



APPLICATION ACCEPTED: February 5, 2013
PLANNING COMMISSION: May 22, 2013

County of Fairfax, Virginia

May 7, 2013

WS

STAFF REPORT

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

SULLY DISTRICT

APPLICANT: DD South 5 LC

PRESENT ZONING: PDC (Planned Development Commercial); WS (Water Supply Protection Overlay District); and HD (Historic Overlay District)

PARCEL(S): 34-2 ((1)) 2B; and
34-2 ((1)) 3C

ACREAGE: 76.6 acres

FAR: 0.35

OPEN SPACE: 30%

PLAN MAP: Mixed Use

PROPOSAL: To amend FDP 2009-SU-024 to permit building additions and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA 2009-SU-024 subject to the development conditions 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 to permit an increase in fence height to a maximum fence height of nine feet around the perimeter of the property to provide security for the proposed tenant;
- Modification to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary;
- Modification to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines; and
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the abandoned Barnsfield Road.

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.



Final Development Plan Amendment
FDPA 2009-SU-024

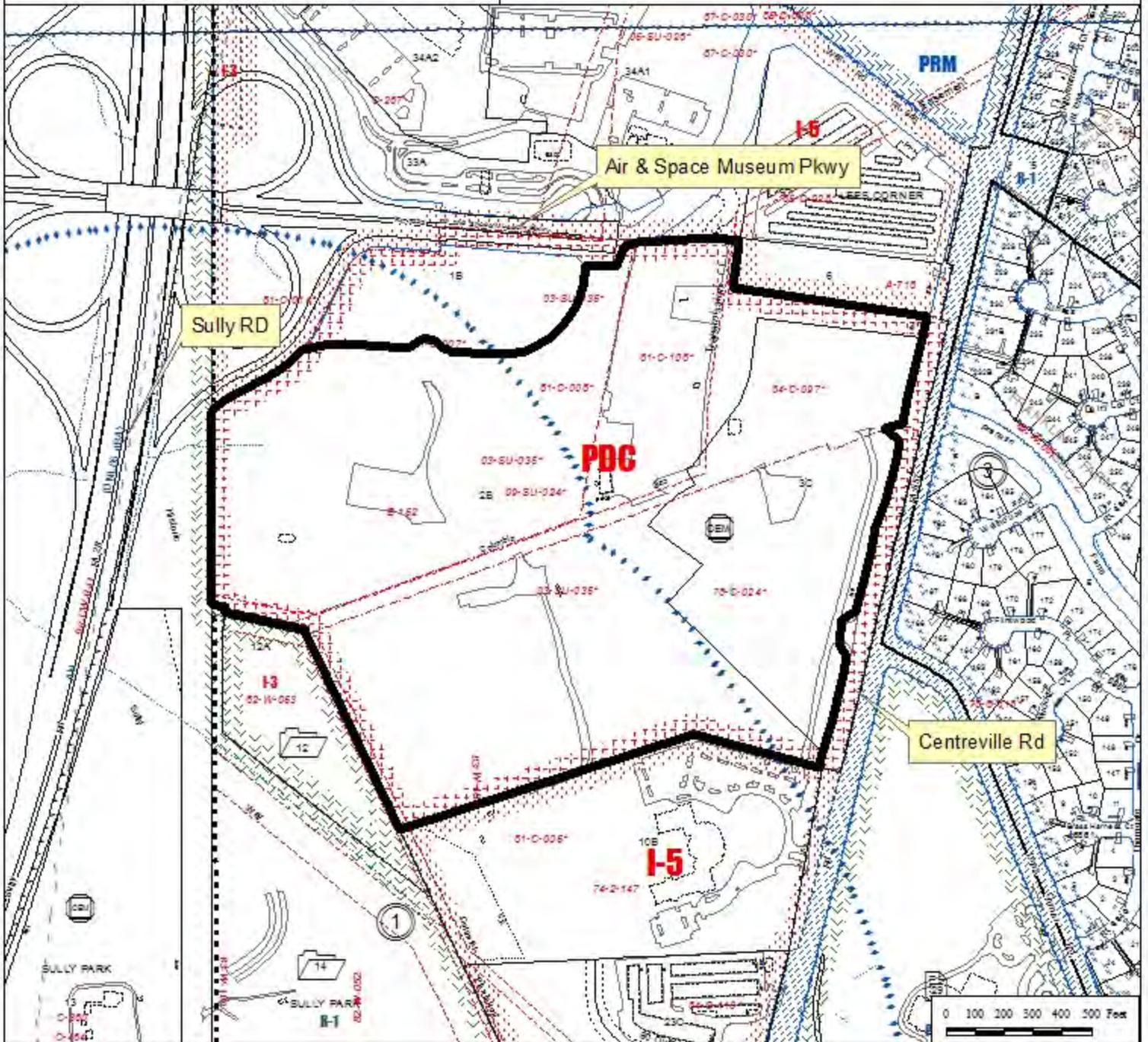
Applicant: DD SOUTH 5 LC
Accepted: 02/05/2013
Proposed: AMEND FDP 2009-SU-024 PREVIOUSLY APPROVED FOR OFFICE TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS



Area: 76.6 AC OF LAND, DISTRICT - INPUT REQUIRED

Located: WEST SIDE OF CENTREVILLE ROAD SOUTH OF AIR & SPACE MUSEUM PARKWAY AND EAST OF SULLY ROAD

Zoning: PDC
Overlay Dist: HD WS
Map Ref Num: 034-2-/01/ /0002B /01/ /0003C



FINAL DEVELOPMENT PLAN AMENDMENT FOR DULLES DISCOVERY SOUTH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA FDPA 2009-SU-024

APPLICANTS/OWNERS

DD SOUTH 4 LC
DD SOUTH 5 LC
12500 FAIR LAKES CIRCLE
SUITE 400
FAIRFAX, VA 22033

ATTORNEY

HUNTON & WILLIAMS, LLP

1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA. 22102
(703) 714-7400

CONTACT: FRANK McDERMOTT

ARCHITECT

HGA MID-ATLANTIC, INC.

44 CANAL CENTER PLAZA
SUITE 100
ALEXANDRIA, VA 22314
(703) 836-7766

CONTACT: KEVIN FARQUHAR

CIVIL ENGINEER

URBAN, LTD.

4200 D TECHNOLOGY CT.
CHANTILLY, VA 20151
(703) 642-2306

CONTACT: ROBERT BROWN

TRAFFIC ENGINEER

Gorove/Slade Associates, Inc.

3914 CENTREVILLE ROAD
SUITE 330
CHANTILLY, VA 20151
(703) 787-9595

CONTACT: CHRIS TACINELLI

LANDSCAPE ARCHITECT

Kimley-Horn and Associates, Inc.

11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VA 20191
(703) 674-1300

CONTACT: ADAM STEINER, RLA



VICINITY MAP
SCALE: 1" = 250'

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS AND SOILS MAP
4. FINAL DEVELOPMENT PLAN AMENDMENT
5. PEDESTRIAN CIRCULATION PLAN
6. S.W.M.-DRAINAGE DIVIDE MAP
7. BEST MANAGEMENT PRACTICES (B.M.P.) PLAN
- 8.-9. OUTFALL ANALYSIS
10. TYPICAL ELEVATIONS - PLAN VIEW
11. TYPICAL ELEVATIONS
12. EXISTING VEGETATION MAP
13. LANDSCAPE PLAN
14. LANDSCAPE COMPUTATIONS AND DETAILS

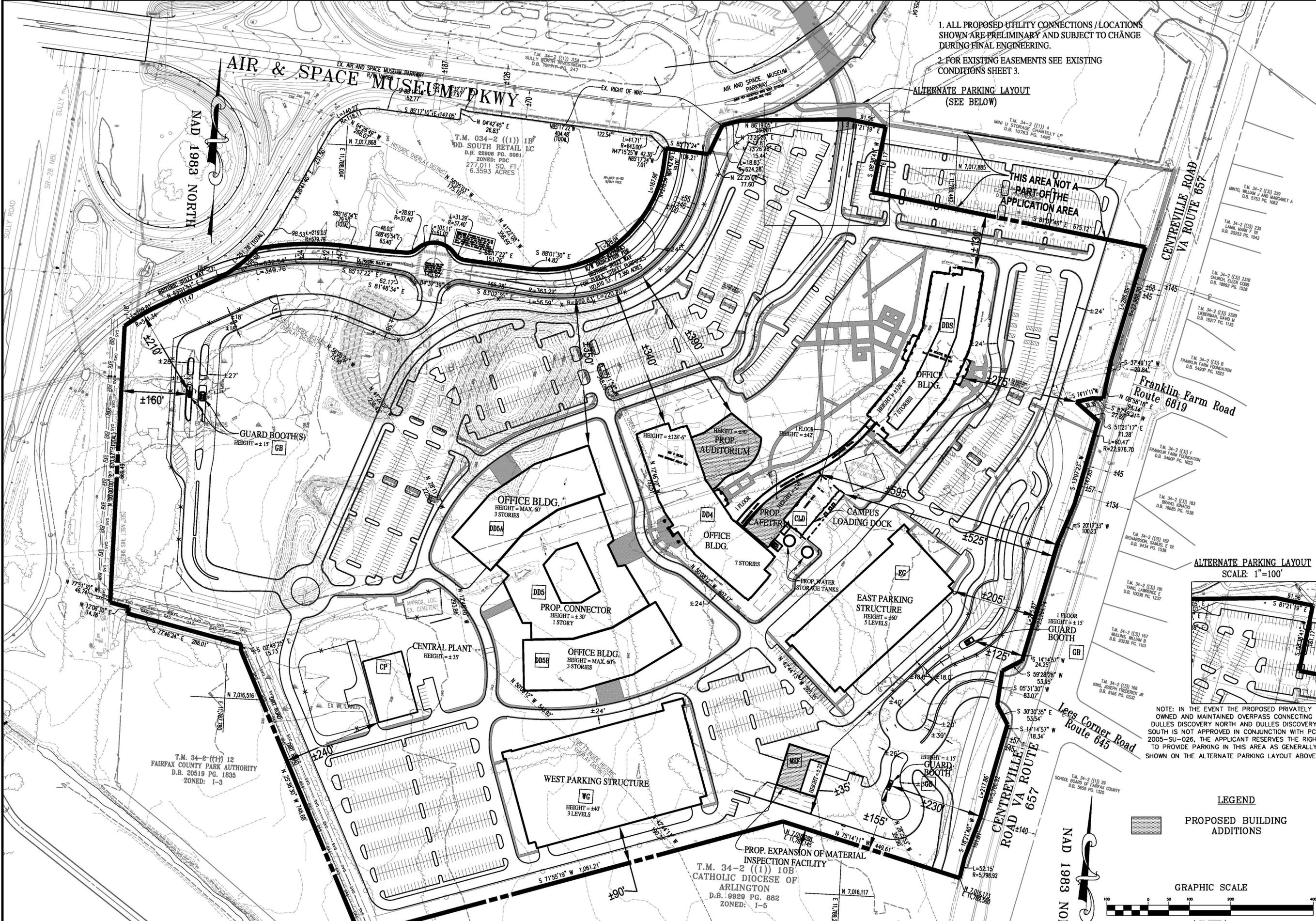
PLANDATE	No.	DATE	DESCRIPTION
12-28-12			
04-28-13			
04-28-13			

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COVER
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: AS SHOWN C.I. = N/A DATE: NOVEMBER 2012

SHEET
1
OF
14
FILE No.
RZ-12542



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

ALTERNATE PARKING LAYOUT (SEE BELOW)

THIS AREA NOT A PART OF THE APPLICATION AREA

ALTERNATE PARKING LAYOUT SCALE: 1"=100'

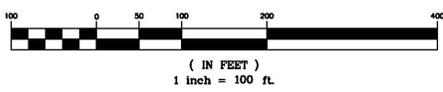


NOTE: IN THE EVENT THE PROPOSED PRIVATELY OWNED AND MAINTAINED OVERPASS CONNECTING DULLES DISCOVERY NORTH AND DULLES DISCOVERY SOUTH IS NOT APPROVED IN CONJUNCTION WITH PCA 2005-SU-026, THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN THIS AREA AS GENERALLY SHOWN ON THE ALTERNATE PARKING LAYOUT ABOVE.

LEGEND

PROPOSED BUILDING ADDITIONS

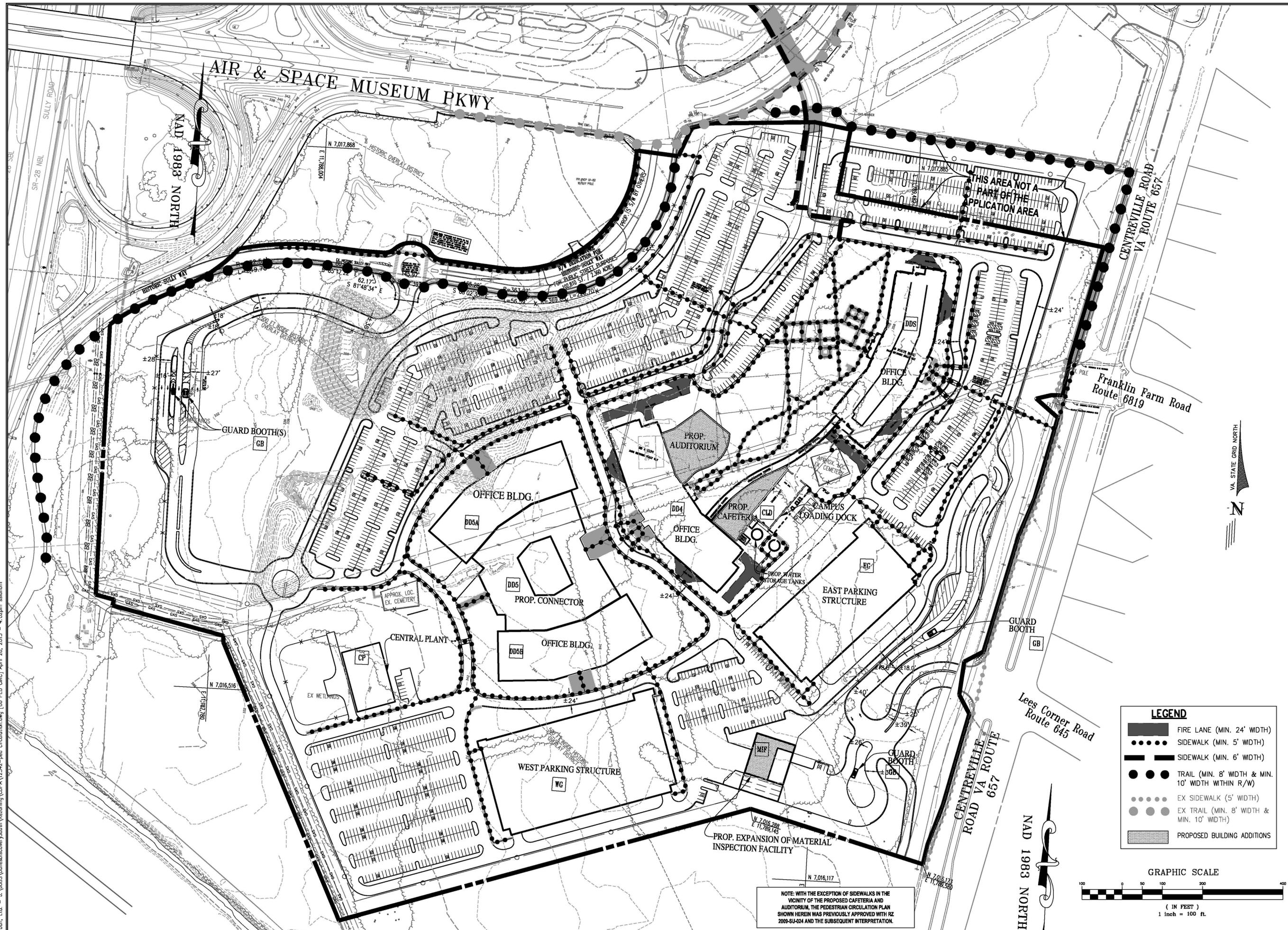
GRAPHIC SCALE



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FINAL DEVELOPMENT PLAN AMENDMENT DULLES DISCOVERY SOUTH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA							
SHEET 4 OF 14	DATE: NOVEMBER 2012 SCALE: 1" = 100' C.I. = 2						
FILE No. RZ-12542	REVISIONS <table border="1"> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>8/17/12</td> <td>CHANGES REQUESTED BY NEW OWNER</td> </tr> </table>	No.	DATE	DESCRIPTION	1	8/17/12	CHANGES REQUESTED BY NEW OWNER
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1	8/17/12	CHANGES REQUESTED BY NEW OWNER					

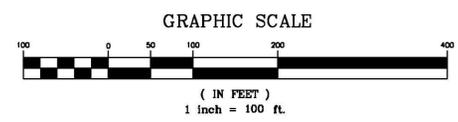
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Urban, Ltd. - J:\085\DullesDiscovery\South\Rezoning\CDPA\12542-pad circulation.dwg [06 FED CIRC] April 26, 2013 - 4:02pm ssldhom



LEGEND

- FIRE LANE (MIN. 24' WIDTH)
- SIDEWALK (MIN. 5' WIDTH)
- SIDEWALK (MIN. 6' WIDTH)
- TRAIL (MIN. 8' WIDTH & MIN. 10' WIDTH WITHIN R/W)
- EX SIDEWALK (5' WIDTH)
- EX TRAIL (MIN. 8' WIDTH & MIN. 10' WIDTH)
- PROPOSED BUILDING ADDITIONS



NOTE: WITH THE EXCEPTION OF SIDEWALKS IN THE VICINITY OF THE PROPOSED CAFETERIA AND AUDITORIUM, THE PEDESTRIAN CIRCULATION PLAN SHOWN HEREIN WAS PREVIOUSLY APPROVED WITH RZ 2009-SU-024 AND THE SUBSEQUENT INTERPRETATION.



PEDESTRIAN CIRCULATION PLAN

DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL=N/A

DATE: NOVEMBER 2012

urban.
Planners, Engineers, Landscape Architects, Land Surveyors

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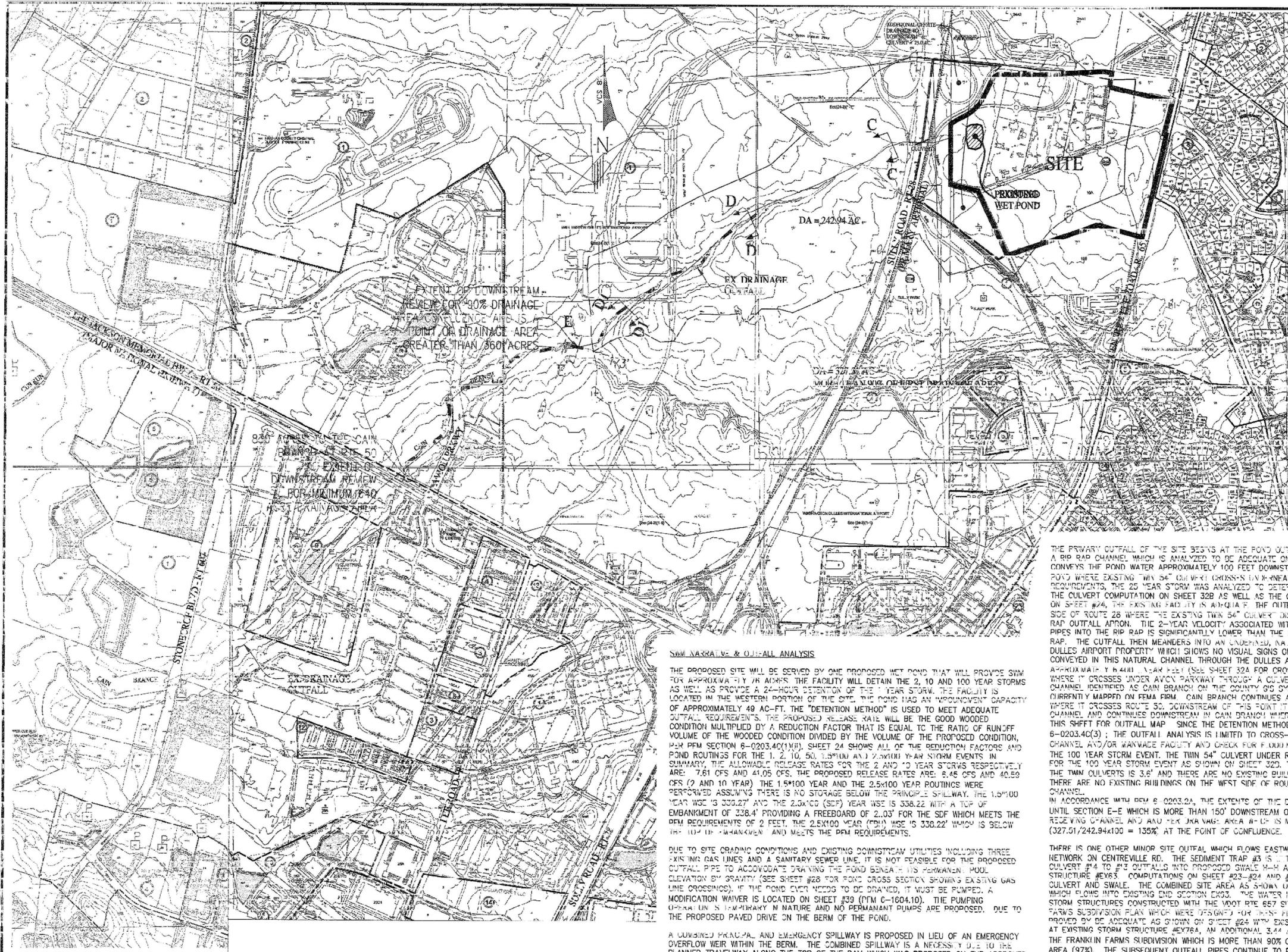
PLAN DATE
12-28-12
04-08-13
04-26-13

No.	DATE	CHANGES REQUESTED BY NEW OWNER	DESCRIPTION	REVISIONS
1	8/17/12			

SCALE: 1" = 100'

SHEET
5
OF
14

FILE No.
RZ-12542



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

DA = 242.94 AC

EX DRAINAGE

DA = 527.36 AC

MINIMUM DRAINAGE OF 100 FEET DOWNSTREAM

SWM NARRATIVE & OUTFALL ANALYSIS

THE PROPOSED SITE WILL BE SERVED BY ONE PROPOSED WET POND THAT WILL PROVIDE SWM FOR APPROXIMATELY 1/4 ACRES. THE FACILITY WILL DETAIN THE 2, 10 AND 100 YEAR STORMS AS WELL AS PROVIDE A 24-HOUR DETENTION OF THE 1-YEAR STORM. THE FACILITY IS LOCATED IN THE WESTERN PORTION OF THE SITE. THE POND HAS AN "IMPOUNDMENT" CAPACITY OF APPROXIMATELY 49 AC-FT. THE "DETENTION METHOD" IS USED TO MEET ADEQUATE OUTFALL REQUIREMENTS. THE PROPOSED RELEASE RATE WILL BE THE GOOD WOODS CONDITION MULTIPLIED BY A REDUCTION FACTOR THAT IS EQUAL TO THE RATIO OF RUNOFF VOLUME OF THE WOODS CONDITION DIVIDED BY THE VOLUME OF THE PROPOSED CONDITION. PER PFM SECTION 6-0203.4C(1)(VI), SHEET 24 SHOWS ALL OF THE REDUCTION FACTORS AND POND ROUTINGS FOR THE 1, 2, 10, 50, 100 YEAR AND 1/2, 1 YEAR STORM EVENTS. IN SUMMARY, THE ALLOWABLE RELEASE RATES FOR THE 2 AND 10 YEAR STORMS RESPECTIVELY ARE: 7.61 CFS AND 41.05 CFS. THE PROPOSED RELEASE RATES ARE: 8.45 CFS AND 40.59 CFS (2 AND 10 YEAR). THE 15-MINUTE YEAR AND THE 2.5x100 YEAR ROUTINGS WERE PERFORMED ASSUMING THERE IS NO STORAGE BELOW THE PRINCIPAL SPILLWAY. THE 15-MINUTE YEAR WSC IS 339.27' AND THE 2.5x100 (SDF) YEAR WSC IS 338.22' WITH A TOP OF EMBANKMENT OF 338.4' PROVIDING A FREEBOARD OF 2.03' FOR THE SDF WHICH MEETS THE PFM REQUIREMENTS OF 2 FEET. THE 2.5x100 YEAR (CMA) WSC IS 338.22' WHICH IS BELOW THE 100 YEAR WSC AND MEETS THE PFM REQUIREMENTS.

DUE TO SITE GRADING CONDITIONS AND EXISTING DOWNSTREAM UTILITIES INCLUDING THREE EXISTING GAS LINES AND A SANITARY SEWER LINE, IT IS NOT FEASIBLE FOR THE PROPOSED OUTFALL PIPE TO ACCOMMODATE DRIVING THE POND BENEATH ITS PERMANENT POOL ELEVATION BY GRAVITY (SEE SHEET #28 FOR POND CROSS SECTION SHOWING EXISTING GAS LINE CROSSINGS). IF THE POND EVER NEEDS TO BE DRAINED, IT MUST BE PUMPED. A MODIFICATION WAIVER IS LOCATED ON SHEET #39 (RFM 6-1604.10). THE PUMPING OPERATIONS WILL BE TEMPORARY IN NATURE AND NO PERMANENT PUMPS ARE PROPOSED. DUE TO THE PROPOSED PAVED DRIVE ON THE BERM OF THE POND.

A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED IN LIEU OF AN EMERGENCY OVERFLOW WEIR WITHIN THE BERM. THE COMBINED SPILLWAY IS A NECESSITY DUE TO THE PLANNED TRAVELWAY ALONG THE TOP OF THE DAM WHICH WAS PROPOSED ON THE APPROVED ZONING FOR THE SITE. THIS TRAVELWAY IS THE PRIMARY ACCESS FOR THE SITE AND MUST BE AS FAR FROM THE BUILDING AS POSSIBLE DUE TO THE PLANNED SECURE NATURE OF THE FUTURE BUILDING. AN EMERGENCY SPILLWAY WHICH CROSSED THE TRAVELWAY WOULD PRECLUDE ACCESS AND WOULD NOT BE ACCEPTABLE TO THE TENANT.

THE PRIMARY OUTFALL OF THE SITE BEGINS AT THE POND OUTFALL. THE POND OUTFALLS INTO A RIP RAP CHANNEL WHICH IS ANALYZED TO BE ADEQUATE. SHEET #24, THE CHANNEL CONVEYS THE POND WATER APPROXIMATELY 100 FEET DOWNSTREAM OF THE PROPOSED WET POND WHERE EXISTING TWIN 54" (24" DIA) CULVERTS CROSS-BENEATH ROUTE 28. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE ADEQUACY. AS SHOWN ON THE CULVERT COMPUTATION ON SHEET 32B AS WELL AS THE CAPACITY CONDUIT COMPUTATION ON SHEET #24, THE EXISTING FACILITY IS ADEQUATE. THE OUTFALL CONTINUES ON THE WEST SIDE OF ROUTE 28 WHERE THE EXISTING TWIN 54" CULVERTS DISCHARGE INTO A CLASS 1 RIP RAP OUTFALL APPROX. THE 2-YEAR VELOCITY ASSOCIATED WITH THE OUTFALL OF THE EXISTING PIPES INTO THE RIP RAP IS SIGNIFICANTLY LOWER THAN THE 2 CFS ALLOWED BY CLASS 1 RIP RAP. THE OUTFALL THEN MEANDERS INTO AN UNDERPAVED, UN-PAVED CHANNEL LOCATED ON DULLES AIRPORT PROPERTY WHICH SHOWS NO VISUAL SIGNS OF EROSION. RUNOFF IS THEN CONVEYED IN THIS NATURAL CHANNEL THROUGH THE DULLES AIRPORT PROPERTY FOR APPROXIMATELY 640 FEET (SEE SHEET 32A FOR CROSS-SECTIONS SHOWING CHANNEL) WHERE IT CROSSES UNDER AVON PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GIS SYSTEM. CAIN BRANCH IS NOT CURRENTLY MAPPED ON FEMA FIRMS. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 30. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT TIES INTO CUS RUN. SEE THIS SHEET FOR OUTFALL MAP. SINCE THE DETENTION METHOD IS USED, PER SECTION 6-0203.4C(3); THE OUTFALL ANALYSIS IS LIMITED TO CROSS-SECTIONS SHOWING DEFINED CHANNEL AND/OR WADWAY CHANNEL AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT. THE TWIN 54" CULVERT UNDER ROUTE 28 HAS 8'-6" (2'-0") HEADROOM FOR THE 100 YEAR STORM EVENT AS SHOWN ON SHEET 32D. THE HEADROOM PROVIDED BY THE TWIN CULVERTS IS 3'-6" AND THERE ARE NO EXISTING BUILDINGS UPSTREAM OF ROUTE 28. THERE ARE NO EXISTING BUILDINGS ON THE WEST SIDE OF ROUTE 28 THAT ARE CLOSE TO THE CHANNEL. IN ACCORDANCE WITH PFM 6-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUE UNTIL SECTION E-E WHICH IS MORE THAN 150' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND THE EXISTING CHANNEL. THE WATER IS THEN CONVEYED INTO EXISTING STORM STRUCTURES CONSTRUCTED WITH THE VDOT RITE 667 SITE PLAN AND THE FRANKLIN FARMS SUBDIVISION PLAN WHICH WERE DESIGNED FOR 15-IN. FLOWS. THE CONDUIT SYSTEM IS PROVED BY BEING ADEQUATE AS SHOWN ON SHEET #24 WITH EXISTING PIPES #2450 TO #2476. AT EXISTING STORM STRUCTURE #478A, AN ADDITIONAL 3.44 ACRES OF DRAINAGE AREA FROM THE FRANKLIN FARMS SUBDIVISION WHICH IS MORE THAN 90% OF THE SITE'S DRAINAGE OUTFALL AREA (97%). THE SUBSEQUENT OUTFALL PIPES CONTINUE TO BE ADEQUATE TO THE END OF THE ANALYSIS AT A POINT 243' BEYOND THE POINT OF CONFLUENCE. THE EXISTING PIPE NETWORK HAS BEEN FOUND TO BE ADEQUATE AS SHOWN ON SHEET #32A.

THERE IS ONE OTHER MINOR SITE OUTFALL WHICH FLOWS EASTWARD INTO AN EXISTING PIPE NETWORK ON CENTREVILLE RD. THE SEDIMENT TRAP #3 IS TENTATIVELY PROPOSED AS STORM CULVERT #14 TO #13 OUTFALLS INTO PROPOSED SWALE #14 AND THEN INTO EXISTING STORM STRUCTURE #4783. COMPUTATIONS ON SHEET #23-#24 AND #32B SHOW ADEQUACY OF THE CULVERT AND SWALE. THE COMBINED SITE AREA AS SHOWN ON SHEET #19 IS 3.53 ACRES WHICH FLOWS INTO EXISTING END SECTION #2033. THE WATER IS THEN CONVEYED INTO EXISTING STORM STRUCTURES CONSTRUCTED WITH THE VDOT RITE 667 SITE PLAN AND THE FRANKLIN FARMS SUBDIVISION PLAN WHICH WERE DESIGNED FOR 15-IN. FLOWS. THE CONDUIT SYSTEM IS PROVED BY BEING ADEQUATE AS SHOWN ON SHEET #24 WITH EXISTING PIPES #2450 TO #2476. AT EXISTING STORM STRUCTURE #478A, AN ADDITIONAL 3.44 ACRES OF DRAINAGE AREA FROM THE FRANKLIN FARMS SUBDIVISION WHICH IS MORE THAN 90% OF THE SITE'S DRAINAGE OUTFALL AREA (97%). THE SUBSEQUENT OUTFALL PIPES CONTINUE TO BE ADEQUATE TO THE END OF THE ANALYSIS AT A POINT 243' BEYOND THE POINT OF CONFLUENCE. THE EXISTING PIPE NETWORK HAS BEEN FOUND TO BE ADEQUATE AS SHOWN ON SHEET #32A.

DUE TO THE SITE DESIGN WHERE MORE THAN 90% OF THE SITE AREA FLOWS INTO THE PROPOSED POND, THE REMAINDER OF THE SITE HAS ONLY MINIMAL SHEET FLOW CONDITIONS AND NO OTHER CONCENTRATED FLOWS ON-SITE.

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

PLAN DATE	DESCRIPTION	REVISION APPROVED BY	DATE
02/07/07			
12/04/08			
04/26/13			
11/27/10			
02/18/11			

PLAN DATE	DESCRIPTION	REVISION APPROVED BY	DATE
02/07/07			
12/04/08			
04/26/13			
11/27/10			
02/18/11			

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DATE: JUNE 20K
CL: 1-270

CUT-ALL DETAILS AND SECTIONS
HIS FOR SULLY INFRASTRUCTURE PLAN
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'

SHEET 32 OF 80
FILE No. PP 1764

PLAN DATE	DESCRIPTION	REVISION APPROVED BY	DATE
12-28-12			
04-26-13			
04-26-13			

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DATE: NOVEMBER 2012
CL: N/A

OUTFALL ANALYSIS
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A

SHEET 8 OF 14
FILE No. RZ-12542

SWM NARRATIVE & OUTFALL ANALYSIS

THE PROPOSED SITE IS SERVED BY AN EXISTING WET POND DESIGNED WITH PLAN 9751-SP-005, WHICH IS PRIVATELY MAINTAINED. THE EXISTING CONDITIONS, PROPOSED CONDITIONS, HYDROGRAPHS AND POND COMPUTATIONS FOR THE POND ARE SHOWN ON SHEETS #58-#62. THE PROPOSED DRAINAGE AREA TO THAT POND (INCLUDING THE NORTHERN AREA FOR ON TO BE DEVELOPED) AT A LATER DATE IS 77.5 ACRES W/ 0.5 ACRES OF WET POND DESIGN WHICH ACCOUNTS FOR 79 ACRES AS SHOWN ON SHEET #58. THE EXISTING POND PROVIDES SWM (AS WELL AS BMP) FOR THE 2 AND 10 YEAR STORMS AND ALSO ROUTES THE 1.5X100 AND 2.5X100 YEAR STORMS FOR FREEBOARD AND OVERTOPPING PURPOSES AS WELL AS PROVIDE A 24-HOUR DETENTION OF THE 1 YEAR STORM AS SHOWN ON SHEET #60. THE POND WAS DESIGNED USING THE DETENTION METHOD TO MEET ADEQUATE OUTFALL REQUIREMENTS AND DETAINED THE 2 YEAR AND 10 YEAR STORMS TO LESS THAN THAT DISCHARGE ASSOCIATED A GOOD WOODED CONDITION WITH AN ADDITIONAL REDUCTION FACTOR. THE POND IS NOT DCR REGULATED. THE POND HAS A STORAGE VOLUME OF 43.2 ACRE-FEET AS SHOWN ON SHEET #61 WHICH IS BASED ON A TCE ELEVATION OF 338.4 WHICH IS MAINTAINED WITH THE EXISTING MINOR EMBANKMENT RETAINMENTS WHICH ARE SHOWN ON SHEET #61. PLEASE SEE THE OUTFALL ANALYSIS ASSOCIATED WITH PLAN 9751-SP-005 ON SHEET #62 FOR ADDITIONAL INFORMATION.

THE PROPOSED SITE ADEQUATELY DRAINS TO THE EXISTING POND THROUGH STORM PIPES DESIGNED TO ADEQUATELY DISCHARGE THE 10-YEAR STORM AS SHOWN ON SHEETS #33-#41.

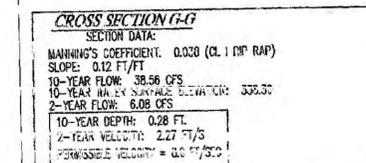
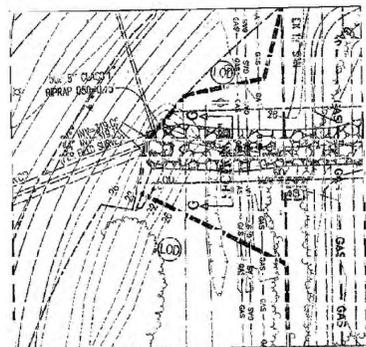
THE EXISTING POND OUTFALLS WITH A RIP RAP CHANNEL WHICH WAS ANALYZED TO BE ADEQUATE ON PLAN 9751-SP-05 THIS SHEET #24 WHICH IS SHOWN ON THIS SHEET HEREIN. THE CHANNEL CONVEYS THE POND WATER APPROXIMATELY 100 FEET DOWNSTREAM OF THE POND (SEE SHEET #62) WHERE EXISTING 18" DIA. CULVERT CROSSINGS UNDERSTAY ROUTE 20. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE CULVERT ADEQUACY ON PLAN 9751-SP-005 ON ITS SHEET #32B WHICH IS SHOWN ON THIS SHEET HEREIN WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO AN EX. CLASS I RIP RAP OUTFALL APRON. THE 2-YEAR VELOCITY ASSOCIATED WITH THE OUTFALL OF THE EXISTING CULVERT INTO THE RIP RAP WAS FOUND TO BE SIGNIFICANTLY LOWER THAN THE 8 CFS ALLOWED BY CLASS I RIP RAP. THE OUTFALL THEN MEANDERS INTO AN UNDEFINED, NATURAL CHANNEL LOCATED ON DULLES AIRPORT PROPERTY WHICH SHOWS NO VISUAL SIGNS OF EROSION. RUNOFF IS THEN CONVEYED IN A VA. JAL. 0-CLASS I RIP RAP CHANNEL APPROXIMATELY 100 FEET DOWNSTREAM OF THE POND (SEE PLAN 9751-SP-005 SHEET 32A BEING SHOWN HEREIN ON SHEET #62). THEN IT CROSSES UNDER AVION PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GO SYSTEM. CAIN BRANCH IS NOT CURRENTLY MAPPED ON FEMA FIRM. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT DIES INTO OLD RUN. SINCE THE DETENTION METHOD IS USED, PER SECTION 6.020.4(2); THE OUTFALL ANALYSIS ON PLAN 9751-SP-005 WAS LIMITED TO CROSS SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT OF WHICH THERE WERE NONE.

IN ACCORDANCE WITH PFM C-0203.2A, THE EXTENTS OF THE DOWNSTREAM REVIEW CONTINUED UNTIL SECTION C-C WHICH IS SHOWN ON PLAN 9751-SP-05 AND IS SHOWN ON THE SHEET HEREIN WHICH IS MORE THAN 160' DOWNSTREAM OF THE CROSSING BETWEEN THE RECEIVING CHANNEL AND ANOTHER DRAINAGE AREA WHICH IS MORE THAN 50% (327.5 / 742.94 X 100 = 33%) AREA OF CAIN BRANCH.

THERE IS ONE OTHER MINOR SITE OUTFALL WHICH IS GENERALLY ASSOCIATED WITH EASTWARD SHEET FLOWS INTO AN EX. CLASS I RIP RAP CHANNEL WHICH WAS ANALYZED TO BE ADEQUATE ON PLAN 9751-SP-005 SHEET #24 WHICH IS SHOWN ON THIS SHEET HEREIN. THE CHANNEL CONVEYS THE POND WATER APPROXIMATELY 100 FEET DOWNSTREAM OF THE POND (SEE SHEET #62) WHERE EXISTING 18" DIA. CULVERT CROSSINGS UNDERSTAY ROUTE 20. PER VDOT REQUIREMENTS, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE CULVERT ADEQUACY ON PLAN 9751-SP-005 ON ITS SHEET #32B WHICH IS SHOWN ON THIS SHEET HEREIN WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO AN EX. CLASS I RIP RAP OUTFALL APRON. THE 2-YEAR VELOCITY ASSOCIATED WITH THE OUTFALL OF THE EXISTING CULVERT INTO THE RIP RAP WAS FOUND TO BE SIGNIFICANTLY LOWER THAN THE 8 CFS ALLOWED BY CLASS I RIP RAP. THE OUTFALL THEN MEANDERS INTO AN UNDEFINED, NATURAL CHANNEL LOCATED ON DULLES AIRPORT PROPERTY WHICH SHOWS NO VISUAL SIGNS OF EROSION. RUNOFF IS THEN CONVEYED IN A VA. JAL. 0-CLASS I RIP RAP CHANNEL APPROXIMATELY 100 FEET DOWNSTREAM OF THE POND (SEE PLAN 9751-SP-005 SHEET 32A BEING SHOWN HEREIN ON SHEET #62). THEN IT CROSSES UNDER AVION PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GO SYSTEM. CAIN BRANCH IS NOT CURRENTLY MAPPED ON FEMA FIRM. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT DIES INTO OLD RUN. SINCE THE DETENTION METHOD IS USED, PER SECTION 6.020.4(2); THE OUTFALL ANALYSIS ON PLAN 9751-SP-005 WAS LIMITED TO CROSS SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT OF WHICH THERE WERE NONE.

DUE TO THE SITE DESIGN WHERE MORE THAN 90% OF THE SITE AREA FLOWS INTO THE PROPOSED POND, THE REMAINDER OF THE SITE HAD ONLY MINIMAL SHEET FLOW CONDITIONS AND NO OTHER CONCENTRATED FLOWS ON SITE. PER THE VDOT DESIGN MANUAL, THE 25 YEAR STORM WAS ANALYZED TO DETERMINE CULVERT ADEQUACY ON PLAN 9751-SP-005 ON ITS SHEET #32B WHICH IS SHOWN ON THIS SHEET HEREIN WHERE THE EXISTING TWIN 54" CULVERT DISCHARGES INTO AN EX. CLASS I RIP RAP OUTFALL APRON. THE 2-YEAR VELOCITY ASSOCIATED WITH THE OUTFALL OF THE EXISTING CULVERT INTO THE RIP RAP WAS FOUND TO BE SIGNIFICANTLY LOWER THAN THE 8 CFS ALLOWED BY CLASS I RIP RAP. THE OUTFALL THEN MEANDERS INTO AN UNDEFINED, NATURAL CHANNEL LOCATED ON DULLES AIRPORT PROPERTY WHICH SHOWS NO VISUAL SIGNS OF EROSION. RUNOFF IS THEN CONVEYED IN A VA. JAL. 0-CLASS I RIP RAP CHANNEL APPROXIMATELY 100 FEET DOWNSTREAM OF THE POND (SEE PLAN 9751-SP-005 SHEET 32A BEING SHOWN HEREIN ON SHEET #62). THEN IT CROSSES UNDER AVION PARKWAY THROUGH A CULVERT AND BACK INTO A NATURAL CHANNEL IDENTIFIED AS CAIN BRANCH ON THE COUNTY GO SYSTEM. CAIN BRANCH IS NOT CURRENTLY MAPPED ON FEMA FIRM. CAIN BRANCH CONTINUES APPROXIMATELY 1100 LINEAR FEET WHERE IT CROSSES ROUTE 50. DOWNSTREAM OF THIS POINT IT CROSSES BACK INTO A NATURAL CHANNEL AND CONTINUES DOWNSTREAM IN CAIN BRANCH WHERE IT DIES INTO OLD RUN. SINCE THE DETENTION METHOD IS USED, PER SECTION 6.020.4(2); THE OUTFALL ANALYSIS ON PLAN 9751-SP-005 WAS LIMITED TO CROSS SECTIONS SHOWING DEFINED CHANNEL AND/OR MANMADE FACILITY AND CHECK FOR FLOODING OF EXISTING STRUCTURES OF THE 100 YEAR STORM EVENT OF WHICH THERE WERE NONE.

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



Cross Section for SECTION G-G

SECTION DATA:
 MANNING'S COEFFICIENT: 0.030 (CL. I RIP RAP)
 SLOPE: 0.12 FT/FT
 10-YEAR FLOW: 38.56 CFS
 10-YEAR WATER SURFACE ELEVATION: 338.35
 2-YEAR FLOW: 6.08 CFS
 10-YEAR DEPTH: 0.28 FT
 2-YEAR VELOCITY: 2.27 FT/S
 PERMISSIBLE VELOCITY = 8.0 FT/SEC

Station	Channel Slope	Normal Depth	Channel Width	Flow Area	Velocity
0+00	0.12	0.28	10.0	2.8	2.27
0+20	0.12	0.28	10.0	2.8	2.27
0+40	0.12	0.28	10.0	2.8	2.27
0+60	0.12	0.28	10.0	2.8	2.27
0+80	0.12	0.28	10.0	2.8	2.27
1+00	0.12	0.28	10.0	2.8	2.27

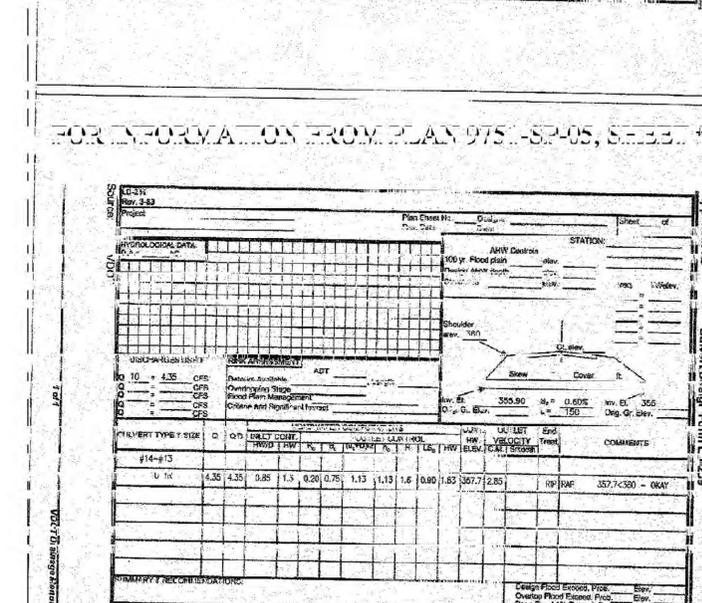
FOR INFORMATION FROM PLAN 9751-SP-05, SHEET #24

STORM DRAIN PROFILE AND COMPUTATIONS
ERIN M. SULLIVAN
INFRASTRUCTURE PLAN
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: JUNE 2006
 SCALE: 1" = 100'

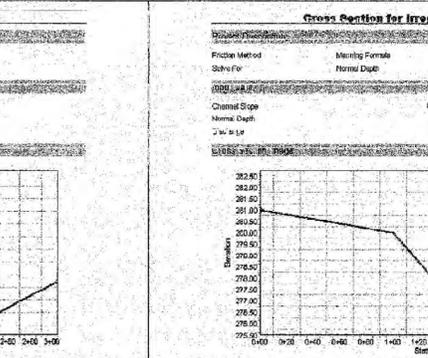
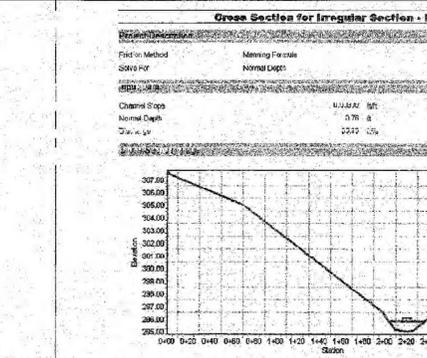
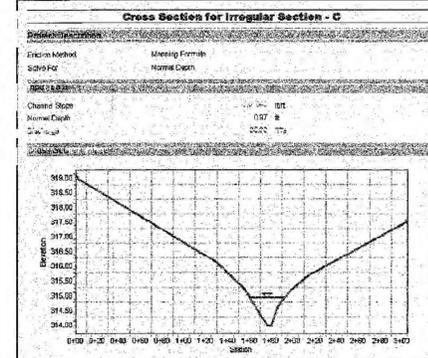
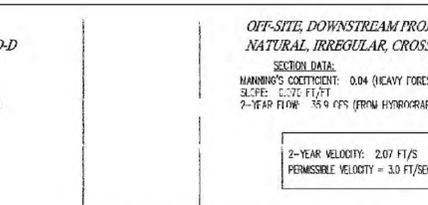
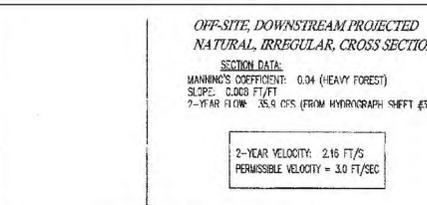
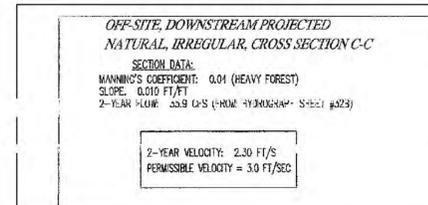
SHEET 24 OF 83
 FILE No. PP-1764

Table 1: Culvert Data

Station	Flow	Depth	Velocity	Remarks
1+10	4.36	0.28	1.3	2-YEAR VELOCITY
1+30	4.36	0.28	1.3	2-YEAR VELOCITY
1+50	4.36	0.28	1.3	2-YEAR VELOCITY
1+70	4.36	0.28	1.3	2-YEAR VELOCITY
1+90	4.36	0.28	1.3	2-YEAR VELOCITY
2+10	4.36	0.28	1.3	2-YEAR VELOCITY
2+30	4.36	0.28	1.3	2-YEAR VELOCITY
2+50	4.36	0.28	1.3	2-YEAR VELOCITY
2+70	4.36	0.28	1.3	2-YEAR VELOCITY
2+90	4.36	0.28	1.3	2-YEAR VELOCITY
3+10	4.36	0.28	1.3	2-YEAR VELOCITY
3+30	4.36	0.28	1.3	2-YEAR VELOCITY
3+50	4.36	0.28	1.3	2-YEAR VELOCITY
3+70	4.36	0.28	1.3	2-YEAR VELOCITY
3+90	4.36	0.28	1.3	2-YEAR VELOCITY
4+10	4.36	0.28	1.3	2-YEAR VELOCITY
4+30	4.36	0.28	1.3	2-YEAR VELOCITY
4+50	4.36	0.28	1.3	2-YEAR VELOCITY
4+70	4.36	0.28	1.3	2-YEAR VELOCITY
4+90	4.36	0.28	1.3	2-YEAR VELOCITY
5+10	4.36	0.28	1.3	2-YEAR VELOCITY
5+30	4.36	0.28	1.3	2-YEAR VELOCITY
5+50	4.36	0.28	1.3	2-YEAR VELOCITY
5+70	4.36	0.28	1.3	2-YEAR VELOCITY
5+90	4.36	0.28	1.3	2-YEAR VELOCITY
6+10	4.36	0.28	1.3	2-YEAR VELOCITY
6+30	4.36	0.28	1.3	2-YEAR VELOCITY
6+50	4.36	0.28	1.3	2-YEAR VELOCITY
6+70	4.36	0.28	1.3	2-YEAR VELOCITY
6+90	4.36	0.28	1.3	2-YEAR VELOCITY
7+10	4.36	0.28	1.3	2-YEAR VELOCITY
7+30	4.36	0.28	1.3	2-YEAR VELOCITY
7+50	4.36	0.28	1.3	2-YEAR VELOCITY
7+70	4.36	0.28	1.3	2-YEAR VELOCITY
7+90	4.36	0.28	1.3	2-YEAR VELOCITY
8+10	4.36	0.28	1.3	2-YEAR VELOCITY
8+30	4.36	0.28	1.3	2-YEAR VELOCITY
8+50	4.36	0.28	1.3	2-YEAR VELOCITY
8+70	4.36	0.28	1.3	2-YEAR VELOCITY
8+90	4.36	0.28	1.3	2-YEAR VELOCITY
9+10	4.36	0.28	1.3	2-YEAR VELOCITY
9+30	4.36	0.28	1.3	2-YEAR VELOCITY
9+50	4.36	0.28	1.3	2-YEAR VELOCITY
9+70	4.36	0.28	1.3	2-YEAR VELOCITY
9+90	4.36	0.28	1.3	2-YEAR VELOCITY
10+10	4.36	0.28	1.3	2-YEAR VELOCITY
10+30	4.36	0.28	1.3	2-YEAR VELOCITY
10+50	4.36	0.28	1.3	2-YEAR VELOCITY
10+70	4.36	0.28	1.3	2-YEAR VELOCITY
10+90	4.36	0.28	1.3	2-YEAR VELOCITY



FOR INFORMATION FROM PLAN 9751-SP-05, SHEET #32A



FOR INFORMATION FROM PLAN 9751-SP-05, SHEET #32A

Table 2: Hydrograph Data

From Point	To Point	Drainage Area	C Factor	C.C. & Inlet	Rain In/hr	Runoff Q C.F.S.	Inlet Elev. (ft)	Length (ft)	Slope (%)	Dis. (ft)	Capacity (C.F.S.)	MEL (ft)	Flow Time (min)	Remarks		
EX60	EX61	0.19	0.3	0.06	0.06	5.00	1.21	0.41	354.63	353.64	15.0	1.32%	15	1.44	3.26	0.38
EX61	EX62	0.91	0.45	0.41	0.47	5.38	7.17	3.34	353.65	352.06	225.0	0.71%	15	5.44	4.66	0.80
EX62	EX64	0.65	0.5	0.33	0.79	6.16	6.96	5.51	352.00	349.17	201.5	1.40%	18	12.48	6.84	0.49
EX63	EX64	0.29	0.3	0.09	0.09	5.00	7.27	0.63	351.98	349.05	26.0	11.27%	18	36.36	7.86	0.06
EX64	EX65	0.28	0.75	0.21	1.09	6.61	6.83	7.44	349.02	348.75	57.0	0.47%	24	18.61	4.91	0.19
EX66	EX67	0.58	0.6	0.35	0.35	5.00	7.27	2.53	351.20	349.85	180.0	0.75%	15	5.61	4.45	0.67
EX67	EX68	0.43	0.6	0.28	0.61	5.69	7.08	4.28	349.78	348.27	36.0	4.19%	15	13.27	9.65	0.06
EX68	EX69	0.12	0.65	0.08	1.17	6.77	6.79	7.92	348.52	347.24	51.5	2.49%	30	64.84	8.95	0.10
EX69	EX70	0.25	0.5	0.14	0.22	5.00	5.77	2.20	347.00	347.00	22.2	0.00%	30	26.57	5.32	0.00
EX69	EX70	0.35	0.35	0.12	2.04	7.00	6.73	13.72	347.88	347.43	46.0	0.88%	30	40.65	7.48	0.10
EX71	EX72	0.35	0.7	0.25	0.25	5.00	7.27	1.78	351.50	349.54	157.0	1.03%	18	10.70	4.48	0.30
EX72	EX73	0.25	0.7	0.18	0.42	5.88	7.11	2.89	349.88	349.23	86.0	0.88%	18	10.45	5.10	0.22
EX73	EX74	0.25	0.8	0.22	0.48	5.76	7.02	3.42	349.22	348.02	30.0	0.64%	18	5.43	4.62	0.14
EX74	EX75	0.08	0.8	0.06	2.09	1.08	6.11	11.30	347.30	346.40	40.0	2.38%	30	63.38	17.07	0.06
EX74	EX75	0.25	0.8	0.20	2.70	7.13	6.69	18.66	346.71	345.40	19.0	1.63%	30	52.53	9.79	0.03
EX75	EX76	0.75	0.3	0.23	3.01	7.18	6.69	20.14	345.30	345.00	28.5	1.02%	36	67.44	8.33	0.06
EX76A	EX76	3.14	0.41	1.41	1.41	6.00	7.90	9.87	348.09	346.46	114.0	1.16%	18	11.32	7.22	0.33
EX76	EX77	0.11	0.30	0.32	4.14	7.2	9.97	9.32	344.75	342.3	243.0	0.80%	30	32.12	6.62	0.14

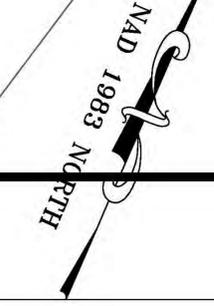
OUTFALL ANALYSIS
DULLES DISCOVERY SOUTH PHASE FOUR
 SULLY DISTRICT
 FAIRFAX COUNTY, VA.
 SCALE: 1" = 30'
 SHEET 63 OF 107
 SP-125

Urban, Ltd. - J:\035\DullesDiscovery\South\Reforming\CDPA\12542-Typical elevation.dwg [1] ELEVATIONS] April 26, 2013 - 3:13pm esidrom

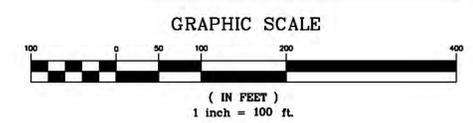


**SOUTH
ELEVATION**

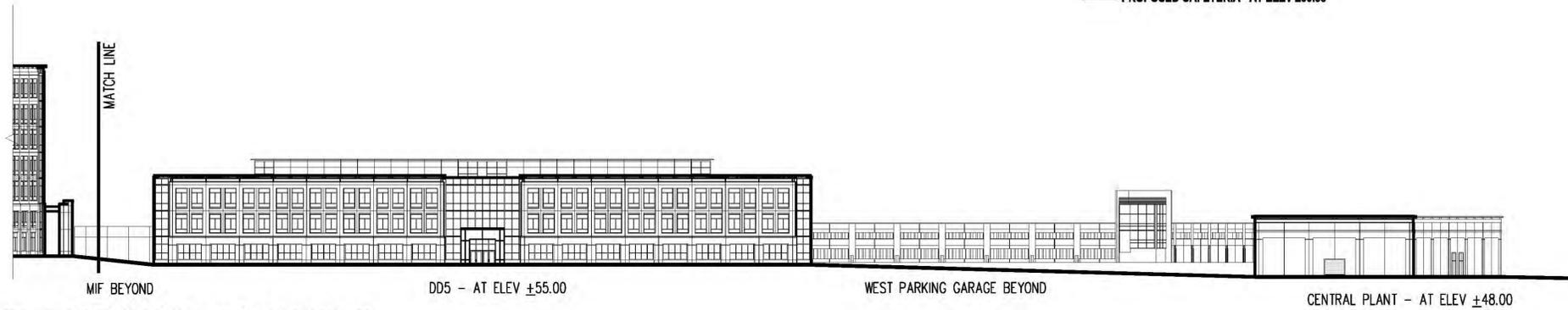
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ELEVATION**



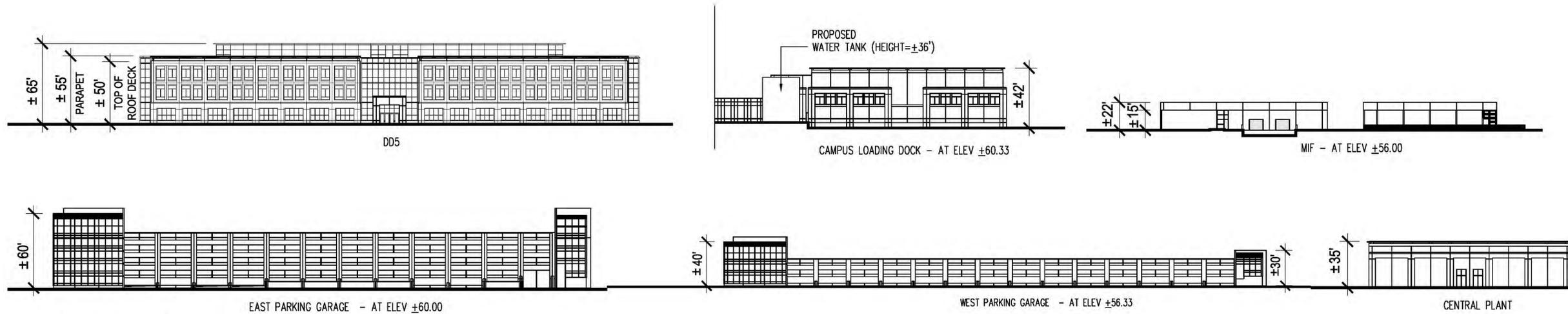
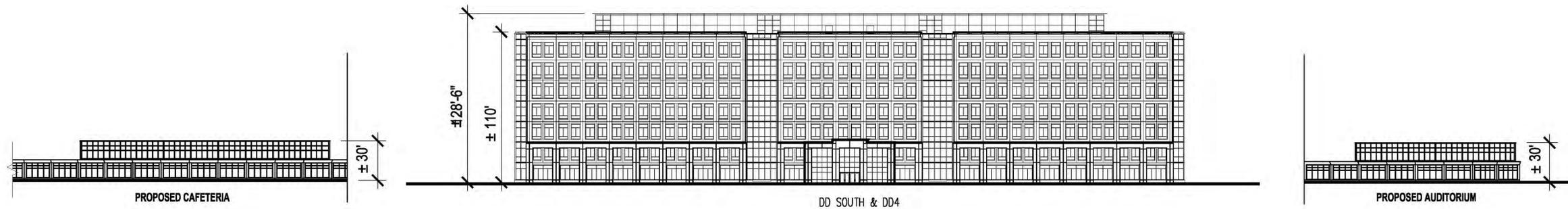
LEGEND
 PROPOSED BUILDING ADDITIONS



<p>TYPICAL ELEVATIONS - PLAN VIEW</p> <p>DULLES DISCOVERY SOUTH</p> <p>SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: N/A</p>	<p>DATE: NOVEMBER 2012</p> <p>DATE: NOVEMBER 2012</p>						
<p>Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.788.7888 WWW.URBAN-LLD.COM</p> <p>urban Planners - Engineers - Landscape Architects - Lead Services</p>	<p>PROFESSIONAL SEAL</p> <p>ROBERT W. BROWN Lic. No. 057041 4/26/13</p>						
<p>PLAN DATE 12-28-12 04-08-13 04-26-13</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/17/12</td> <td>CHANGES REQUESTED BY NEW OWNER</td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION	1	8/17/12	CHANGES REQUESTED BY NEW OWNER
No.	DATE	DESCRIPTION					
1	8/17/12	CHANGES REQUESTED BY NEW OWNER					



DULLES DISCOVERY SOUTH - WEST ELEVATION



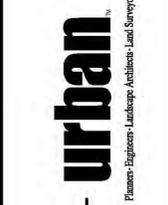
DULLES DISCOVERY SOUTH - BUILDING ELEVATIONS

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY; SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

No.	DATE	DESCRIPTION
1	8/7/12	CHANGES REQUESTED BY NEW OWNER

PLAN DATE	12-28-12
	04-28-13
	04-28-13

Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.662.2306
FAX: 703.781.7888
www.urban-llc.com



TYPICAL ELEVATIONS
DULLES DISCOVERY SOUTH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
DATE: NOVEMBER 2012
C.I. = N/A

SHEET
11
OF
14
FILE No.
RZ-12542

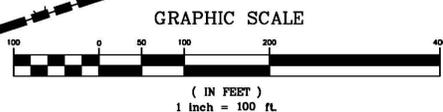
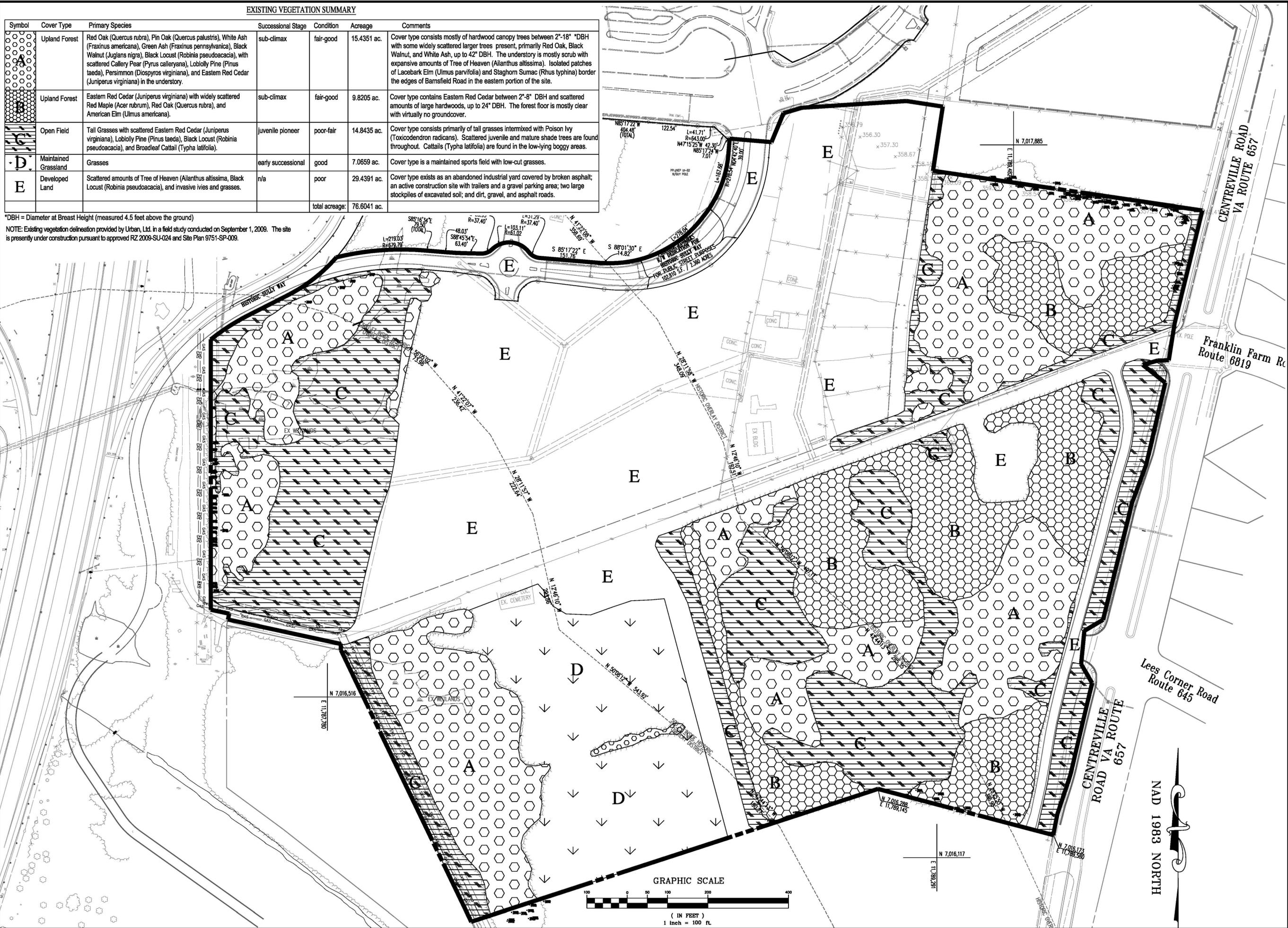
Urban, Ltd. - J:\085\DullesDiscovery\South\Revised\CDPA\2542-1\typical_elevation.dwg [11A ELEVATIONS] April 26, 2013 - 3:13pm est/alon

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
	Upland Forest	Red Oak (<i>Quercus rubra</i>), Pin Oak (<i>Quercus palustris</i>), White Ash (<i>Fraxinus americana</i>), Green Ash (<i>Fraxinus pennsylvanica</i>), Black Walnut (<i>Juglans nigra</i>), Black Locust (<i>Robinia pseudoacacia</i>), with scattered Callery Pear (<i>Pyrus calleryana</i>), Loblolly Pine (<i>Pinus taeda</i>), Persimmon (<i>Diospyros virginiana</i>), and Eastern Red Cedar (<i>Juniperus virginiana</i>) in the understory.	sub-climax	fair-good	15.4351 ac.	Cover type consists mostly of hardwood canopy trees between 2'-18" DBH with some widely scattered larger trees present, primarily Red Oak, Black Walnut, and White Ash, up to 42" DBH. The understory is mostly scrub with expansive amounts of Tree of Heaven (<i>Ailanthus altissima</i>). Isolated patches of Lacebark Elm (<i>Ulmus parvifolia</i>) and Staghorn Sumac (<i>Rhus typhina</i>) border the edges of Barnsfield Road in the eastern portion of the site.
	Upland Forest	Eastern Red Cedar (<i>Juniperus virginiana</i>) with widely scattered Red Maple (<i>Acer rubrum</i>), Red Oak (<i>Quercus rubra</i>), and American Elm (<i>Ulmus americana</i>).	sub-climax	fair-good	9.8205 ac.	Cover type contains Eastern Red Cedar between 2'-8" DBH and scattered amounts of large hardwoods, up to 24" DBH. The forest floor is mostly clear with virtually no groundcover.
	Open Field	Tall Grasses with scattered Eastern Red Cedar (<i>Juniperus virginiana</i>), Loblolly Pine (<i>Pinus taeda</i>), Black Locust (<i>Robinia pseudoacacia</i>), and Broadleaf Cattail (<i>Typha latifolia</i>).	juvenile pioneer	poor-fair	14.8435 ac.	Cover type consists primarily of tall grasses intermixed with Poison Ivy (<i>Toxicodendron radicans</i>). Scattered juvenile and mature shade trees are found throughout. Cattails (<i>Typha latifolia</i>) are found in the low-lying boggy areas.
	Maintained Grassland	Grasses	early successional	good	7.0659 ac.	Cover type is a maintained sports field with low-cut grasses.
	Developed Land	Scattered amounts of Tree of Heaven (<i>Ailanthus altissima</i>), Black Locust (<i>Robinia pseudoacacia</i>), and invasive ivies and grasses.	n/a	poor	29.4391 ac.	Cover type exists as an abandoned industrial yard covered by broken asphalt; an active construction site with trailers and a gravel parking area; two large stockpiles of excavated soil; and dirt, gravel, and asphalt roads.
					total acreage:	76.6041 ac.

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE: Existing vegetation delineation provided by Urban, Ltd. in a field study conducted on September 1, 2009. The site is presently under construction pursuant to approved RZ 2008-SU-024 and Site Plan 9751-SP-009.



NAD 1983 NORTH

EXISTING VEGETATION MAP DULLES DISCOVERY SOUTH SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA		DATE: NOVEMBER 2012 SCALE: 1" = 100' C.I. = N/A
SHEET 12 OF 14 FILE No. RZ-12542		PLANDATE 12-28-12 04-26-13 04-26-13
Urban, Ltd. 400 D TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.662.2306 FAX: 703.678.1888 www.urban-lltd.com		CHANGES REQUESTED BY NEW OWNER REVISIONS 1 8/17/12 DATE No. DESCRIPTION
		PLANNING - ENGINEERING - LANDSCAPE ARCHITECTURE - LEAD SERVICES

Urban, Ltd. - J:\0858\DullesDiscoverySouth\Reformatting\CDPA\12542-Ex veg.mxd [12 EX VEG MAP] April 26, 2013 - 3:13pm scd/tem

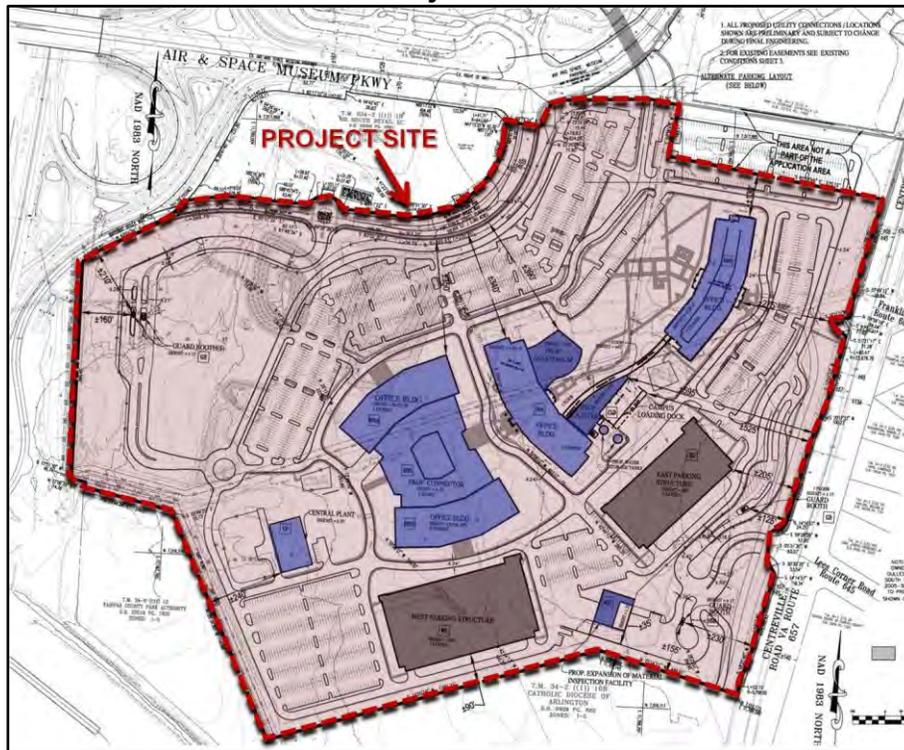
**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

APPLICATION DESCRIPTION

Dulles Discovery is a secure office development located west of Centreville Road on both sides of Air and Space Museum Parkway zoned to the I-5 (General Industrial) and PDC (Planned Development Commercial) Districts. It is approved for approximately 2.4 million square feet of office and accessory uses and is separated into north and south campuses. The applicant, DD South 5 LC, requests approval of an amendment to FDP 2009-SU-024, Dulles Discovery South, to permit building additions and site modifications with no change in the approved FAR. Proposed changes include two building additions for a cafeteria and an auditorium as part of Building DD4; an increase in the size of the Materials Inspection Facility (MIF); the relocation of a water storage tank; the addition of a second water storage tank; and the accommodation of a bridge overpass from Dulles Discovery North related to application PCA 2005-SU-026 that would connect both campuses.

The building additions would relocate or reallocate square footage from other approved uses. The project site consists of two parcels, located at 3628 and 3318 Centreville Road. The total project area is 76.6 acres and is contained within the PDC and WS (Water Supply Protection Overlay) Districts. Additionally, more than half of the project area is contained within the HD (Historic Overlay (Sully)) District. The area is currently under construction and is approved for the development of a secure office campus of up to 1,174,100 gross square feet of office and accessory uses and an FAR of 0.35. The campus includes three office buildings, two parking structures, a central utility plant, a campus loading dock, a MIF, two water tanks, and two guard booths. No change to the overall FAR is proposed.

Project Site



This application (FDPA 2009-SU-024) is associated with another proposed rezoning application (PCA 2005-SU-026), which proposes an amendment to RZ 2005-SU-026, Dulles Discovery North, a secure office campus located to the north of Dulles Discovery South, to permit the construction of a secure overpass across Air and Space Museum Parkway to connect the secure campuses of Dulles Discovery South and Dulles Discovery North. Due to this separation in geography and the fact that Dulles Discovery is governed by two separate rezoning cases, two separate staff reports have been prepared. This staff report addresses modifications to Dulles Discovery South.

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 to permit an increase in fence height to a maximum fence height of nine feet around the perimeter of the property to provide security for the proposed tenant;
- Modification to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary;

- Modification to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines; and
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the abandoned Barnsfield Road.

A reduced copy of the submitted Final Development Plan Amendment is included at the front of this report. Copies of the final development plan amendment conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2, and 3, respectively. Previously approved development conditions related to Dulles Discovery South are included in Appendix 4. Staff analyses are included in Appendices 5 through 8.

LOCATION AND CHARACTER

Site Description:

The 76.6-acre site is located on Parcels 34-2 ((1)) 2B and 34-2 ((1)) 3C. The project site is on the west side of Centreville Road, south of Air and Space Museum Parkway, and east of Sully Road.

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

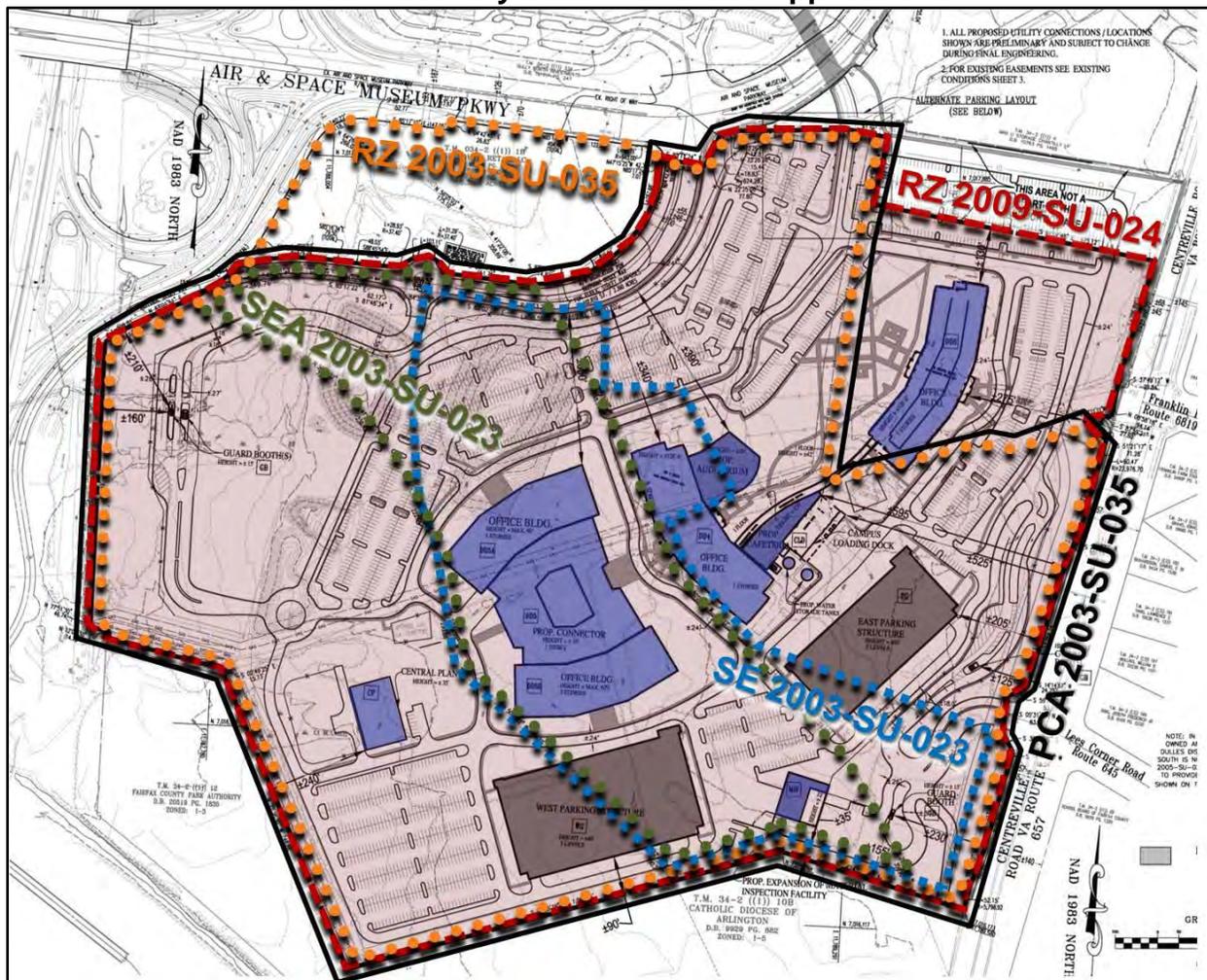
SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Office (Dulles Discovery North), retail (approved), public storage	I-5, PDC	Mixed Use, Alternative Uses
East	Single-family detached houses, Franklin Middle School	PDH-2	Residential at 2-3 du/ac, Institutional
South	St. Veronica Church and School	I-5	Mixed Use
West	Sully Plantation	I-3, R-1	Public Parks, Alternative Uses

BACKGROUND

RZ 2009-SU-024 (Dulles Discovery South), PCA 2003-SU-035, and SEA 2003-SU-023 were approved by the Board of Supervisors on July 13, 2010. RZ 2009-SU-024 rezoned the 76.6-acre site to the PDC (Planned Development Commercial), WS (Water Supply Protection Overlay), and HD (Historic District Overlay (Sully)) Districts and permitted the development of a secure office complex for up to 1,174,100 gross square

feet of office and accessory uses at 0.35 FAR. This campus is currently under construction and will ultimately include three office buildings, two parking garages, a central utility plant, a campus loading dock, a Materials Inspection Facility (MIF), two water tanks, and guard booths. PCA 2003-SU-035 amended the proffers for RZ 2003-SU-035, previously approved for mixed-use development, to permit the inclusion of approximately 68.8 acres into RZ 2009-SU-024. SEA 2003-SU-023 amended the land area for the previously approved SE and increased the building height for office uses within the Sully Historic Overlay District. Copies of the approved development conditions are included in Appendix 4.

Dulles Discovery South Land Use Applications



Three proffers determinations have been issued for the Dulles Discovery South project. These include the following:

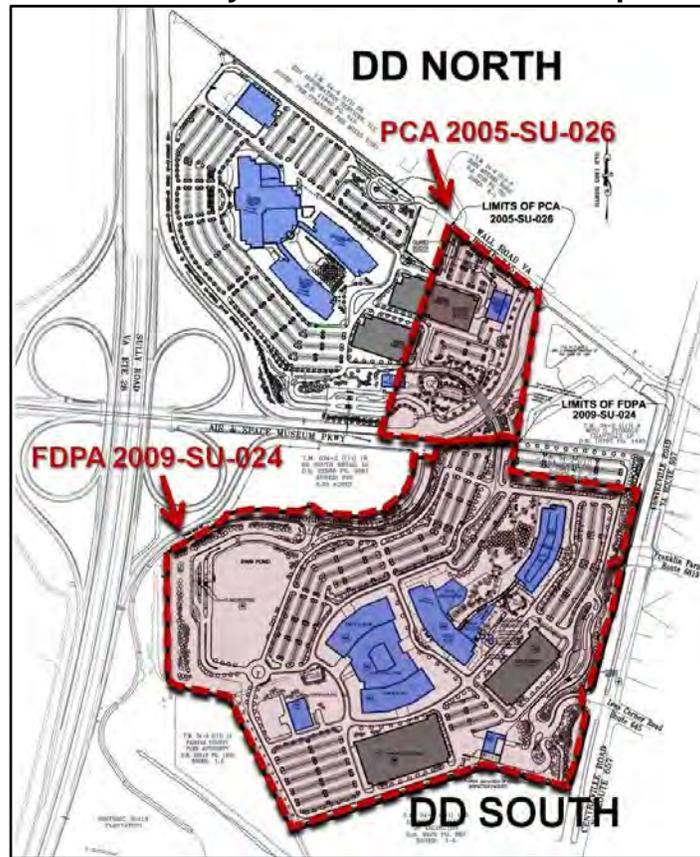
- March 18, 2011 – re-orientation of the DD-South building; elimination of the truck turnaround and replacement with the Materials Inspection Facility; widening and enhancement of the transitional screening along Centreville Road; relocation of the perimeter security fence along Centreville Road inward to the site; and relocation of

portions of the site ring road, parking, security fence, five-foot wide planting area, and eight-foot wide trail from the northeastern property line onto adjacent Parcel 6. These modifications were found to be in substantial conformance with the proffers, CDP/FDP, and development conditions.

- June 29, 2012 – addition of a consolidated loading dock facility between Buildings DD South and DD4; replacement of the existing roundabout on Historic Sully Way with a signalized four-way intersection; replacement of an internal roundabout between Buildings DD4 and DD5 with a curved driveway; installation of security curbs along the perimeter of all buildings (DD South, DD4, DD5, DD5A, & DD5B); modifications to the landscaping within the courtyard west of DD South; and changes to the adjacent parking area. These modifications were found to be in substantial conformance with the proffers, CDP/FDP, SEA plat, and development conditions.
- January 31, 2013 – extension of the internal ring road in Dulles Discovery South to the northern property line to connect to the proposed bridge within Dulles Discovery North, which would include the elimination of parking spaces in the northern parking lot; the creation of a new area of landscaped open space; the relocation of parking lot tree islands; and the shifting of the trail on the north side of the site. These modifications were found to be in substantial conformance with the proffers, CDP/FDP, SEA plat, and development conditions, subject to the Board of Supervisors (BOS) approval of the PCA application to permit the overpass in Dulles Discovery North, approval by the Department of Public Works and Environmental Services (DPWES), the Fairfax County Department of Transportation (FCDOT), and the Virginia Department of Transportation (VDOT), and the execution of a maintenance agreement for the proposed overpass acceptable to Fairfax County and VDOT. The applicant proposes to implement the overpass modification, which is the subject of the associated PCA application. The current FDPA application includes all of these modifications as they relate to the Dulles Discovery South campus.

The subject property is south of the Dulles Discovery North secure 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 an FAR of 0.532. Existing features include a five-story office building, a 10-story office building, a central utility plant, guard booths, an Access Control Center (ACC), and surface parking. Another 10-story office building, two parking structures, and a MIF have been approved but not yet constructed. Air and Space Museum Parkway and Wall Road construction have been completed.

Dulles Discovery North and South Developments



Together, the Dulles Discovery South and North complexes encompass approximately 132 acres with a combined total of approximately 2.4 million square feet of office and accessory uses to be occupied by the same tenant.

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, Alternative Uses
Plan Text:	

Fairfax County Comprehensive Plan, 2011 Edition; Area III; Dulles Suburban Center, Amended through 3-6-2012; Land Unit D-4; Pages 83-84:

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

1. “The southern portion of this land unit lies within the Sully Historic Overlay District. Within this overlay district, certain regulations and restrictions apply to protect the Sully landmark and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. These restrictions and regulations include limitations on commercial and industrial uses. Other regulations apply and are discussed in Land Unit D-5 with the complete provisions listed in Appendix 1, A1-300 of the Zoning Ordinance.”
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.”

ANALYSIS

Final Development Plan Amendment: (copy at front of staff report)
Title: Dulles Discovery South
Prepared by: Urban, Ltd.
Original and Revision Dates: December 28, 2012, as revised through April 26, 2013
Number of Pages: 14

Proposal: The proposal includes two building additions to provide a cafeteria and auditorium as part of Building DD4; an increase in the size of the Materials Inspection Facility (MIF); the relocation of a water storage tank; the addition of a second water storage tank in the same area; and the accommodation of a bridge overpass from Dulles Discovery North related to application PCA 2005-SU-026 that would connect both campuses. The cafeteria and auditorium would be used by employees and visitors of both Dulles Discovery North and South. The gross floor area (GFA) of the proposed cafeteria is approximately 17,600 square feet (sf); the auditorium approximately 13,564 sf. Both structures would be one-story and approximately 30 to 35 feet tall and designed to complement the office buildings. The GFA of the MIF would increase from 3,440 sf to approximately 10,100 sf. The additional square footage would be relocated or reallocated from the approved office uses. A water storage tank would be relocated from a location adjacent to the Central Utility Plant in the south of the site to an area near the Campus Loading Dock (CLD). A second water storage tank is proposed for the same area near the CLD. The water storage tanks provide cooling for the office buildings.

Existing Site Conditions: The project site and Building DD South are currently under construction. Landscaping, a sidewalk/trail system, and security fencing have been installed across portions of the site perimeter.

Access and Parking: Access and parking would be reconfigured as depicted on the proposed FDPA to include connections to the secure bridge across Air and Space Museum Parkway as proposed by the associated PCA 2005-SU-026. The proposed FDPA includes an alternative parking layout, in the event that the overpass connecting Dulles Discovery South and Dulles Discovery North is not approved in conjunction with PCA 2005-SU-026.

Land Use Analysis

The subject property is designated as Mixed Use and Alternative Uses by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recognizes high-quality, campus-style office and high-quality industrial/flex uses up to 0.35 FAR. Support services would be appropriate only as secondary or ancillary uses to the primary office and industrial/flex uses. The proposed use is consistent with these recommendations.

Additionally, more than half of the subject site is contained within the Sully Historic Overlay District. (See the Heritage Resources section below for a complete discussion).

Staff notes that the internal road and parking modifications planned in response to the proposed bridge within the Dulles Discovery North site would help enhance connectivity between the two secure campuses. Additionally, modifications have been made to accommodate safe walking and bicycling throughout the campus. Staff finds that the proposed use is in harmony with the Comprehensive Plan.

Heritage Resources Analysis (Appendix 5)

More than half of the project site is located within the Sully Historic Overlay District, which is administered through §7-204 of the Zoning Ordinance. At its June 14, 2012 meeting, the Architectural Review Board (ARB) took action on the site plan for Dulles Discovery South (9751-SP-009-02) and made a final recommendation for approval. Because the FDPA does not trigger a minor site plan or site plan revision, the applicant is not required to return to the ARB. There are no outstanding heritage resources 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.

Fairfax County Water Authority Analysis (Appendix 7)

Water Authority staff stated that any changes to the approved site plan will require a revision and must be submitted to Fairfax Water for review and approval. Also, staff noted that, depending on the final configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. There are no outstanding water issues.

Transportation Analysis (Appendix 8)

Staff notes that the adjacent 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.

Other Comments

Given the nature of the proposed changes to the campus as refinements to the previously approved uses with no increase in intensity, Urban Forestry, Schools,

Park Authority, Engineering (Sanitary Sewer), and Site Development (Stormwater) staff either had no recommendations or only minor comments regarding the current proposal.

ZONING ANALYSIS

Lot Size Requirements, Bulk Regulations, and Parking

C-3 (Office) Lot Requirements & Parking (§5-506, §5-507, & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	20,000 sf	76.6 acres
Min. Lot Width	100 feet	+/- 16,000 feet
Max. Building Height	90 feet	128'-6"
Front Yard	25° angle of bulk plane, not less than 40 feet	205 feet
Side Yard	No requirement	
Rear Yard	20° angle of bulk plane, not less than 25 feet	160 feet
Maximum FAR	1.00	0.35
Min. Open Space	15%	30%
Parking	3,020	4,438

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 associated C-3 District as listed above, with the exception of the maximum building height, which was approved as part of SEA 2003-SU-023.

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 in the original rezonings. Staff continues to support the requests, which include:

- Modification to permit an increase in fence height to a maximum fence height of nine feet around the perimeter of the property to provide security for the proposed tenant;

- Modification to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary;
- Modification to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines; and
- Waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the abandoned Barnsfield Road.

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.

The original rezoning proposed a stormwater management pond located along the western boundary of the site to meet the requirements. Staff feels that the proposed modifications do not alter the stormwater management facility and notes 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 proposal would refine the previously approved uses to better serve the needs of the proposed tenant, would not increase the intensity of those uses, would allow enhanced connectivity between the Dulles Discovery North and South campuses, would facilitate pedestrian, bicycle, and vehicular circulation throughout the site, and would maintain current levels of compatibility with the surrounding uses.

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

Recommendations

Staff recommends approval of FDPA 2009-SU-024 subject to the proposed final development plan conditions dated May 7, 2013 and contained in Appendix 1.

Staff recommends reaffirmation of the previous modification to permit an increase in the fence height to a maximum of nine feet around the perimeter of the property to provide security for the proposed tenant.

Staff recommends reaffirmation of the previous modification to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary.

Staff recommends reaffirmation of the previous modification to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines.

Staff recommends reaffirmation of the previous waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the vacated Barnsfield Road.

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 Final Development Plan Amendment Conditions
2. Affidavit
3. Statement of Justification
4. Previously Approved Development Conditions – FDP 2009-SU-024; CDP 2009-SU-024, and SEA 2003-SU-023
5. Heritage Resources Analysis
6. Fire and Rescue Analysis
7. Fairfax County Water Authority Analysis
8. Transportation Analysis

9. Illustrative of Dulles Discovery North & South
10. Glossary of Terms

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2009-SU-024

May 7, 2013

If it is the intent of the Planning Commission to approve Final Development Plan Amendment 2009-SU-024, on property located at Tax Map parcels 34-2 ((1)) 2B and 34-2 ((1)) 3C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site. (Those conditions carried forward from the previous approval are marked with an asterisk*).

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Dulles Discovery South" prepared by Urban, Ltd., consisting of fourteen sheets dated December 28, 2012, as revised through April 26, 2013.
2. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDPA, subject to ARB review and approval.
3. The applicant shall record an amendment to the existing waterline easement agreement as determined by Fairfax Water.*
4. The areas surrounding the buildings shall include features such as ornamental landscaping, benches and outdoor seating, gazebos, pavilions, art displays, and/or walking paths to provide respite and leisure recreation space for employees.*
5. Plant material for the subject property shall not include any species listed per the DCR "Invasive Alien Plant Species of Virginia". Proposed trees and shrubs for the site shall include a bio-diverse mix that includes, but is not exclusively, native species (per the DCR "Native Plant: Trees" table), wildlife benefit species (per PFM table 12.10) and improved cultivars and varieties, subject to review and approval by Urban Forest Management Division of DPWES.*
6. Notwithstanding the limitations set forth in Proffer Paragraph 2, the footprint of "Building DD-South" may be rotated up to approximately ninety degrees from the orientation depicted on the CDP entitled 'Dulles Discovery South' (dated May 5, 2010), as reviewed and approved by the Zoning Administrator in consultation with the Sully District Supervisor, and in accordance with the following criteria: (i) the minimum setback from the Centreville Road right-of-way is not reduced from the 275 feet depicted on CDP Sheet 3; (ii) the minimum amount of open space provided on the CDP is not reduced; (iii) the height, gross square feet

and footprint of Building DD-South is not enlarged; (iv) no change is made to perimeter landscaping and streetscaping along Centreville Road; and (v) the plan shall be presented to the Franklin Farm Foundation for review and comment prior to the submission of the site plan for the rotated building option if it is selected.*

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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 119705a

in Application No.(s): FDPA 2009-SU-024
 (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 South 5 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))-2B; Agent for Title Owner of Parcel 34-2-((1))-3C
DD South 4 LC(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))-3C

(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)

119705a

for Application No. (s): FDPA 2009-SU-024
(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)
Hunton & Williams LLP(8)	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.(9) 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.(10) 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.(11) Agent: Kevin M. Farquhar	44 Canal Center Plaza, Suite 100 Alexandria, VA 22314	Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(12) 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.(13) 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 19, 2013
(enter date affidavit is notarized)

119705 a

for Application No. (s): FDPA 2009-SU-024
(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 South 5 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(4)	William E. Peterson
Peterson Grandchildren Investment L.C.(8)	Jon M. Peterson
Lauren P. Fellows	Steven B. 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(3)

(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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(2)DD South 4 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 SHAREHOLDER: (enter first name, middle initial, and last name)

MVP Master Limited Partnership(4)	William E. Peterson
Peterson Grandchildren Investment L.C.(8)	Jon M. Peterson
Lauren P. Fellows	Steven B. 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(3)

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

(3)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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(5)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 SHAREHOLDER: (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.)

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

(6)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 SHAREHOLDERS: (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.)

(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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(7)Peterson Grandchildren Investment 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 SHAREHOLDER: (enter first name, middle initial, and last name)

Jillian Alexis Fellows Inter Vivos Trust*	Christopher Milton Peterson Inter Vivos Trust*	Luke Dennis Peterson Inter Vivos Trust*
Megan Elizabeth Fellows Inter Vivos Trust*	Thomas Dunham Peterson Inter Vivos Trust*	Rita Mary Peterson Inter Vivos Trust*
Caralena Christina Peterson Inter Vivos Trust*	Timothy Davis Peterson Inter Vivos Trust*	
Steven David Peterson Inter Vivos Trust*	Nicholas Jon Peterson Inter Vivos Trust*	

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

*None of these members owns 10% or more of DD South 5 LC or DD South 4 LC.

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

(9)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 SHAREHOLDERS: (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.)

(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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(10)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 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)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 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 1st, 2013
(enter date affidavit is notarized)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(12)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 SHAREHOLDER: (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.)

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

(13)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 SHAREHOLDERS: (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.)

(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)

119705a

for Application No. (s): FDPA 2009-SU-024
(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)

(4)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(5)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C.(6)

(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)

119205a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

(8)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 | Ellis M. Butler | Phillip J. Eskenazi |
| Lawrence C. Adams | Ferdinand A. Calice | Joseph P. Esposito |
| Michael F. Albers | Matthew J. Calvert | Kelly L. Faglioni |
| Kenneth J. Alcott | Daniel M. Campbell | Susan S. Failla |
| Fernando C. Alonso | Thomas H. Cantrill | Eric H. Feiler |
| Walter J. Andrews | Curtis G. Carlson | Kevin C. Felz |
| Heather S. Archer | Jean Gordon Carter | Edward F. Fernandes |
| Charles E. G. Ashton | Charles D. Case | Norman W. Fichthorn |
| L. Scott Austin | Thomas J. Cawley | Andrea Bear Field |
| Ian Phillip Band | James N. Christman | Kevin J. Finto |
| Sean M. Beard | Whittington W. Clement | Melanie Fitzgerald (nmi) |
| John J. Beardsworth, Jr. | Herve' Cogels (nmi) | Michael F. Fitzpatrick, Jr. |
| Ryan A. Becker | Cassandra C. Collins | Robert N. Flowers |
| Steven H. Becker | Stacy M. Colvin | William M. Flynn |
| Stephen John Bennett | S. Gregory Cope | Laura M. Franze |
| Melinda R. Beres | Cameron N. Cosby | David S. Freed |
| Lucas Bergkamp (nmi) | Cyane B. Crump | Lauren E. Freeman |
| Lon A. Berk | Ashley Cummings (nmi) | Steven C. Friend |
| Mark B. Bierbower | Alexandra B. Cunningham | Edward J. Fuhr |
| Stephen R. Blacklocks | Samuel A. Danon | Charles A. Gall |
| Jeffry M. Blair | Barry R. Davidson | Daniel C. Garner |
| Matthew P. Boshier | John A. Decker | Douglas M. Garrow |
| James W. Bowen | John J. Delionado | Richard D. Gary |
| Lawrence J. Bracken, II | Stephen P. Demm | Kevin M. Georgerian |
| James P. Bradley | Dee Ann Dorsey | John T. Gerhart, Jr. |
| Sheldon T. Bradshaw | Edward L. Douma | Jeffrey W. Giese |
| David F. Brandley, Jr. | Colleen P. Doyle | Neil K. Gilman |
| Craig A. Bromby | Sean P. Ducharme | C. Christopher Giragosian |
| Benjamin P. Browder | Deidre G. Duncan | Douglas S. Granger |
| A. Todd Brown, Sr. | Roger Dyer (nmi) | Laurie A. Grasso |
| Tyler P. Brown | Frederick R. Eames | J. William Gray, Jr. |
| F. William Brownell | Maya M. Eckstein | Charles E. Greef |
| Kevin J. Buckley | W. Jeffery Edwards | Christopher C. Green |
| Kristy A. Niehaus Bulleit | John C. Eichman | Robert J. Grey, Jr. |
| Joseph B. Buonanno | Emmett N. Ellis | Greta T. Griffith |
| Nadia S. Burgard | Edward W. Elmore, Jr. | Brett L. Gross |
| Eric R. Burner | Frank E. Emory, Jr. | Bradley W. Grout |
| M. Brett Burns | Juan C. Enjamio | Steven M. Haas |
| P. Scott Burton | John D. Epps | 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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(8)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	David A. Kelly	T. Allen McConnell
Jarrett L. Hale	Douglas W. Kenyon	Francis A. McDermott
Eric J. Hanson	Michael C. Kerrigan	Alexander G. McGeoch
Ronald M. Hanson	Ryan T. Ketchum	John C. McGranahan, Jr.
Jason W. Harbour	Scott H. Kimpel	Gustavo J. Membiela
Ray V. Hartwell, III	Robert A. King	Mark W. Menezes
Jeffrey L. Harvey	Edward B. Kochler	Gary C. Messplay
John D. Hawkins	John T. Konther	Peter J. Mignone
Rudene Mercer Haynes	Torsten M. Kracht	Patrick E. Mitchell
Mark S. Hedberg	Christopher G. Kulp	Jack A. Molenkamp
Gregory G. Hesse	David Craig Landin	T. Justin Moore, III
David A. Higbee	Gregory F. Lang	Thurston R. Moore
Thomas Y. Hiner	Andrew W. Lawrence	Robert J. Morrow
D. Bruce Hoffman	Daniel M. LeBey	Ann Marie Mortimer
Robert E. Hogfoss	Bradley T. Lennie	Michael J. Mueller
John R. Holzgraefe	L. Steven Leshin	Eric J. Murdock
Cecelia Philipps Horner	Catherine D. Little	Frank J. Murphy, Jr.
George C. Howell, III	Steven R. Loeshelle	Ted J. Murphy
Paul C. Huck, Jr.	David C. Lonergan	Thomas P. Murphy
Kevin F. Hull	David S. Lowman, Jr.	David A. Mustone
Donald P. Irwin	Kimberly C. MacLeod	James P. Naughton
Jamie Zysk Isani	Michael J. Madden, Jr.	Wim Nauwelaerts (nmi)
Judith H. Itkin	Tyler Maddry (nmi)	Eric J. Nedell
Makram B. Jaber	Manuel E. Maisog	Michael Nedzbala (nmi)
Timothy L. Jacobs	Douglas M. Mancino	William L. Newton
Lori Elliott Jarvis	Alan J. Marcuis	Henry V. Nickel
Matthew D. Jenkins	Brian R. Marek	Lonnie D. Nunley, III
Andrew E. Jillson	Fernando Margarit (nmi)	Michael A. Oakes
Harry M. Johnson, III	Stephen S. Maris	Peter K. O'Brien
James A. Jones, III	Thelma Marshall (nmi)	John T. O'Connor
Kevin W. Jones	Jeffrey N. Martin	Leslie A. Okinaka
Laura Ellen Jones	John S. Martin	John D. O'Neill, Jr.
Dan J. Jordanger	J. Michael Martinez de Andino	Pam Gates O'Quinn
Roland Juarez (nmi)	Walfrido J. Martinez	Michael A. O'Shea
Thomas R. Julin	Laurie Uustal Mathews	Brian V. Otero
W. Alan Kailer	John Gary Maynard, III	Raj Pande (nmi)
Andrew Kamensky (nmi)	Fraser A. McAlpine	Randall S. Parks
Michael G. Keeley	William H. McBride	Peter S. Partee, Sr.
G. Roth Kehoe, II	Michael C. McCann	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)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

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

(check if applicable) [x] 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 | John R. Schneider | B. Cary Tolley, III |
| Eric R. Pogue | Howard E. Schreiber | Bridget C. Treacy |
| Robert Dean Pope | Jeffrey P. Schroeder | Andrew J. Turner |
| Curtis D. Porterfield | Robert M. Schulman | Julie I. Ungerman |
| Laurence H. Posorske | Carl F. Schwartz | Daniel E. Uyesato |
| Kurtis A. Powell | P. Watson Seaman | Surasak Vajasit (nmi) |
| Lewis F. Powell, III | James S. Seevers, Jr. | Mark C. Van Deusen |
| J. Waverly Pulley, III | Douglass P. Selby | Emily Burkhardt Vicente |
| Robert T. Quackenboss | Joel R. Sharp | Daniel G. Vivarelli, Jr. |
| Dionne C. Rainey | Michael R. Shebelskie | Mark R. Vowell |
| Katherine E. Ramsey | Rita A. Sheffey | Amanda L. Wait |
| John Jay Range | Ryan A. Shores | Linda L. Walsh |
| Stuart A. Raphael | George P. Sibley, III | William A. Walsh, Jr. |
| Robert S. Rausch | Donald F. Simone | Lynnette R. Warman |
| Belynda B. Reck | Aaron P. Simpson | William L. Wehrum |
| Baker R. Rector | Jo Anne E. Sirgado | Peter G. Weinstock |
| Shawn Patrick Regan | Laurence E. Skinner | Malcolm C. Weiss |
| Sona Rewari (nmi) | Thomas G. Slater, Jr. | Kevin J. White |
| Thomas A. Rice | Brooks M. Smith | Amy McDaniel Williams |
| Michael P. Richman | Caryl Greenberg Smith | Mitchell G. Williams |
| Jennings G. ("J. G.") Ritter, II | John R. ("J. R.") Smith | Holly H. Williamson |
| Kathy E. B. Robb | Yisun Song (nmi) | Michael G. Wilson |
| Daryl B. Robertson | Lisa J. Sotto | Evan D. Wolff |
| Gregory B. Robertson | Joseph C. Stanko, Jr. | Allison D. Wood |
| Patrick L. Robson | Todd M. Stenerson | David C. Wright |
| Robert M. Rolfe | John J. Stenger | Richard L. Wyatt, Jr. |
| Ronald D. Rosener | Gregory N. Stillman | Scott F. Yarnell |
| Trevor K. Ross | Fradyn Suarez (nmi) | David R. Yates |
| Brent A. Rosser | Yeongyo Anna Suh | Lee B. Zeugin |
| William L. S. Rowe | C. Randolph Sullivan | Manida Zimmerman (nmi) |
| Ronald L. Rubin | Jeffrey M. Sullivan | |
| Marguerite R. ("Rita") Ruby | Andrew J. Tapscott | |
| D. Alan Rudlin | Robert M. Tata | |
| Mary Nash K. Rusher | Rodger L. Tate | |
| D. Kyle Sampson | W. Lake Taylor, Jr. | |
| Karen M. Sanzaro | Wendell L. Taylor | |
| Stephen M. Sayers | Robin Lyn Teskin | |
| Arthur E. Schmalz | John Charles Thomas | |
| Gregory J. Schmitt | Gary E. Thompson | |

(FORMER PARTNERS NEXT PAGE)

(check if applicable) [x] 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: April¹⁹, 2013
(enter date affidavit is notarized)

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number (s))

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

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

119705a

for Application No. (s): FDPA 2009-SU-024
(enter County-assigned application number(s))

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

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

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

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

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

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

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

119705a

for Application No. (s): FDPA 2009-SU-024
(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)

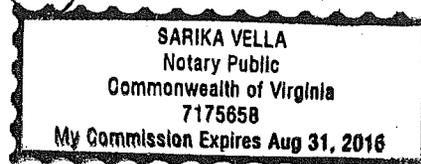
Applicant Applicant's Authorized Agent

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 SOUTH
FDPA 2009-SU-024**

STATEMENT OF JUSTIFICATION

This FDPA application is filed by DD South 5 LC (the "Applicant") on behalf of the property owners, the Applicant and DD South 4 LC, both related entities of The Peterson Companies, on approximately 76.60 acres located south of Air and Space Museum Parkway, between Sully Road (Route 28) and Centreville Road and identified as Tax Map Parcels 34-2 ((1)) 2B and 3C (the "Property").

The Property was rezoned to the "Planned Development Commercial" (PDC) District, Water Supply ("WS") and Historic Overlay ("HD") Districts on July 27, 2010, subject to proffers and a Conceptual/Final Development Plan ("CDP/FDP"). A companion Special Exception Amendment SEA 2003-SU-023 (the "Special Exception") was approved by the Board of Supervisors ("Board") for an increase in building height for one office building within the Sully Historic District. These applications permitted the development of a secure office complex of up to 1,174,100 gross square feet of office and accessory uses known as Dulles Discovery South ("DDS"). The DDS campus will include three office buildings, a central utility plant, campus loading dock and Materials Inspection Facility ("MIF"). Access to the Property is provided from Historic Sully Way and Centreville Road. It is anticipated that the primary entrance to DDS for employees and visitors will be from Historic Sully Way which is a highly secure, manned, security checkpoint with a gate and two guard booths to be operated 24/7. This access includes up to three (3) lanes for ingress and two (2) lanes for egress which has been designed to accommodate adequate queuing with no adverse impacts on Historic Sully Way. Secondary access to DDS is provided from Centreville Road which is also a secure, manned checkpoint for employees and deliveries and is anticipated to operate during business hours.

A portion of DDS immediately to the north of Historic Sully Way is zoned PDC and approved for retail/office uses. The Sully Historic Site is located southwest of the Property. A portion of the Property is located within the Sully Historic Overlay District. The St. Veronica Catholic Church and School is located to the south of the Property.

Dulles Discovery North ("DDN"), which consists of approximately 56 acres, is located to the north of the Property across Air and Space Museum Parkway and is zoned I-5. DDN is also approved for development of a secure office complex to consist of 1,282,848 gross square feet of office and accessory uses. Combined, the DDN and DDS secure office complex comprises approximately 132 acres with a total of 2.4 million square feet of office and accessory uses to be occupied by the same tenant.

Three interpretations which permitted minor modifications to the CDP/FDP were approved for DDS, on March 18, 2011, June 29, 2012 and January 31, 2013. The 2011 interpretation permitted the re-orientation of building DD South as a result of the acquisition of the adjacent I-5 zoned parcel located to the north of the Property, the widening and enhancement of the transitional screening and buffer yard along Centreville Road, the elimination of a truck turnaround, and the addition of an accessory structure depicted as a Materials Inspection Facility ("MIF") – a one-story security building. In order to maintain the proffered FAR for the Property, the gross floor area of the Central

Plant was reduced. The subsequent interpretation permitted the addition of a campus loading dock ("CLD") between office buildings DD South and DD 4 which resulted in the shifting of FAR from the Central Plant and the MIF to the CLD; provision of a full signalized intersection in place of the roundabout at Historic Sully Way; installation of security curbs along the perimeter of the Property; revision of internal circulation between buildings DD4 and DD5; minor modifications to courtyard landscaping west of building DD South; and reconfiguration of the adjacent parking area. The most recent 2013 interpretation permitted the extension of the internal ring road on the northern portion of the Property to connect to the proposed overpass over Air and Space Museum Parkway within DD North as well as minor modifications to the adjacent parking, landscaping and trail, subject to the Board of Supervisors' approval of the pending Proffered Condition Amendment (PCA) 2005-SU-026 to permit the proposed overpass in DD North.

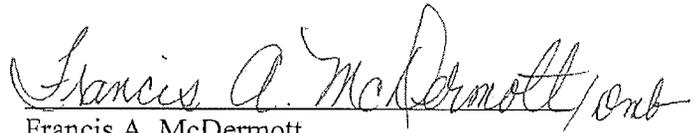
The purpose of the FDPA application is to permit two building additions to provide a cafeteria and auditorium as part of the DD 4 building and to increase the size of the MIF. The cafeteria and auditorium will be used by employees and visitors of both the DD South and DD North campuses. The gross floor area of the proposed cafeteria is approximately 17,600 square feet, the auditorium approximately 13,564 square feet. Both of the proposed additions will be one story with a maximum height of approximately thirty (30) to thirty-five (35) feet. The gross floor area of the MIF will increase from 3,440 square feet as currently approved to approximately 10,100 square feet. The additional square footage for each of these accessory uses will be reallocated from the office uses; therefore, the approved overall gross square feet of office and accessory uses for the DDS campus will not increase. However, the amount of gross floor area for each respective building on the FDPA may adjust with final engineering and design so long as the overall FAR on the Property is not exceeded.

In addition, the FDPA reflects the relocation of a water storage tank shown on the approved CDP/FDP adjacent to the Central Plant to an area near the CLD as well as the potential for an additional water storage tank. The water storage tanks are necessary to provide efficient cooling systems for the highly computerized office buildings. The proposed MIF, cafeteria, auditorium and water tanks are located internal to the site and, therefore, will have no negative visual impacts on surrounding properties due to the distance and/or intervening structures, berms and landscaping along Centreville Road. The proposed cafeteria and auditorium will be architecturally designed to complement the office buildings.

The FDPA application is in compliance with the approved Dulles Discovery South proffers, CDP and all applicable regulations, ordinances and adopted standards. The Applicant requests reaffirmation of the following waivers and modifications previously approved with RZ 2009-SU-0024:

1. Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height to a maximum fence height of nine feet around the perimeter of the property to provide security for the proposed tenant.
2. Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern boundary and a portion of the southern boundary.

3. Modification of Section 13-304 of the Zoning Ordinance to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern property line and a portion of the eastern and western property lines.
4. Waiver of the Countywide Trails Plan recommendation for a major paved trail along the south side of the abandoned Barnsfield Road.

A handwritten signature in cursive script that reads "Francis A. McDermott / on".

Francis A. McDermott
Attorney and Agent for the Applicant

FINAL DEVELOPMENT PLAN CONDITIONS**FDP 2009-SU-024****June 29, 2010**

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

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

CDP 2009-SU-024 Conditions

July 27, 2010

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

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

DEVELOPMENT CONDITIONS

SEA 2003-SU-023

June 9, 2010

If it is the intent of the Board of Supervisors to approve SEA 2003-SU-023 located at Tax Maps 34-2 ((1)) 2 pt., 3A pt., 10A pt., 27 pt, 35 pt. for an increase in building height pursuant to Sect. 9-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous conditions for the subject property. Conditions which have been carried forward from the previous approval are identified with an asterisk (*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Special Exception Amendment Plat for Dulles Discovery South", prepared by Urban, LTD. September 29, 2009 as revised through May 5, 2010, consisting of 18 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



County of Fairfax, Virginia

MEMORANDUM

DATE: 1 March 2013

TO: Joe Gorney, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: FDPA 2009-SU-024 Tax map 34-2 ((1)) 2B, ((1)) 3C Heritage Resource comment

Heritage Resource comment:

A portion of the subject area of the FDPA application is located within the Sully Historic Overlay District (HOD) as acknowledged in the application. The proposed expansion of the Material Inspection Facility is within the Sully HOD. The following section of the Zoning Ordinance applies:

Zoning Ordinance

“7- 204 Administration of Historic Overlay District Regulations

Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part.
2. The ARB review and recommendation on applications for a rezoning, special exception, special permit, variance and for site plans, subdivision plats and grading plans shall include consideration of the potential impact of the proposal on the historical, architectural, or archaeological significance of the district . . .
3. ARB approval shall be required prior to the issuance of Building Permits by the Director and approval of sign permits by the Zoning Administrator for the following: . . .”
8. Approval authorizing issuance of a Building Permit or a sign permit by the ARB, or Board of Supervisors on appeal as provided for below, shall be valid for two (2) years or for such longer period as may be deemed appropriate by the approving body from the date of approval . . . and shall continue for the life of the Building Permit or sign permit. . . .”



County of Fairfax, Virginia

MEMORANDUM**DATE:** February 21, 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 Final Development Plan
Amendment Application FDPA 2009-SU-024

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)_____





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 19, 2013

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

Re: FDPA 2009-SU-024
Dulles Discovery South
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 will be served by Fairfax Water.
2. Adequate domestic water service and fire protection is available at the site from an existing 12-inch water main. Fairfax Water reviewed and approved Site Plan Number 9751-SP-009, Dulles Discovery South Phase Four on October 22, 2012. Any changes to this site plan will require a revision to the site plan to be submitted to Fairfax Water for review and approval. See the enclosed water system map.
3. Depending upon the final configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: May 2, 2013

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

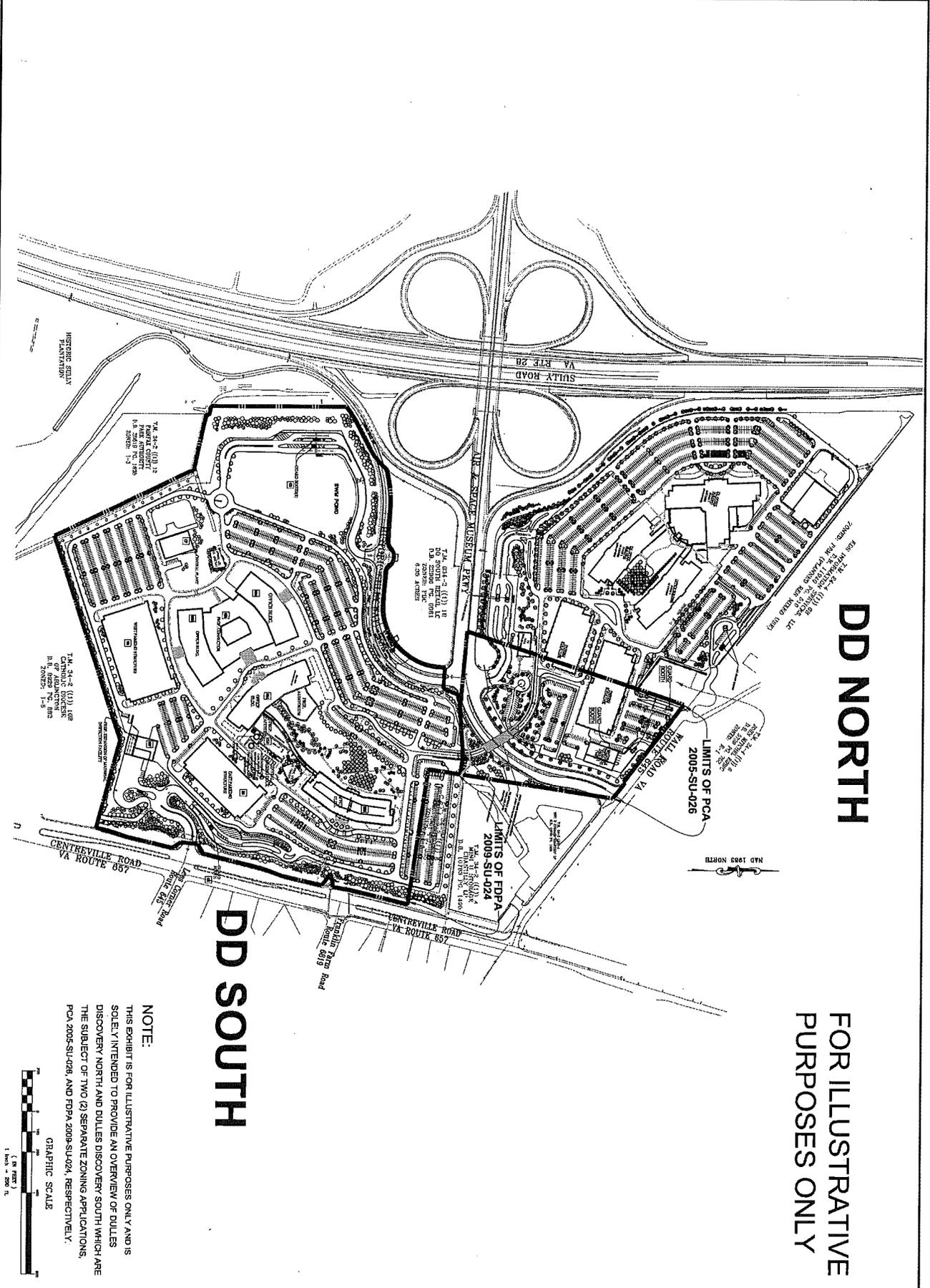
FROM: Angela Kadar Rodeheaver, Chief 
Site Analysis Section, Department of Transportation

FILE: FDPA 2009-SU-024

SUBJECT: FDPA 2009-SU-024: Dulles Discovery South 5LC
Tax Map: 34-2 ((01)) 2B, 3C

This department has reviewed the subject application including the revised Development Conditions dated May 7, 2013 and the Final Development Plan dated December 28, 2012 as revised through April 8, 2013 and has no additional comment at this time.

AKR/EAI



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-028 AND FDP4-2008-SU-024, RESPECTIVELY.



ILLUSTRATIVE EXHIBIT DULLES DISCOVERY SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=200' C.I.=N/A DATE: NOVEMBER 2012			PLAN DATE 04-26-13	NO. DATE REVISIONS
			URBAN, LTD. 6210 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.421.6600 FAX: 703.421.6601 WWW.URBANLTD.COM	DESCRIPTION

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.

[Type text]

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.

[Type text]

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

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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.

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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		