34A1 (part), and includes a portion of the dedicated right-of-way for Air and Space Museum Parkway.

The Property was rezoned to the I-5 District and WS Overlay District on February 27, 2006, subject to proffers dated February 7, 2006 (the "Rezoning"). The Rezoning was approved concurrently with Special Exception 2005-SU-023 which permitted an increase in building height for two office buildings from 75 feet to a maximum of 150 feet. There are no changes proposed to the approved Special Exception. The approved proffers and GDP, together with an adjacent grandfathered I-5 zoned parcel, permit up to 1,282,848 gross square feet of office and accessory uses at a Floor Area Ratio of 0.532. The Special Exception only governs the permitted height of two of the three office buildings. The 373,204 square foot Phase I office building and accessory structures (Access Control Center ("ACC"), a central utility plant and guard booths) along with the 427,192 square foot Phase 2 office building approved in conjunction with the Special Exception, have already been constructed on DDN. A Phase 3 office building has been approved but not yet constructed. In addition, the Air and Space Museum Parkway and Wall Road improvements have been completed.

Subsequent to the approval of the Rezoning, the Board of Supervisors approved rezoning application RZ 2009-SU-024 and a concurrent Special Exception SEA 2003-SU-023 on July 27, 2010 to permit the development of a secure office complex known as Dulles Discovery South ("DDS"), a 76.70-acre property located south of Air and Space Museum Parkway. The DDS campus will include three additional office buildings, a central utility plant, campus loading dock and materials inspection facility ("MIF"). Combined, the DDN and DDS secure office complex consists of approximately 132 acres with a total of approximately 2.4 million square feet of office and accessory uses to be occupied by the same tenant.

Due to the high security requirements mandated by the tenant, both the DDN and DDS campuses will be fenced, and all visitors and employees will be required to pass through controlled security areas to enter the site. The primary entrance to DDN for employees and visitors is located on Air and Space Museum Parkway at its intersection with Historic Sully Way. This entrance is a highly secure, manned security checkpoint with a gate and two guard booths which operates 24/7. This access includes three (3) lanes for ingress and two (2) lanes for egress which will accommodate full build-out of the secure office campus with no adverse impacts on Air and Space Museum Parkway. The ACC building is also located at the main entrance where

visitors are required to obtain security clearance prior to being transported via shuttle bus into the secure portion of the campus. Secondary access to DDN is provided from Wall Road which is also a secure, manned checkpoint for employees and deliveries only and is generally open during business hours. There are two additional secondary secure access points on Wall Road which will be provided at such time as the Materials Inspection Facility is constructed.

The access to DDS will also be controlled with highly secure gates at entrances from Historic Sully Way and Centreville Road. Given that the same tenant will occupy both campuses, it will be necessary for employees, visitors and delivery and/or service vehicles to travel regularly between DDN and DDS via Air and Space Museum Parkway, Centreville Road, and/or Historic Sully Way through several redundant, highly secure gates.

The purpose of the PCA application for DDN is to permit the construction of a privately owned and maintained overpass over Air and Space Museum Parkway, a dedicated public roadway, connecting the DDN and DDS campuses to provide internal connectivity between the two office sites. Air and Space Museum Parkway has been constructed by the Applicant as required by the proffers and the right-of-way has been dedicated to the Board of Supervisors. Approximately 2.89 acres of the dedicated right-of-way came from land that was the subject of RZ 2005-SU-026.

As shown on the GDP, the existing internal travelway located on DDN north of the existing ACC is proposed to be extended to the south as a two (2) lane overpass, approximately 45 feet in width, across Air and Space Museum Parkway approximately 220 feet north of its intersection with Historic Sully Way, and to connect to an internal travelway located on the DDS campus. It will include a sidewalk to facilitate pedestrian connectivity between the two campuses. Consistent with other on-site roadways, the overpass will be privately owned and maintained. The overpass will be approximately twenty-five (25) feet in height at its highest point above Air and Space Museum Parkway; therefore, it will have no negative visual impacts (i) on the nearby residential communities across Centreville Road due to the distance and intervening structures, berms and landscaping or (ii) on the adjacent industrial storage facility use due to the low profile and materials of the overpass and the absence of windows or human occupancy on the storage property. The proposed overpass connector has been designed with a low profile and materials which complement the surrounding development, as demonstrated in the perspective views from the exit ramp at Route 28/Air and Space Museum Parkway and the intersection of Air and Space Museum Parkway and Historic Sully Way included with the GDP. The proposed connector will enable employees, visitors, delivery and service vehicles to travel between the two campuses without passing through redundant, highly secure controlled gates, and will reduce vehicular traffic on Air and Space Museum Parkway, Historic Sully Way, and Centreville Road.

A preliminary plan for the proposed connector was submitted to VDOT for review. A meeting was held on October 12, 2012 with Mr. Paul Kraucunas and other VDOT staff with expertise in overpass design, to present the proposal and obtain comments. After detailed discussions related to various aspects of the proposed design, VDOT advised the Applicant that it is not opposed to the proposed overpass over Air and Space Museum Parkway but will

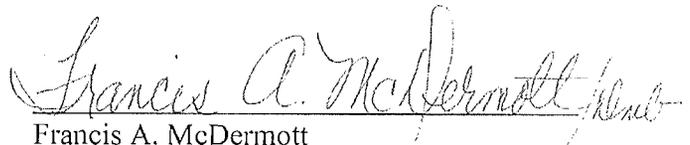
formally review the engineering specifications and details in conjunction with the Public Improvement Plan to be submitted to Fairfax County and VDOT.

The proposed connector will necessitate minor modifications to the adjacent parking, landscaping, sidewalk/trail system and security fencing from that shown on the approved GDP. The proposed connector necessitates the redesign of the visitor parking areas associated with the ACC. Specifically, these parking areas have been reconfigured to provide visitor parking on both sides of the proposed connector. The existing semi-circular drop-off area for the ACC located south of the proposed connector will be maintained and additional visitor parking will be provided adjacent to it as shown on the GDP. Some visitor parking will be reconfigured to the north of the proposed overpass. A pedestrian access will be provided beneath the overpass so that visitors can walk to the ACC building. Pedestrian access will also be provided on the overpass to further enhance pedestrian connectivity between the two campuses. All visitors will exit both parking areas via the access point to Air and Space Museum Parkway from the northern parking lot. The approved GDP reflects this access as a controlled right-in/out only entrance with a guard house. This controlled access will be maintained, but will be unmanned and limited to a right-out only for visitors.

The proposed overpass connector allows for a more efficient layout and design, results in fewer vehicular trips on the external public roadway network, and enhances the security of the complex by minimizing the number of times the employees and visitors enter/exit the site.

The PCA application is in compliance with the approved Dulles Discovery North proffers and all applicable regulations, ordinances and adopted standards. The Applicant requests reaffirmation of the following waivers and modifications previously approved with RZ 2005-SU-026:

1. Modification of the transitional screening and barrier requirements along portions of the northern, southern, eastern and western property boundaries as shown on the GDP.
2. Waiver of the Countywide Trails Plan recommendation along a portion of Wall Road in favor of that shown on the GDP.


Francis A. McDermott
Attorney and Agent for the Applicant

RZ 2005-SU-026
SULLY NORTH INVESTMENTS L.C.
PROFFER STATEMENT

October 18, 2005
December 9, 2005
December 16, 2005
January 3, 2006
January 25, 2006
January 27, 2006
February 7, 2006

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2005-SU-026, as proposed, from the R-1, I-3, WS and AN Districts, to the I-5, WS and AN Districts, the owners and Sully North Investments L.C. (the "Applicant"), for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2 ((1)) 33 (part) and 34 (part) (the "Property"), containing approximately 13.54 acres, shall be in accordance with the following proffered conditions which shall replace any and all existing proffered conditions and special exception conditions, including SE 2004-SU-028 which shall be null and void, pertaining to the Property:

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development Plan (the "GDP") dated June 29, 2005, as revised through December 9, 2005 and prepared by Urban Engineering & Associates, Inc., as further modified by these proffered conditions.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, the Applicant may make minor modifications to the GDP which may be required as a result of final engineering and design. The Applicant shall have the flexibility to modify the layout shown on the GDP, provided such changes are in substantial conformance with the GDP and proffers, and do not decrease below the minimum amount of open space or less than the peripheral setbacks shown to be provided on the Property.
3. Permitted Uses. The following uses, and other related uses including but not limited to a materials inspection facility and guardhouses, as listed in Section 5-502 of the Zoning Ordinance shall be permitted: accessory uses and accessory services uses; child care centers; financial institutions; mobile land-based telecommunications facilities; offices; and public uses.
4. Maximum Floor Area Ratio (FAR). The maximum floor area ratio ("FAR") built upon the Property which is the subject of this rezoning shall not exceed 0.03 FAR; any remaining density attributable to the Property over and above said 0.03 FAR up to .50 FAR shall be reserved for and attributed to development on the remainder of the

55.37074 acre assemblage/project area (Tax Map Parcels 34-2 ((1)) 33 and 34). Parking garages depicted on the GDP shall not be included in gross floor area calculations.

5. Right-of-Way Dedication. The Applicant shall dedicate all right-of-way ("ROW") referenced below subject to review and approval by VDOT and DPWES. All road ROW dedicated in conjunction with these proffers and/or as depicted on the GDP shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final record plat for the contiguous development area, or upon demand by Fairfax County, whichever occurs first. All ROW dedication shall be subject to the "Density Credit" proffer in Paragraph 19, below, regarding reservation of development intensity to the residue of the Property.
6. Road Improvements. The following ROW dedication and/or road improvements shall be provided by the Applicant, as approved by VDOT and DPWES, on Air and Space Museum Parkway and Wall Road. All entrances into the development depicted on the GDP shall have restricted access for private use only. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the respective improvements has been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvements:
 - A. Air and Space Museum Parkway. In accordance with that shown on the GDP, the Applicant shall dedicate and convey in fee simple to the Board up to 112 feet of ROW sufficient for construction of and shall construct a four-lane, divided roadway on the Property, plus northbound left and right turn lanes at its Wall Road intersection and at the Property's main entrance and secondary entrance median breaks, as depicted on the GDP, beyond that portion of Air and Space Museum Parkway already funded for construction by the "Route 28 PPTA", prior to issuance of the first Non-Residential Use Permit ("Non-RUP") for the Phase 2 office building.
 - B. Wall Road Frontage Improvements. In accordance with that shown on the GDP, along the frontage of the subject Property the Applicant shall dedicate and convey in fee simple to the Board 35 feet of ROW from the existing centerline and construct one-half of a four-lane undivided roadway prior to issuance of the first Non-RUP for the Phase 2 office building.
 - C. Wall Road Left Turn Lane. The Applicant shall restripe Wall Road to accommodate an off-site separate left turn lane from westbound Wall Road to southbound Air and Space Museum Parkway prior to issuance of the first Non-RUP for the Phase 2 office building.
 - D. Cul-de-Sac. Subject to provision of ROW from adjacent property owners, the Applicant shall dedicate and construct to VDOT standards a permanent cul-de-sac at the terminus of Wall Road prior to issuance of the first Non-RUP for the Phase 2 office building.
7. Traffic signals.

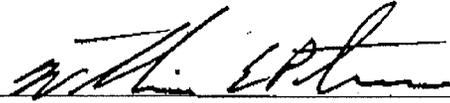
- A. A warrant study for a traffic signal at the Air and Space Museum Parkway/Historic Sully Way intersection shall be submitted to VDOT for review prior to site plan submission for any buildings on Tax Map Parcel 34-2 ((1)) 34. The traffic signal shall be designed and installed by the Applicant, when warranted.
 - B. A warrant study for a traffic signal at the Wall Road/Centreville Road intersection shall be submitted prior to issuance of Non-RUPs for 600,000 square feet of development on Tax Map Parcel 34-2 ((1)) 33 and/or 34. The warrant study shall project traffic for the site build out. The Applicant shall pay the cost for design and installation of said traffic signal, when warranted. In the event that the traffic signal is not warranted prior to final bond release, an escrow shall be provided by the Applicant for the cost of the traffic signal in an amount to be determined by FCDOT.
8. Office Transportation Demand Management. Transportation Demand Management ("TDM") strategies shall be utilized to attempt to reduce vehicle trips during peak periods. Tenants shall be advised of this TDM strategy. Transportation coordination duties shall be carried out by a designated property manager(s) or transportation management coordinator(s) (collectively "TDM Coordinator"). The TDM Coordinator position may be a part of other duties assigned to the individual(s). The TDM strategies shall be implemented upon 75% occupancy of the first office building. Strategies implemented shall include but not be limited to the following:
- A. TDM materials describing available transit options, car/van pooling formation, and alternative work schedules shall be distributed to building occupants;
 - B. Voluntary car pool/van pool programs shall be established for employees with the program under the direction of the TDM Coordinator;
 - C. A program for matching car pool and van pool services shall be coordinated with FCDOT;
 - D. Convenient parking in preferred locations of office parking structures shall be designated for car pool/van pool use;
 - E. Mass transit usage shall be encouraged and promoted by the TDM Coordinator; and
 - F. Conveniently located bicycle storage, locker and shower facilities shall be provided for the use of office employees.
9. Private Streets. All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The above standard shall not apply to parking lots.

10. Roads in Use. All public streets shall be constructed in accordance with the PFM and/or VDOT standards, as determined by DPWES. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.
11. Interparcel Access. The Applicant shall record, in a form approved by the County Attorney, an inter-parcel access easement from Air and Space Museum Parkway to Tax Map Parcel 34-2 ((1)) 6 to the south and east in the general width and location shown on the GDP.
12. Bus Shelters. Upon initiation of bus service on Air and Space Museum Parkway, bus shelters shall be installed on Air and Space Museum Parkway in locations determined by FCDOT. The number of bus shelters shall be determined by FCDOT in coordination with the Washington Metropolitan Area Transit Authority ("WMATA") as appropriate, but shall not exceed two bus shelters. If bus service is not available at issuance of the Non-RUP for 1.25 million square feet of development on Tax Map Parcel 34-2 ((1)) 34, an escrow shall be provided for the provision of bus shelters in an amount determined by FCDOT and based upon the number (not to exceed two) of shelters determined appropriate by FCDOT.
13. Pedestrian Circulation System. As depicted on GDP Sheet 5, an eight (8)-foot wide, "Type I" asphalt trail shall be constructed by the Applicant on the subject Property along the south side of Air and Space Museum Parkway. Said trail shall be subject to a public access easement, in standard County format, if located outside of the public ROW or public ownership. Final trail locations shall be subject to the review and approval of DPWES. Sidewalks shall be provided generally as depicted on the GDP and shall be a minimum of five feet in width. Notwithstanding all of the aforesaid, the Applicant shall have no obligation to construct off-site sidewalks or trails, except that shown on the GDP along Air and Space Museum Parkway westward to the Route 28 exit ramp.
14. Security. Guard houses, and security fencing up to the maximum height permitted by the Zoning Ordinance, shall be provided around the perimeter of the site, generally as depicted on the GDP.
15. Lighting. All lighting, including of signage, shall be provided in accordance with the requirements of Section 14-900 of the Zoning Ordinance. Full cut-off lighting shall be used wherever possible, as determined by the Applicant.
16. Stormwater Management. In accordance with County engineering requirements and subject to approval by the DPWES, an underground stormwater management/Best Management Practice ("SWM/BMP") detention vault facility shall be provided on-site, and/or an above ground SWM facility on-site or off-site generally as depicted on the GDP in accordance with PFM requirements.
17. Open Space. A minimum of twenty (20) percent of the Property shall be retained in open space.

18. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on GDP Sheet 4 "Landscape Plan." Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management.
19. Construction Vehicles. Construction vehicles traveling to or from the Property shall be prohibited from using Franklin Farm Road.
20. Density Credit. All intensity of use attributable to land areas dedicated and/or conveyed to the Board or any other public entity at Applicant's expense pursuant to these proffers (including, without limitation, the dedications referenced above) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.
21. Sanitary Sewer. Prior to final site plan approval for construction of any building on the Property for which adequate sanitary sewer collection capacity does not exist in the downstream collector, sub-main, or trunk components serving the Property, the Applicant shall (i) submit a public improvement plan, for review and approval by DPWES, for any such inadequate component; and (ii) construct each such component as approved by DPWES provided said construction has been made the subject of a Pro Rata Reimbursement Agreement pursuant to which Applicant shall be reimbursed, on a pro rata basis by each subsequent user of such replacement component, Applicant's cost of constructing such facilities over and above its own pro rata share of such cost.
22. Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

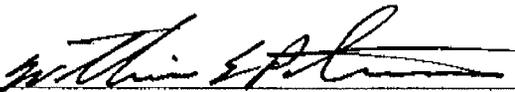
[SIGNATURE ON FOLLOWING PAGE]

SULLY NORTH INVESTMENTS L.C.
Applicant and Title Owner of Parcel
34-2-((1))-33

By: 
Name: William E. Peterson
Title: Manager

DD NORTH PHASE II L.C.
Title Owner of Parcel 34-2-((1))-34

BY: MVP Management, LLC, *Its Manager*

By: 
Name: William E. Peterson
Title: Manager



County of Fairfax, Virginia

MEMORANDUM

DATE: May 2, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, Department of Transportation

FILE: PCA 2005-SU-026

SUBJECT: PCA 2005-SU-026: Dulles Discovery North 3LC
Tax Map: 34-2 ((01)) 33A(pt), 34A1(pt)

This department has reviewed the subject application including revised proffers dated April 26, 2013 and the General Development Plan as revised through April 26, 2013, and has no additional comments at this time.

AKR/EAI



County of Fairfax, Virginia

MEMORANDUM

DATE: March 1, 2013

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 2005-SU-026

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly
2. After construction programmed ___(n/a)___ this property will be serviced by the fire station _____(n/a)_____





County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2013

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Aileen M. Santiago, P.E., Senior Engineer III
North Branch
Site Development and Inspections Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment Application #PCA 2005-SU-026; Dulles Discovery North- Proffered Condition Amendment/Generalized Development Plan, dated February 05, 2013; Cub Run Watershed; LDS Project # 9751-ZONA-004-1; Tax Map # 034-2-01-0033A and 034-2-01-0034A1; Sully District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on the site. Development is located within the Water Supply Protection Overlay District.

The plan shows that an onsite SWM/BMP wet pond built with plan #9751-SPV-003-C-1 currently provides 50.6% phosphorus removal to the existing property. The applicant states that referenced SWM/BMP wet pond provides water quality for the full build-out of the property, including proposed amendment. The applicant will have to demonstrate in site plan that the revised plan still meets this requirement with modified runoff coefficients and drainage areas.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no downstream drainage complaints on file for the northern outfall.

Stormwater Detention

Stormwater detention is required (PFM 6-0301.3). The plan states that an onsite SWM/BMP wet pond built with plan # 9751-SPV-003-C-1 will provide the required detention for proposed

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Joe Gorney, Staff Coordinator

Proffered Condition Amendment Application #PCA 2005-SU-008; LDS Project #9751-ZONA-004-1

Page 2 of 2

development. The applicant will have to demonstrate in site plan that the revised plan still meets this requirement with modified runoff coefficients and drainage areas.

Site Outfall

The stormwater narrative that was provided on sheet 8 does not satisfy the submittal requirements of 100 times the site area (ZO 18-202 paragraph 10.F(2)(c)). The PFM outfall requirements of the extent of review and analysis shall be addressed during site plan submission (PFM 6-0203 & 6-0204)

Please contact me at 703-324-1464 if you require additional information.

AS/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Greg McLaughlin, P.E., Senior Engineer III, 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

February 11, 2013

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

Re: PCA 2005-SU-026
Dulles Discovery North
Tax Map: 34-2

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 can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located onsite. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.
4. The developer will be responsible for any relocation or removal of existing water mains and appurtenances due to the development of this property.

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

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg". The signature is written in a cursive, flowing style.

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: February 20, 2013

TO: Joe Gorney, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Dulles Discovery North, PCA 2005-SU-026

RE: Request for assistance dated February 12, 2013

This review is based upon the Proffered Condition Amendment to permit construction of a privately owned and maintained overpass over Air and Space Museum Parkway, a dedicated public roadway, connecting the DDN and DDS campuses to provide internal connectivity between the two office sites. This application is stamped as "Received by the Department of Planning & Zoning February 5, 2013."

There are no Urban Forest Management Division comments or recommendations for this PCA as the proposed changes have minimal impacts to landscaping since the overall amount of canopy coverage provided is the same as that shown on the rezoning plat.

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

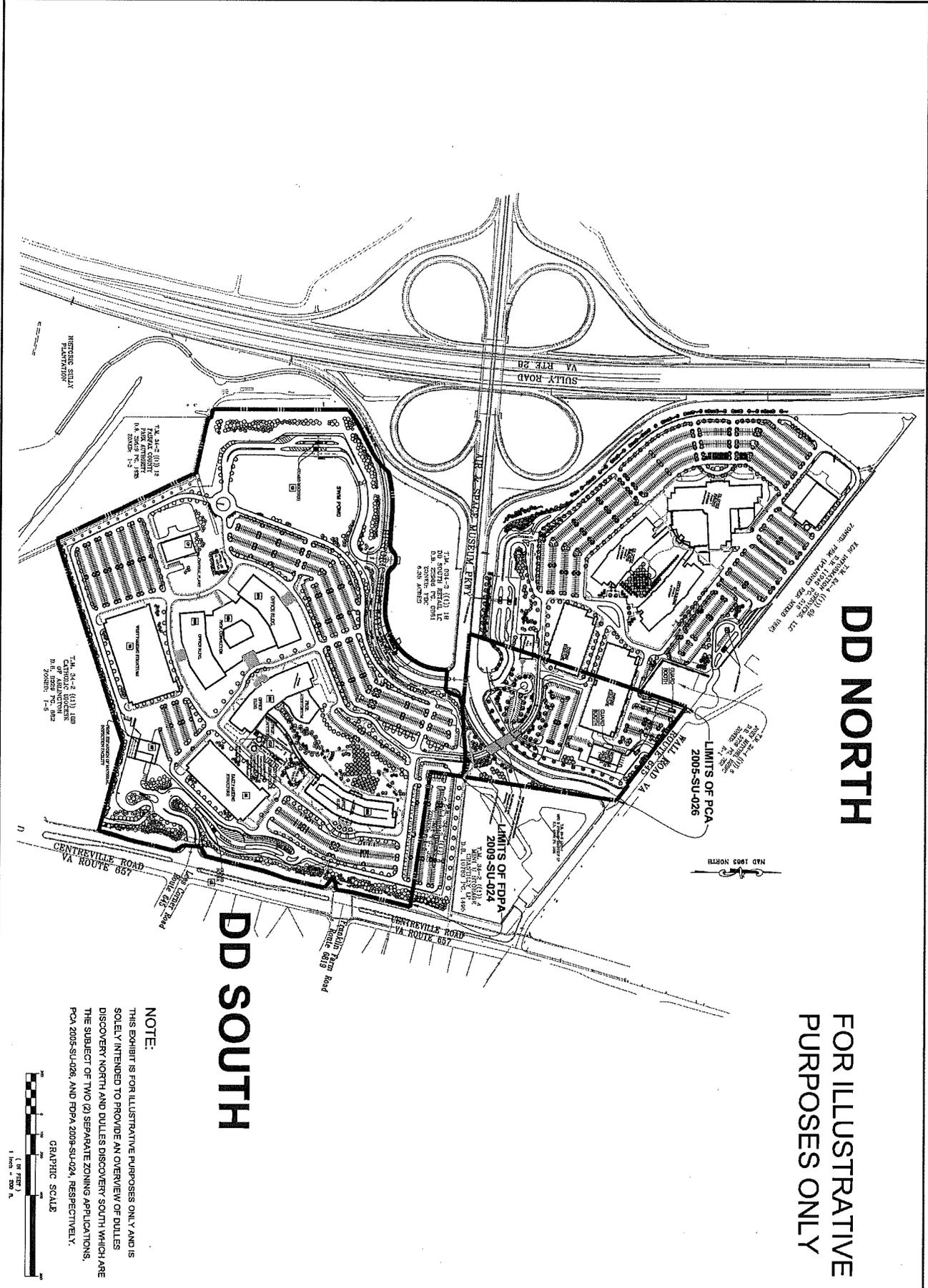
NJD/

UFMDID #: 105102

cc: DPZ File



Urban, Ltd - c:\projects\discover\discover\DD FDPA-DP ILLUSTRATIVE DDPB1.dwg [DDPA] April 24, 2013 - 4:23pm usdham



DD NORTH

FOR ILLUSTRATIVE PURPOSES ONLY

DD SOUTH

NOTE:
 THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SOLELY INTENDED TO PROVIDE AN OVERVIEW OF DULLES DISCOVERY NORTH AND DULLES DISCOVERY SOUTH WHICH ARE THE SUBJECT OF TWO (2) SEPARATE ZONING APPLICATIONS, PCA 2005-SU-026, AND FDPA 2009-SU-024, RESPECTIVELY.



| | | | | | | |
|---|---|--|--|---|-----------------------|-----------------------------------|
| SHEET 1 OF 1 FILE NO. DD-12582 | ILLUSTRATIVE EXHIBIT DULLES DISCOVERY SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA | | | Urban, Ltd. 6200 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.623.8300 FAX: 703.623.7414 www.urban-lltd.com | PLAN DATE 04-26-13 | REVISIONS NO. DATE DESCRIPTION |
| | SCALE: 1"=200' CL= N/A DATE: NOVEMBER 2012 | | | | REVISIONS | |

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 | | |