



County of Fairfax, Virginia

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

June 5, 2013

Francis A. McDermott
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment Application PCA 2005-SU-026

Dear Mr. McDermott:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 4, 2013, approving Proffered Condition Amendment Application PCA 2005-SU-026 in the name of DD North 3 LC. The Board's action amends the proffers for Rezoning Application RZ 2005-SU-026, previously approved for office development to permit construction of a privately-owned overpass over Air and Space Museum Parkway and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.03 subject to the proffers dated May 31, 2013. The subject property is located at 13800 and 13870 Air and Space Museum Parkway, Chantilly, VA, 20151, N. and S. sides of Air and Space Museum Parkway, S. of Wall Road, W. of Centreville Road and E. of Sully Road, on approximately 13.44 acres of land zoned I-5 and WS [Tax Map 34-2 ((1)) 33A pt. and 34A1 pt. and portion of public-right-of-way for Air and Space Museum Parkway.

The Board also:

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

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 4th day of June, 2013, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2005-SU-026**

WHEREAS, DD North 3 LC, filed in the proper form an application to amend the proffers for RZ 2005-SU-026 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 4th day of June, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors

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

MARCH 19, 2013
APRIL 9, 2013
APRIL 26, 2013
May 20, 2013
May 24, 2013
May 31, 2013

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

1. Paragraph 1 shall be revised to read as follows:

1. **Substantial Conformity.** Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Proffered Condition Amendment/Generalized Development Plan ("GDP") dated April 26, 2013, prepared by Urban, Ltd., consisting of eleven (11) sheets, as further modified by these proffered conditions.

2. Paragraph 4 shall be revised to read as follows:

4. **Maximum Floor Area Ratio (FAR).** The maximum floor area ratio ("FAR") built upon the Property which is the subject of this PCA shall not exceed 0.03 FAR; any remaining unbuilt density attributable to the Property, up to 0.50 FAR, shall be reserved for and attributed to development on the remainder of the 55.37074 acre assemblage/project area (which entire project area shall be identified as "Dulles Discovery North") (Tax Map Parcels 34-2-((1))-33A, -34A1 and -34A2). Parking garages depicted on the GDP shall not be included in gross floor area calculations.

3. Paragraph 11 shall be deleted.

4. Paragraph 18 shall be revised to read as follows:

18. **Landscaping.** Landscaping shall be generally consistent with the quality, quantity and the locations shown on GDP Sheet 4 "Landscape Plan." Actual types, quantities, species of vegetation and locations shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management.
5. Add new proffer 23 to read as follows:
23. **Overpass.** Subject to approval by VDOT, the Applicant shall construct an overpass over Air and Space Museum Parkway as generally shown on the GDP to provide internal connectivity between Dulles Discovery North and Dulles Discovery South (identified as current Fairfax County Tax Map Parcels 34-2-((1)) -2B, -3C, and -6).
- A. *Design.* The proposed overpass shall be constructed in substantial conformance with that shown on Sheet 11 of the GDP "Perspective", subject to VDOT approval. The exterior of the bridge abutments and parapet walls shall be designed with architectural concrete panels with simulated stone finishes to complement the design of the architectural precast office buildings on the two campuses. The security fence provided as part of the overpass shall be (i) no more than six (6) feet in height on top of the three (3) foot parapet walls, and (ii) no more than nine (9) feet in height elsewhere, with colors and materials similar to the existing security fencing located on the Property. A minimum six (6) foot wide sidewalk shall be constructed on the overpass to provide for pedestrian connectivity between the two campuses. In addition, sidewalks connecting the parking lots on either side of the proposed overpass shall be provided as generally shown on GDP Sheet 5 "Pedestrian Circulation Plan."
- B. *County Agreement.* Prior to issuance of the building permit for the proposed overpass, the Applicant shall execute an agreement with the County in a form satisfactory to the Applicant and the County Attorney, which agreement shall (i) permit the construction, existence and use of the overpass over the public right-of-way of Air and Space Museum Parkway for private use by the Applicant as long as there is a secured use, as defined below, on either or both of the parcels that abut the overpass, and provide for dedication by the Applicant to the County of the overpass (as well as all easements necessary to provide public access through the Property to the overpass), if accepted by the County, for public use when such secured use ceases for any reason, or sooner when and if agreed upon by the Applicant and the County; (ii) provide for maintenance by Applicant of the overpass for the entirety of the period of private, exclusive use by the Applicant for a secured use; (iii) provide for future repair and/or replacement of elements of the overpass by Applicant during such times as the overpass is under private maintenance, when and as warranted; (iv) provide for easements for County and/or VDOT inspection and emergency maintenance to ensure that the overpass is maintained by the Applicant in good working order at all times when the

Applicant is privately using the overpass for a secured use; and (v) provide for the termination and/or removal of the overpass in the event the overpass is (a) deemed by VDOT and the County to be unsafe and not able to be repaired; or (b) such other consideration(s) as may be mutually acceptable to the Applicant and the County. For purposes of this paragraph, a "secured use" shall be defined as the use of the Property for a secured office campus, which is fully enclosed by a secured fence with limited and controlled secured points of entry.

6. Add a new proffer 24 to read as follows:

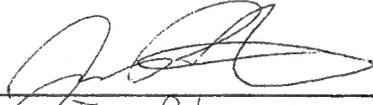
24. **Limitation on Board Responsibility.** The Board has executed this Proffer Statement solely in its proprietary capacity as owner of the Parkway, and shall have no responsibility for implementing or fulfilling the proffered commitments contained herein.

[SIGNATURES ON FOLLOWING PAGE]

DD NORTH 3 LC

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

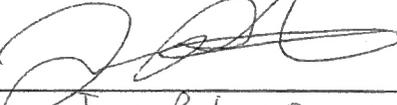
BY: MVP Management, LLC, its Manager

By: 
Name: Jon Peterson
Title: Senior Vice President

SULLY NORTH INVESTMENTS L.C.

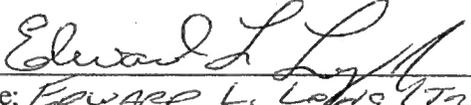
Title Owner of Tax Map Parcel 34-((1)-33A

BY: MVP Management, LLC, its Manager

By: 
Name: Jon Peterson
Title: Senior Vice President

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

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

By: 
Name: Edward L. Lopez Jr
Title: County Executive

Prepared by and after recording return to:
Elizabeth D. Teare, VSB # _____
Fairfax County Attorney's Office
12000 Government Center Parkway, Suite 549
Fairfax, Virginia 22035

Fairfax County Tax Map Parcels: 34-2-((1))-33A, 34A1

AGREEMENT

This AGREEMENT is made and entered into this 3RD day of JUNE, 2013, by and between DD NORTH 3 LC ("DD"), SULLY NORTH INVESTMENTS L.C. ("Sully"), and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic ("Board").

WHEREAS, DD is the owner of real property that is identified as Fairfax County Tax Map No. 34-2 ((1)) parcel 34A1; and

WHEREAS, Sully is the owner of real property that is identified as Fairfax County Tax Map No. 34-2 ((1)) parcel 33A; and

WHEREAS, DD has filed Proffered Condition Amendment Application No. PCA 2005-SU-026 ("the Application"); and

WHEREAS, the Board is the fee owner of a 2.89-acre portion of the Air and Space Museum Parkway ("Parkway") over which DD and Sully will construct and maintain a vehicular overpass, subject to the terms and conditions set forth in the Proffers, if the Application and the associated Proffers are approved by the Board, acting in its legislative capacity; and

WHEREAS, the Board, in its proprietary capacity, has signed the Proffers associated with the Application solely to memorialize its agreement, subject to all of the terms and conditions set forth in the Proffers, with the construction of the vehicular overpass over the Parkway as proposed in the Application; and

WHEREAS, the Proffers contemplate that the Board will not be responsible for any proffered commitments made by DD and Sully in connection with the Application;

NOW THEREFORE, in consideration of the premises and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Board shall have no responsibility for implementing or fulfilling the proffered commitments made by DD and/or Sully in connection with the Application.

2. DD and Sully shall, jointly and severally, indemnify and hold harmless the Board, its agents, officials, and employees, against any and all claims of whatever kind that may arise out of the Board having signed the Proffers that are associated with and proposed as part of the Application.

3. This Agreement is governed by the laws of the Commonwealth of Virginia and is binding upon DD and Sully and their respective heirs, personal representatives, successors, and assigns.

4. This Agreement shall not be amended or modified except by an agreement in writing by the parties. If any provision of this Agreement is found to be invalid by a court of competent jurisdiction, such provision shall be severed from this Agreement and all remaining provisions shall remain in full force and effect.

5. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon the parties except to the extent incorporated in this Agreement.

6. DD and Sully agree that the terms, conditions, and covenants stated in this Agreement are not personal to DD and Sully, but run with the land and shall be binding upon DD and Sully and their respective heirs, personal representatives, successors, and assigns.

7. This Agreement shall be recorded among the land records for Fairfax County, Virginia.

WITNESS the following signatures and seals.

DD NORTH 3 LC
Applicant and Title Owner of Tax Map No. 34-2 ((1)) 34A1

By MVP Management, LLC, its Manager

By: _____
Name: Jan M. Peterson
Title: Manager

State of Virginia

County of Fairfax, to wit:

The foregoing instrument was acknowledged before me by Jan M. Peterson, as Manager of MVP Management, LLC, Manager of DD North 3 LC, on this 29th day of May, 2013, on behalf of the Company.

Sarika Vella
Notary Public

My Commission Expires: 8/31/16

SARIKA VELLA
Notary Public
Commonwealth of Virginia
7175658
My Commission Expires Aug 31, 2016

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SULLY NORTH INVESTMENTS L.C.
Title Owner of Tax Map Parcel No. 34-2 ((1)) parcel 33A

By MVP Management, LLC, its Manager

By: _____
Name: Jan M. Peterson
Title: Manager

State of Virginia

County of Fairfax, to wit:

The foregoing instrument was acknowledged before me by Jan M. Peterson, as
Manager of MVP Management, LLC, Manager of Sully North Investments L.C., on this
29th day of May, 2013, on behalf of the Company.

Sarika Vella
Notary Public

My Commission Expires: 8/31/16

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SARIKA VELLA
Notary Public
Commonwealth of Virginia
7175658
My Commission Expires Aug 31, 2016

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

Approved as to Form:

[Signature]
Deputy County Attorney

Executed on behalf of the Board of Supervisors of Fairfax County, Virginia, by authority granted by said Board.

[Signature]
By: Edward L. Long Jr.
Its: County Executive

State of VIRGINIA

County of FAIRFAX, to wit:

The foregoing instrument was acknowledged before me by Edward L. Long Jr., County Executive, on this 3rd day of JUNE, 2013.

[Signature]
Notary Public

My Commission Expires: JULY 31, 2016



Jo Ann Havach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #178038
My Commission Expires
July 31, 2016

[SIGNATURES END]

JoAnn Havach Bakos
I was commissioned a notary public
as JoAnn Havach.



DULLES DISCOVERY NORTH

PROFFERED CONDITION AMENDMENT/ GENERALIZED DEVELOPMENT PLAN

(PCA 2005-SU-026)

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

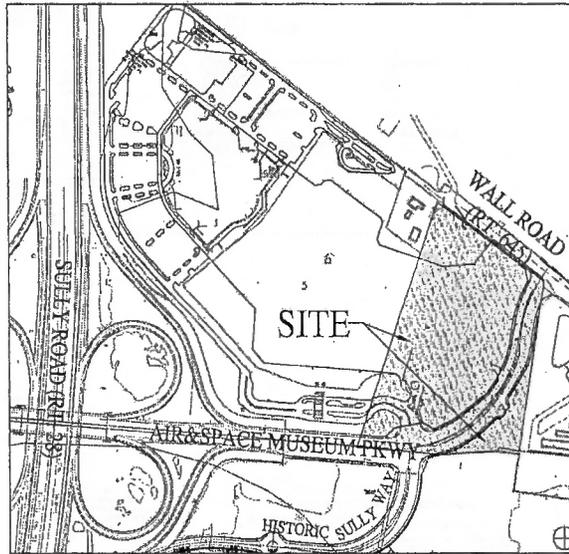
LEGAL COUNSEL HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
McLEAN, VA 22102
TEL: 703.714.7422
CONTACT: FRANK McDERMOTT

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

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
SUITE 400
RESTON, VA 20191
TEL: 703.674-1300
CONTACT: ADAM STEINER, RLA

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

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



VICINITY MAP
SCALE: 1"=250'

SHEET INDEX

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

PARCEL ID.	OWNER	DEED BOOK / PAGE
SM-2-119-PARCEL 50A, PART	SULLY NORTH INVESTMENTS LLC	BOOK 1871, PAGE 507
SM-2-119-PARCEL 50A, PART	DD NORTH 3 LC	BOOK 2088, PAGE 208
SEE LEGAL INSTRUMENTS FOR MORE INFO	FAIRFAX COUNTY BOARD OF SUPERVISORS	BOOK 1126, PAGE 268
		BOOK 1124, PAGE 261

<p>PLANNING BOARD</p> <p>DATE: _____</p> <p>REVISIONS</p>	<p>DATE: _____</p> <p>REVISIONS</p>
	
	
<p>COVER SHEET</p> <p>DULLES DISCOVERY NORTH</p> <p>PCA/GDP</p> <p>SULLY DISTRICT</p> <p>FAIRFAX COUNTY, VA</p> <p>CL: N/A</p> <p>DATE: JAN., 2013</p> <p>SCALE: AS NOTED</p>	
<p>SHEET</p> <p>1</p> <p>OF</p> <p>11</p>	
<p>RZ-1579</p>	

GENERAL NOTES

1. THE AREA INCLUDED IN THIS PROFFERED CONVEYANCE AGREEMENT (PCA) APPLICATION IS COMPOSED OF PORTIONS OF FARMLAND COUNTY TAX MAP PARCELS NOS. 004-02110-33A AND 004-02110-34A, AND A PORTION OF THE RIGHT-OF-WAY OF AIR AND SPACE MUSEUM PARKWAY (AS SHOWN) WHICH HAS BEEN CONVEYED TO THE COUNTY OF FARMER COUNTY PURSUANT TO THE 2006-02-08. THE PROPERTY IS LOCATED TO THE SOUTHWEST AND WEST OF THE INTERSECTION OF THE PROPOSED AIR AND SPACE MUSEUM PARKWAY TO BE PERMITTED TO BE DEVELOPED AS A PRIVATELY OWNED AND OPERATED OVERPASS OVER AIR AND SPACE MUSEUM PARKWAY CONNECTING THE DULLES DISCOVERY NORTH AND DULLES DISCOVERY SOUTH COMPLEXES TO THE UPPER OLD DAN BARRIAGE DISTRICT WITHIN THE TWO LOTS.
2. THE BOUNDARY OF SECTION BROWN HEREON IS COMPILED FROM AN ORIGINAL BOUNDARY SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC., DATED JUNE 2006 AND UPDATED TO INCLUDE DEEDS OF RECORD SINCE THAT TIME.
3. THE TOPOGRAPHY BROWN HEREON IS A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM A SURVEY TAKEN BY URBAN ENGINEERING & ASSOCIATES, INC., WHICH WAS AIR SURVEYED AND PHOTOGRAPHICALLY CORRECTED TO BE IN ACCORDANCE WITH THE 1988 FEDERAL STANDARD.
4. THE PROPERTY SHOWN ON THIS APPLICATION IS LOCATED IN THE FULLY DISTRICT, THE UPPER OLD DAN BARRIAGE DISTRICT AND THE CLUB HUNTER WATER BED.
5. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
6. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN APPROVAL.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDINGS WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS PART 191.1. AND 262. AND ANY HAZARDOUS WASTE AS SET FORTH IN 40 CFR PART 261.10. THE PROPOSED BUILDINGS WILL NOT STORE, TREAT OR DISPOSE OF ANY HAZARDOUS WASTE AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 261.10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED OR DISPOSED OF IN CONNECTION WITH THE MAINTENANCE OF THE USED WILL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
8. THERE ARE NO KNOWN BENEATH THE SITE.
9. AIR AND SPACE MUSEUM PARKWAY HAS BEEN DEDICATED AS A PUBLIC ROADWAY CONFORMING TO FARMLAND COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS, EXCEPT FOR AIR AND SPACE MUSEUM PARKWAY AND CREATING WALK ROAD, ALL OTHER ROADWAYS PROVIDED WITHIN THIS PROJECT ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S. DEPARTMENT OF COMMERCE.
11. THIS SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR.
12. THE PROPOSED PLAN IS IN COMPLIANCE WITH THE COMMERCIAL, PLANNING, ORDINANCES AND REGULATIONS APPLICABLE TO THIS PROPERTY.
13. THE EXISTING AND ACCESS CONTROL CENTER BUILDING IS LOCATED PARTIALLY WITHIN THE SUBJECT SITE. THIS STRUCTURE AND ITS ASSOCIATED FENCING WAS CONSTRUCTED IN 2007 AND IS MAINTAINED.
14. ALL UTILITIES SHOWN PER THE COUNTY'S COMPREHENSIVE TOTAL PLAN ARE SHOWN ON THE PREVIOUSLY APPROVED PLAN.
15. THE PARCELS WITHIN THE LIMITS OF THE ZONING DISTRICTS ARE LOCATED OUTSIDE OF THE 100 YEAR AQUIFERENCE LAND AREA. THE NUMBER OF PARCELS PROVIDED MAY BE DIFFERENT BASED ON THE ACTUAL USE OF OFFICE CONSTRUCTION. THE APPLICANT AGREES TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING SPACES AS LONG AS THE AMOUNT OF OPEN SPACE PROVIDED IN THE TABULATION IS NOT DIMINISHED AND THE PLAN IS SUBSTANTIALLY CONFORMANT WITH THE ZONING. A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE SPACES AND LIGHTING SPACES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE.
16. IN ACCORDANCE WITH PARAGRAPH 6 OF SECTION 16.24 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED OVERPASS CONNECTOR, BUILDINGS, SERVICE PARKING, PARKING STRUCTURE, SERVICES, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS PLAN.
17. LOCATIONS AND SUFFICIENCY OF GUARD RAILS, MATERIAL INSPECTION FACILITY (MIF), SECURITY POSTS AND OCCASIONAL SITE SECURITY MEASURES ARE SUBJECT TO CHANGE PER REQUIREMENTS OF BUILDING OCCUPANT. ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, FENCES, WALLS, SIGNS, PLANTING, LIGHT FIXTURES, CHAISES, MATERIALS STORAGE, COMMUNICATION FACILITIES, BENCHES, FLOWERS, POND AREAS, FIRE POND, EMERGENCY FACILITIES, TRAILING EQUIPMENT, PARKING SECURITY BOUNDARIES AND FREESTANDING SHADE STRUCTURES (TENTS) AT INSPECTION AREAS.
18. IT IS ANTICIPATED THAT THE PROPOSED PRIVATELY OWNED AND MAINTAINED OVERPASS CONNECTOR WILL BE CONSTRUCTED AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED.
19. SPECIAL DESCRIPTION APPLICATION NO. 2008-00-0222 WAS APPROVED ON FEBRUARY 27, 2008 FOR AN INCREASE IN HEIGHT FOR THE PHASE 1 AND PHASE 2 OFFICE BUILDINGS AND INCLUDED THE AREA NOW SUBJECT TO THIS PLAN. THERE ARE NO CHANGES PROPOSED TO THE APPROVED SET.
20. THERE ARE NO UTILITY EASEMENTS GREATER THAN 15 FEET IN WIDTH LOCATED ON THE SUBJECT PROPERTY.
21. THERE ARE NO SIGNIFICANT NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THIS SUBJECT PROPERTY.
22. PARKING LOT LIGHTING AND SITE LIGHTING WILL BE PROVIDED WITH FIXTURE TYPES THAT PROVIDE FULL CUTOFF LIGHT PATTERN WHEREVER POSSIBLE. CERTAIN HIGH SECURITY AREAS MAY REQUIRE EXTERIOR LIGHTING. SITE ACCESS POINTS AND AT DRIVE ENTRANCES MAY REQUIRE SPECIAL FIXTURE TYPES THAT ARE NOT FULL CUTOFF TO MAINTAIN SITE SECURITY REQUIREMENTS.
23. THE FOLLOWING NOTES AND MODIFICATIONS WERE PREVIOUSLY APPROVED WITH RZ 2006-02-08:
 - a. A MODIFICATION OF THE TRANSPORTATION SCHEME AND BARRIER PROVISIONS AROUND PORTIONS OF THE NORTHERN, SOUTHERN, EASTERN AND WESTERN PROPERTY BOUNDARIES AS SHOWN ON THE ZONING AND SET PLAN.
 - b. A WAIVER OF THE COMPREHENSIVE TOTAL PLAN RECOMMENDATION ALONG A PORTION OF HULL ROAD AS SHOWN ON THE ZONING AND SET PLAN.
 - c. PARKING SPACES MAY BE PROVIDED IN PLACE OF BUILDING STRUCTURES ON INTERIOR OR PERIMETER BARRIERS AS LONG AS ADEQUATE PARKING IS PROVIDED FOR THE USES OCCUPYING THE SITE. THE APPLICANT AGREES TO THE PORT TO DEVELOP PERMIT TO CONSTRUCTIVE INTERIOR OR PERIMETER BARRIERS OF BROS FLOOR AREA, TO REDUCE LIGHT CONTAMINATION, TO INCLUDE EXTERIOR LIGHTING ON THE SITE AND TO ADAPT THE BUILDING AT THE PERIMETER BARRIERS AS LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION IS NOT REDUCED.
24. THE SITE PLAN HAS BEEN PREVIOUSLY DESIGNED AND CONSTRUCTED FOR THE CAMPUS BUILDING IN ACCORDANCE WITH SITE PLAN RZ-1578-02.

ZONING REGULATIONS

EXISTING 14 ZONE

MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT WIDTH	100'
MINIMUM BUILDING HEIGHT	7'
MINIMUM YARD REQUIREMENTS	4'
FRONT	NONE
SIDE	NONE
REAR	NONE
MAXIMUM F.A.R.	0.6
OPEN SPACE REQUIRED	15%

SITE REGULATIONS

AREA OF LOTS OF ORIGINAL ZONING	13,291.46 AC.
AREA OF PROPOSED	1.08 AC.
TOTAL 200-02110-33A PART	1.08 AC.
TOTAL 200-02110-34A PART	0.43 AC.
TOTAL PREVIOUSLY DEDICATED (AIR AND SPACE MUSEUM PARKWAY)	22.88 AC.
EXISTING ZONING	14
PROPOSED ZONING	14
PROPOSED USE	OFFICE AND ACCESSORY USES
GREEN SPACE PROVIDED	20.81 (15.82 AC)
PROPOSED BUILDING HEIGHT	30 (MATERIALS INSPECTION FACILITY MIF)
PROPOSED BUILDING HEIGHT	30 (ACCESS CONTROL CENTER)
GROSS FLOOR AREA TABULATION	
1 GUARD HOUSE (200 S.F.) EACH	400 S.F.
MATERIALS INSPECTION FACILITY (MIF)	41,250 S.F.
A.C.C. (ACCESS CONTROL CENTER)	41,000 S.F.
PROPOSED TOTAL GROSS FLOOR AREA	82,650 S.F.
PROPOSED OVERPASS	1,000 S.F.
PROPOSED TOTAL GROSS FLOOR AREA (INCLUDING OVERPASS)	83,650 S.F.

TOTAL SITE REGULATIONS

DULLES DISCOVERY NORTH (FOR INFORMATIONAL PURPOSES ONLY)

SITE REGULATIONS

PARCEL	AREA
PART OF 004-02110-33A	26,149.86 AC.
200-02110-33A	27,200.00 AC.
TOTAL SITE AREA	53,349.86 AC.
- AIR AND SPACE MUSEUM PARKWAY DEDICATION	13,291.46 AC.
- RESERVE TO EAST OF FLOW DEDICATION	6,092.00 AC.
- WALL ROAD DEDICATION (FROM EX. D.)	1,084.00 AC.
NET SITE AREA	32,882.40 AC.
OPEN SPACE PROVIDED (FROM NET SITE AREA)	21,875 (16.2 AC)

BUILDING REGULATIONS

PROPOSED BUILDING HEIGHT	
PHASE 1	70' (5 STOREYS)
PHASE 2	100' (10 STOREYS)
PHASE 3	100' (10 STOREYS)
A.C.C. (ACCESS CONTROL CENTER)	100' (10 STOREYS)
GUARD HOUSE	10'
PARKING GARAGE	30'

GROSS FLOOR AREA

PHASE 1	402,527 S.F. (9.2 AC)
PHASE 2 (INCL. CAMPUS LOADING FACILITY)	388,240 S.F. (8.9 AC)
PHASE 3	440,800 S.F. (10.1 AC)
CENTRAL PLANT	25,770 S.F. (0.6 AC)
A.C.C. (ACCESS CONTROL CENTER)	41,000 S.F. (0.9 AC)
1 GUARD HOUSE (200 S.F.) EACH	400 S.F. (0.01 AC)
TOTAL	1,298,337 S.F. (29.8 AC)

PROPOSED F.A.R. (FROM TOTAL SITE AREA) 0.532

SPECIAL PERMITS AND DEVELOPMENT PLAN APPLICATIONS

1. The applicant is proposing the following development plan application:

2. The applicant is proposing the following development plan application:

3. The applicant is proposing the following development plan application:

4. The applicant is proposing the following development plan application:

5. The applicant is proposing the following development plan application:

6. The applicant is proposing the following development plan application:

7. The applicant is proposing the following development plan application:

8. The applicant is proposing the following development plan application:

9. The applicant is proposing the following development plan application:

10. The applicant is proposing the following development plan application:

11. The applicant is proposing the following development plan application:

12. The applicant is proposing the following development plan application:

13. The applicant is proposing the following development plan application:

14. The applicant is proposing the following development plan application:

15. The applicant is proposing the following development plan application:

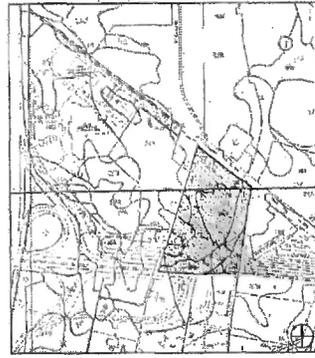
16. The applicant is proposing the following development plan application:

17. The applicant is proposing the following development plan application:

18. The applicant is proposing the following development plan application:

19. The applicant is proposing the following development plan application:

20. The applicant is proposing the following development plan application:



SOILS MAP / DATA
SCALE: 1"=50'

SOIL TYPE	AREA (S.F.)	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
CHANTILLY-SCHMANTVILLE COMPLEX	POOR	POOR	LOW	D	NA	
CHANTILLY-DULLES COMPLEX	POOR	POOR	MEDIAL	D	NA	
CHANTILLY-MAVASSAS COMPLEX	POOR	POOR	MEDIAL	D	NA	
CHANTILLY-PYRAM COMPLEX	GOOD	FAIR	MEDIAL	D	NA	
DULLES BELLFLOW	POOR	POOR	MEDIAL	D	NA	
MAVASSAS BELLFLOW	POOR	POOR	MEDIAL	D	NA	
DARLAND COMPLEX	GOOD	FAIR	LOW	D	NA	

PARKING REGULATIONS

GROSS FLOOR AREA 1,298,337 S.F. (29.8 AC)

PARKING REQUIRED (1.1 FLOOR AREA) 3315

PARKING PROVIDED

TURFCE SPACES	42,770
PHASE 1 GARAGE	1,000
PHASE 2 GARAGE	1,000
TOTAL	44,770

LOADING REQUIRED 15

LOADING PROVIDED 15

TREE COVER CALCULATIONS

SITE AREA 53,349.86 AC.

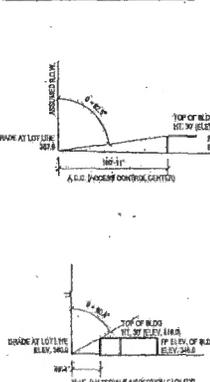
ADJUSTED SITE AREA 48,304.44 AC.

TREE COVER REQUIRED 487.47 AC.

TREE COVER PROVIDED 0.00 AC.

TOTAL 487.47 AC.

BULK PLANE DIAGRAMS



REVISIONS

NO.	DATE	DESCRIPTION
1	04-20-11	ISSUED FOR PERMIT
2	04-20-11	ISSUED FOR PERMIT
3	04-20-11	ISSUED FOR PERMIT

SCALE AS NOTED

DATE: JAN. 2013

SHEET 2 OF 11

RZ-1578

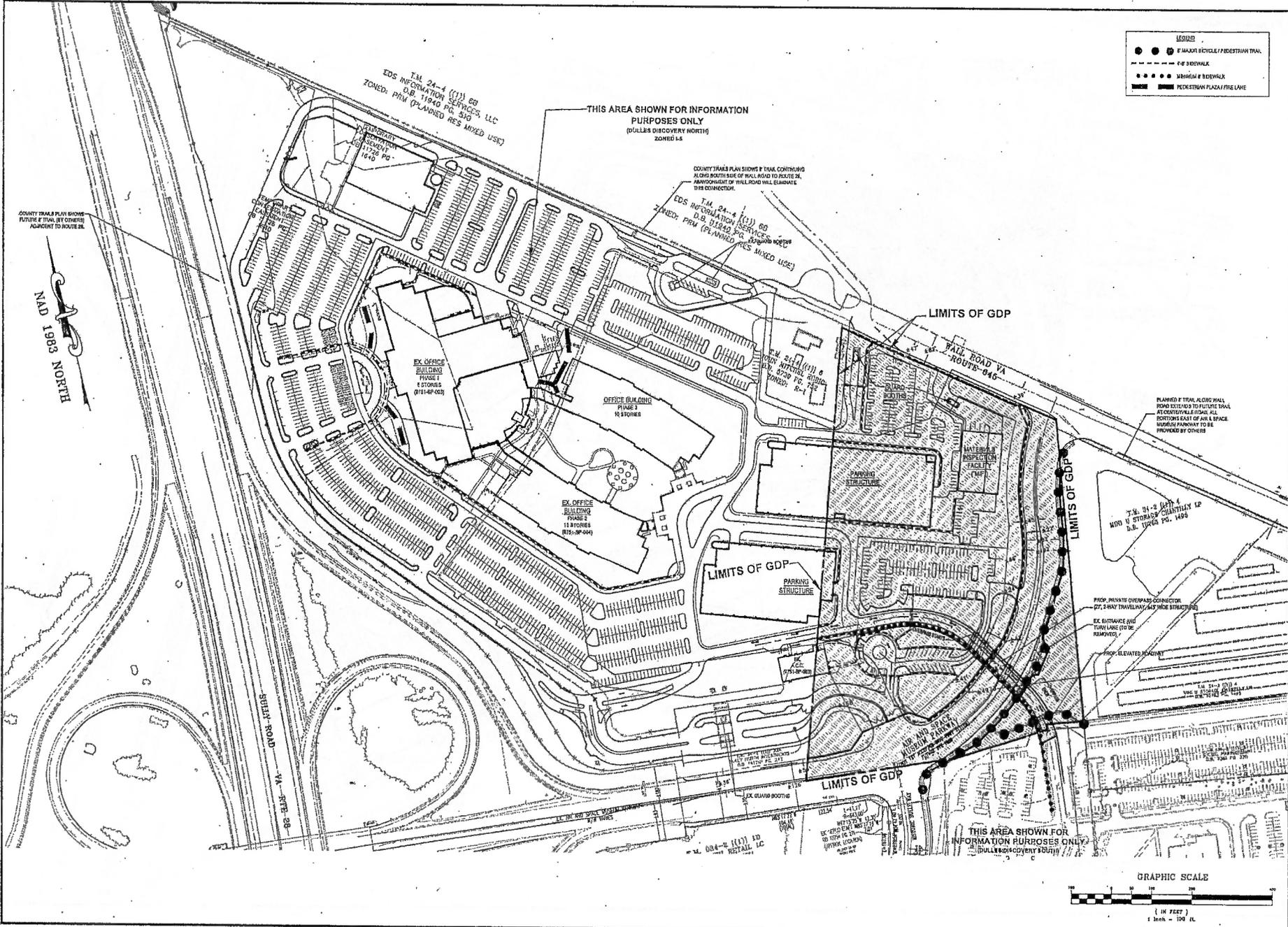
Urban

PCAGDP

DULLES DISCOVERY NORTH

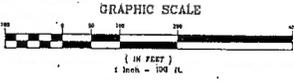
FARMER COUNTY, VA

CLT-NA

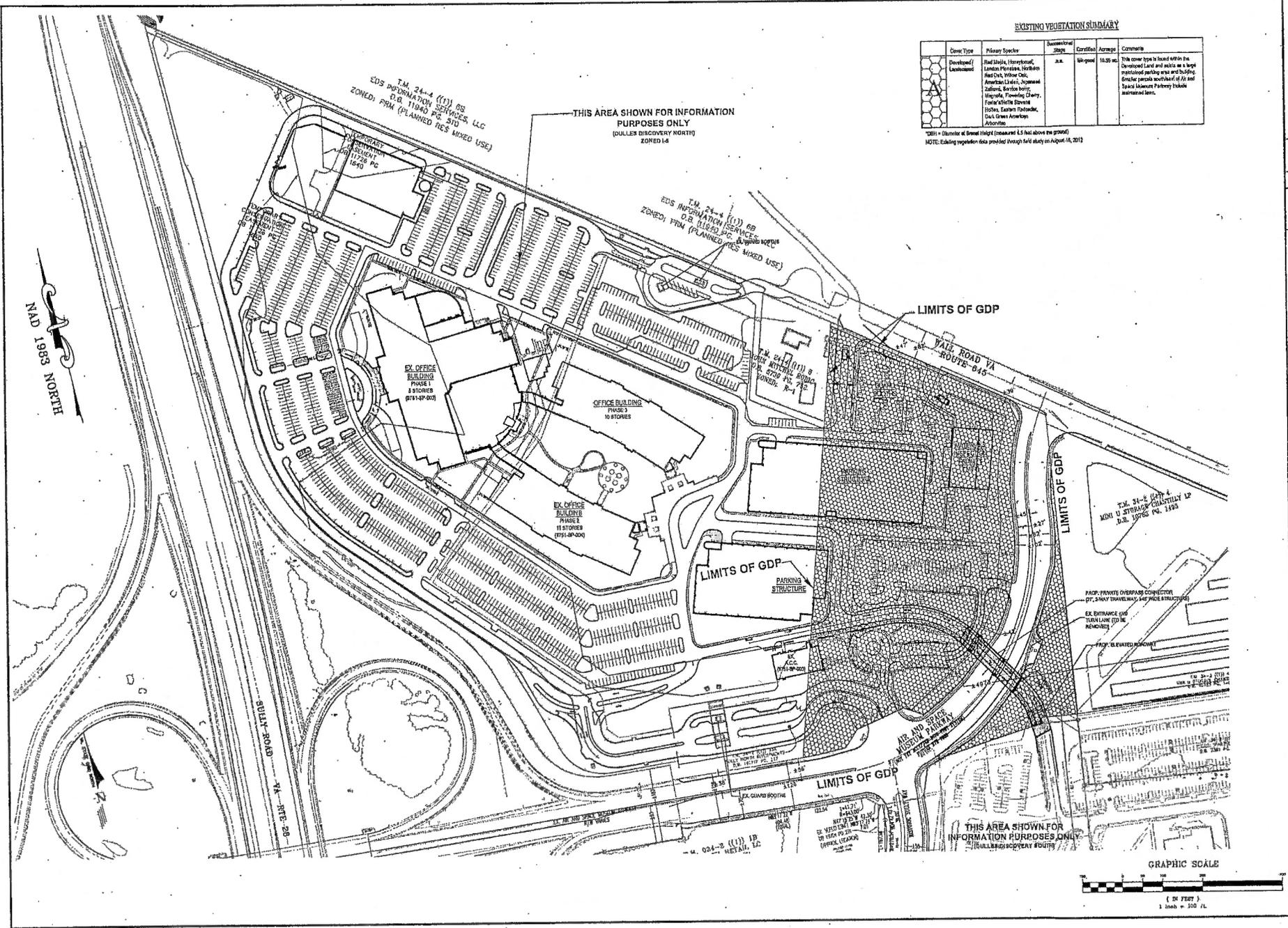


LEGEND

- F-MANOR BICYCLE / PEDESTRIAN TRAIL
- F-2 SIDEWALK
- MESHAM # BIDEWALK
- PEDESTRIAN PLAZA / FIRE LAKE



PLAN DATE 01-08-13 01-08-13 01-08-13	REVISIONS NO. DATE DESCRIPTION
PEDESTRIAN CIRCULATION PLAN DULLES DISCOVERY NORTH PCA GDP SUE WILSON FAIRFAX COUNTY, VA CL-NVA	
DATE: JAN., 2013	
SHEET 5 11 RZ-1579	



EXISTING VEGETATION SUMMARY

Code	Plant Species	Successional Stage	Canopy	Age	Comments
A	Red Maple, Honeylocust, London Plane, Hickory, Red Oak, White Oak, American Linden, Japanese Zelkova, Garden Birch, Magnolia, Flowering Cherry, Ficus, White Birch, Hophornbeam, Eastern Redcedar, Oak Green Arbutus, Alder	10-20 yr	This cover type is located within the Developed Land and acts as a large naturalized parking area and building. Greater percent northward of G and South Mountain Parkway include maintained lawn.

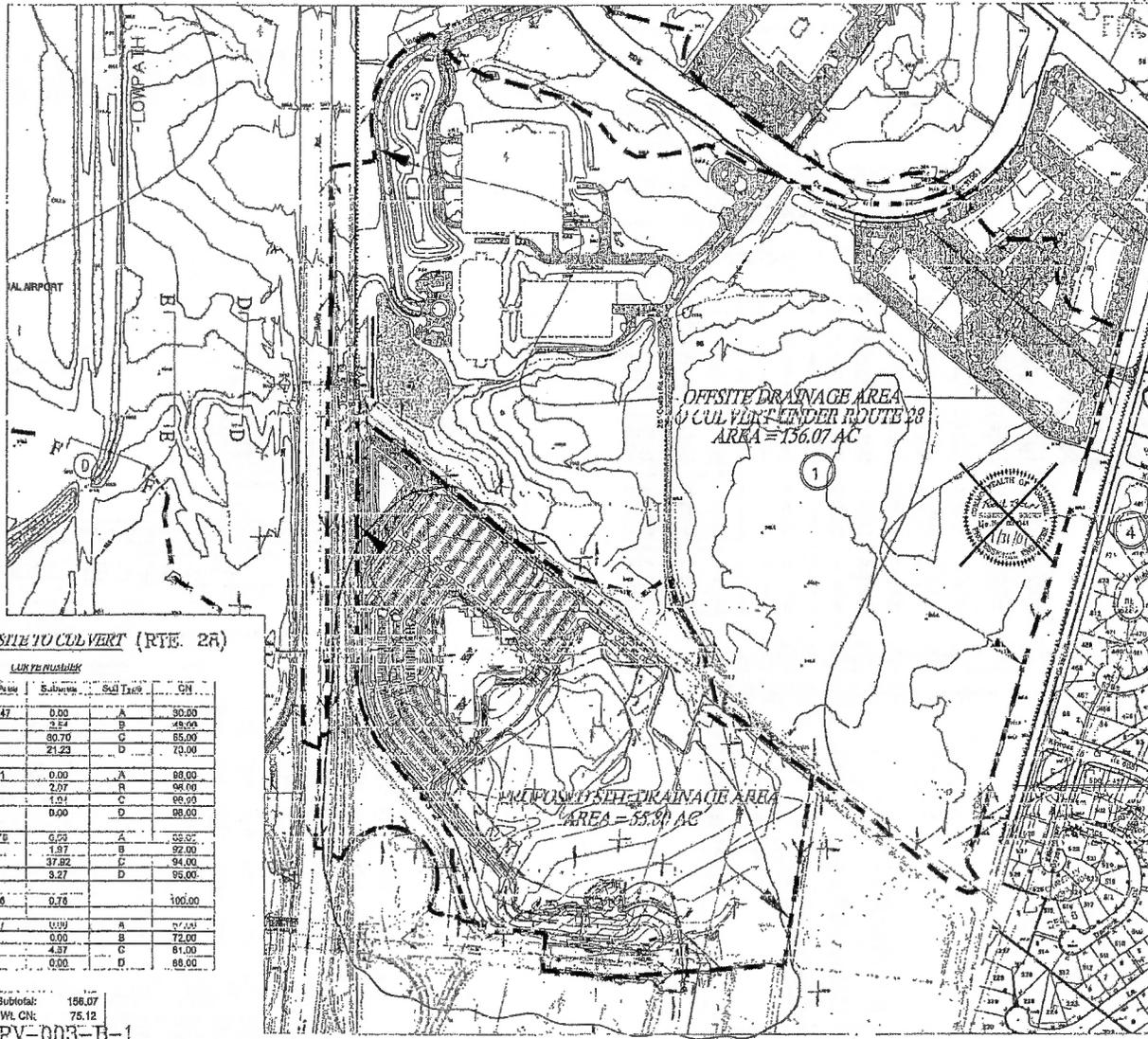
*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
 NOTE: Existing vegetation data provided through field study on August 16, 2012

urban
 PLANNING & ARCHITECTURE
 1000 LEE ROAD, SUITE 100
 FALLS CHURCH, VA 22044
 PHONE: 703.261.1000
 WWW.URBANVA.COM

EXISTING VEGETATION MAP
DULLES DISCOVERY NORTH
PCA/GDP
 PUBLIC DISTRICT
 FAIRFAX COUNTY, VA
 CL: N/A

DATE: JAN., 2013
 SCALE: 1"=100'
 SHEET 6 OF 11
 RZ-1579

SEE SHEET #46 FOR OFFSITE AREA TO CROSS SECTION A-A'



OFFSITE TO CULVERT (RTE. 28)

Land Use	Total Area	S. Slope	Spill Rate	CU
Brush (Good condition)	104.47	0.00	A	80.00
		2.54	B	48.00
		80.70	C	85.00
		21.29	D	70.00
Impervious (Roadway)	3.11	0.00	A	88.00
		2.07	B	64.00
		1.01	C	69.00
		0.00	D	68.00
Brush (Business) Commercial	45.78	0.00	A	55.00
		1.97	B	92.00
		37.82	C	94.00
		3.27	D	95.00
Water	0.76	0.76		100.00
Open Space (Lawn)	4.57	0.00	A	77.00
		0.00	B	72.00
		4.37	C	81.00
		0.00	D	85.00

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

Subtotal: 156.07
Wt. CN: 75.12

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

SEE SHEET #46 FOR TR-20 CALCULATIONS #52

SEE SHEET #48 FOR CROSS SECTIONS #53

OFFSITE DRAINAGE AREA
SCALE 1"=200'

DATE: JAN. 2013
SCALE: AS SHOWN
SHEET: 9 OF 11
FILE NO: 97-12307

APPROPRIATE OFFICIAL COMPUTATIONS
DULLES DISCOVERY OFFICE PHASE I
SULLY D STREET
FAIRFAX COUNTY, VIRGINIA

URBAN ENGINEERING & ASSOC., INC.
CITE: ARCHITECTS - LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
ANNAPOLIS, MARYLAND 20701 (301) 441-1000

APPROVED BY DIVISION OF DESIGN REVIEW

OFFFALL COMPUTATIONS
DULLES DISCOVERY NORTH
PCA GDP
SULLY DISTRICT
FAIRFAX COUNTY, VA

DATE: JAN. 2013
SCALE: AS NOTED
SHEET: 9 OF 11
FILE NO: 97-12307

urban
Provided by Urban Landscape Architects, Ltd. Fairfax, VA

REVISIONS

OUTFALL COMPUTATIONS FROM APPROVED PLAN 9751-SP-004-2N (PHASE II OFFICE BUILDING)

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

INPUT

JOB NO: 28
 TITLE: Dulles Discovery
 TOTAL CULVERT LENGTH: 2, 14, & 23 TO STONES

STATION	AREA (SQ FT)	PERCENT	DEPTH (FT)
1	21.20	8.00%	0.500
2	18.00	3.70%	1.054
3	25.00	10.10%	2.026
4	37.00	19.2%	3.360
5	25.00	10.20%	4.080
6	35.00	17.4%	5.779
7	25.00	10.1%	6.750
8	30.00	14.5%	8.112
9	22.41	10.4%	9.822
10	12.00	5.8%	11.875
11	18.00	8.7%	14.250
12	12.00	5.8%	17.000
13	12.00	5.8%	20.175
14	12.00	5.8%	23.825
15	12.00	5.8%	27.999

OUTPUT

TABLE 1 - SELECTED RESULTS OF STANDARD AND EXCESSIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED (A STRUCTURE AFTER THE PEAK DISCHARGE TIME AND RATE (25% VALUED HEREIN) A PLAN FOR HYDROGRAPH A QUESTION MARK (?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT)

STRUCTURE	STANDARD CONTROL	DRAINAGE AREA (SQ FT)	STORM	RETURN PERIOD (YR)	PRECIPITATION			PEAK DISCHARGE			RATE (CFS)	DATE	
					DEPTH (IN)	AVG. (IN)	MAX. (IN)	AMOUNT (CFS)	DISCHARGE (CFS)	AVG. (CFS)			
ALTERNATE 1	STORM 2												
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8		
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8		
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8		
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8		

FROM MS 11-15-05 12:17 Dulles Discovery
 REV PC IN (AS 2) POST-Development 2, 14, & 23 TO STONES

TABLE 2 - DISCHARGE (CFS) AT STRUCTURES AND STRUCTURES FOR ALL STORMS AND ALTERNATES

STRUCTURE	STORM	DISCHARGE (CFS)
STRUCTURE 1	STORM 2	11.94
STRUCTURE 1	STORM 10	11.94
STRUCTURE 1	STORM 25	11.94
STRUCTURE 1	STORM 88	11.94

NOTE: FLOW INCLUDES OUTFALL FROM POND PROPOSED WITH THIS PLAN. SEE SHEETS #97-48 FOR POND COMPUTATIONS. #47 #48

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

SCALE: 1" = 20' HORIZONTAL, 1" = 2' VERTICAL

25-YEAR FLOW = 246.62 CFS @ 2' x 8' BOX CALCULATED FOR EACH CULVERT, 237.48 CFS

PER MS4 DRAINAGE MANUAL 80-5.1 (5) = 1.11 = 8.8'

HEADWATER @ 25-YEAR FLOW = ELEVATION 258.8 + 8.8' = 312.10

ROAD SURFACE @ 25-YEAR FLOW = 12.7' CLEARANCE FROM ROAD SURFACE TO 25-YEAR W.S.E.

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

TR-20 CALCULATIONS (TO CROSS SECTION #1)

INPUT

JOB NO: 28
 TITLE: Dulles Discovery
 TOTAL CULVERT LENGTH: 2, 14, & 23 TO STONES

STATION	AREA (SQ FT)	PERCENT	DEPTH (FT)
1	21.20	8.00%	0.500
2	18.00	3.70%	1.054
3	25.00	10.10%	2.026
4	37.00	19.2%	3.360
5	25.00	10.20%	4.080
6	35.00	17.4%	5.779
7	25.00	10.1%	6.750
8	30.00	14.5%	8.112
9	22.41	10.4%	9.822
10	12.00	5.8%	11.875
11	18.00	8.7%	14.250
12	12.00	5.8%	17.000
13	12.00	5.8%	20.175
14	12.00	5.8%	23.825
15	12.00	5.8%	27.999

TABLE 1 - SELECTED RESULTS OF STANDARD AND EXCESSIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED (A STRUCTURE AFTER THE PEAK DISCHARGE TIME AND RATE (25% VALUED HEREIN) A PLAN FOR HYDROGRAPH A QUESTION MARK (?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT)

STRUCTURE	STANDARD CONTROL	DRAINAGE AREA (SQ FT)	STORM	RETURN PERIOD (YR)	PRECIPITATION			PEAK DISCHARGE			RATE (CFS)	DATE
					DEPTH (IN)	AVG. (IN)	MAX. (IN)	AMOUNT (CFS)	DISCHARGE (CFS)	AVG. (CFS)		
ALTERNATE 1	STORM 2											
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8	
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8	
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8	
STRUCTURE 1	RECEPT	20	2	10	1.16	0.350	21.00	3.87	11.94	218.48	244.8	

FROM MS 11-15-05 12:17 Dulles Discovery
 REV PC IN (AS 2) POST-Development 2, 14, & 23 TO STONES

TABLE 2 - DISCHARGE (CFS) AT STRUCTURES AND STRUCTURES FOR ALL STORMS AND ALTERNATES

STRUCTURE	STORM	DISCHARGE (CFS)
STRUCTURE 1	STORM 2	11.94
STRUCTURE 1	STORM 10	11.94
STRUCTURE 1	STORM 25	11.94
STRUCTURE 1	STORM 88	11.94

NOTE: FLOW INCLUDES OUTFALL FROM ROUTE 28 CULVERT. SEE THIS SHEET FOR TR-20 CALCULATIONS.

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - JAIL STRUCTURES
 1000 W. MARKET STREET, SUITE 200
 ANNAPOLIS, VIRGINIA 20703 (410) 841-8800

SCALE: 1" = 20' HORIZONTAL, 1" = 2' VERTICAL

DATE: JAN. 2013

SHEET 10 OF 11

FILE NO: SP-12307

OUTFALL COMPUTATIONS

DULLES DISCOVERY NORTH
 PCA/GDP
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

URBAN
 URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - JAIL STRUCTURES
 1000 W. MARKET STREET, SUITE 200
 ANNAPOLIS, VIRGINIA 20703 (410) 841-8800

SCALE: AS NOTED

SHEET 10 OF 11

FILE NO: SP-12307

OUTFALL COMPUTATIONS FROM APPROVED PLAN 9751-SP-004-2N (PHASE II OFFICE BUILDING)





COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 2005-SU-026

(Assigned by staff)

APPLICATION FOR A ~~REZONING~~
 (PLEASE TYPE or PRINT IN BLACK INK)

PROFFERED CONDITION AMENDMENT **RECEIVED**

Department of Planning & Zoning

JAN 09 2013

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), DD North 3 LC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the l-5 District to the l-5 w/revd proff. District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA	(X)	CDP	()	FDP	()	CDPA	()	FDPA	()
-----------------------------	-----	-----	-----	-----	-----	-----	------	-----	------	-----

LEGAL DESCRIPTION:

Pcls A-1 and B-1B		Sully North Property	19171 & 20051	0247 & 2090
Air & Space Museum Pkwy R-O-W			21050 & 18134	1309 & 0384
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

34-2	01		33A (pt.), 34A1 (pt.)	
Air and Space	Museum Parkway	Right-of-Way		(approx. 2.89 Acres)
				±13.44 Acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

13800, 13870 Air and Space Museum Parkway, Chantilly, VA 20151

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

N and S sides of Air & Space Museum Pkwy, S of Wall Road, W of Centreville Road and E of Sully Road

PRESENT USE: Vacant, Office and accessory uses	PROPOSED USE: Office and accessory uses
MAGISTERIAL DISTRICT: Sully	OVERLAY DISTRICT (S): WS

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Jon M. Peterson

Type or Print Name

12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033

Address

Signature of Applicant or Agent

(Work)

(Mobile)

Telephone Number

Francis A. McDermott, Esquire
 Hunton & Williams LLP
 1751 Pinnacle Drive, Suite 1700
 McLean, VA 22102
 (703) 714-7422 fmcdermott@hunton.com

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: January 23, 2013

Virginia Ruffner

PCA 2013-0011

Fee Paid \$ 20,380.00

MFC
1/23/13



PCA 2005-SU-026

Zoning Application Closeout Summary Report

Printed: 8/13/2013

General Information

APPLICANT: DD NORTH 3 LC
DECISION DATE: 06/04/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: JOE GORNEY
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON JUNE 4, 2013, THE BOARD UNANIMOUSLY APPROVED PCA 2005-SU-026 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO THE PROFFERS DATED MAY 31, 2013.

APPLICATION DESCRIPTION:

AMEND RZ 2005-SU-026 PERVIOUSLY APPROVED FOR OFFICE TOPERMIT CONSTRUCTION OF OVERPASS

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				I-5	13.44 ACRES

Tax Map Numbers

0342 ((01)) ()0034 A1 0342 ((01)) ()0033 A

Approved Land Uses

Zoning District: I-5

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
OFFC/GENRL					17,563	0.03	13.44 ACRES
TOTALS							

Approved Waivers/Modifications

- WAIVE TRAIL REQUIREMENT
- MODIFY BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT

Approved ProffersPROFFER STATEMENT DATE: 05-31-2013

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001

8/13/2013



urbanTM

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

Description of
Portions of Parcel 33A
Parts 1 and 2
A Portion of the Land of
Sully North Investments, LLC
Deed Book 19171 at Page 0247
Fairfax County, Virginia

RECEIVED
Department of Planning & Zoning
JAN 18 2013
Zoning Evaluation Division

Portion of Parcel 33A, Part 1

Beginning at a point on the southeasterly boundary of the land of N/F Sully North Investments, L.C., as recorded in Deed Book 19171 at Page 0247 among the land records of Fairfax County, Virginia; Said point also being on the northerly right-of-way line of Air and Space Museum Parkway, a variable width road; Thence running with the right-of-way of Air and Space Museum Parkway LP the following courses and distances;

South 79°51'39" West a distance of 126.15 feet to a point;
South 47°30'24" West a distance of 52.88 feet to a point;
North 89°16'57" West a distance of 66.53 feet to a point;
North 85°17'23" West a distance of 42.69 feet to a point on the westerly zoning line of RZ 2005-SU-026; Thence departing the right-of-way of Air and Space Museum Parkway and running with the zoning line the following courses and distances;

North 18°18'46" East a distance of 284.86 feet to a point;
North 18°18'46" East a distance of 20.43 feet to a point being a shard property corner of land N/F Sully North Investments, L.C. and land N/F DD North 3 LC as recorded in Deed Book 20388 at Page 2063 among the land records of Fairfax County, Virginia; Thence departing the zoning line and running with the southwesterly property line of land N/F DD North 3, LC the following courses and distances;

South 87°10'26" East a distance of 11.80 feet to a point;
South 59°10'11" East a distance of 69.82 feet to a point;
Along the arc of a curve to the right having an arc length of 107.40 feet, a radius of 125.50 feet and being subtended by a chord bearing North 34°39'16" West a distance of 104.15 feet to a point;
South 10°08'21" East a distance of 89.49 feet to a point;
South 48°36'35" East a distance of 39.48 feet to the point of beginning and containing 45,302 square-feet or 1.04-acres of land, more or less.

Portion of Parcel 33A, Part 2

Beginning at a point on the southeasterly proper corner of the land of N/F Sully North Investments, L.C. as recorded in Deed Book 19171 at Page 0247 among the land records of Fairfax County; Said point also being a shared property corner with land N/F DD North 3 LC as recorded in Deed Book 20388 at Page 2063 among the land records of



urbanTM

Fairfax County, Virginia and land N/F Sully East, L.C. as recorded in Deed Book 22384 at Page 1538 among the land records of Fairfax County, Virginia; Thence running with land N/F Sully East, L.C. the following courses and distances;

South $86^{\circ}19'05''$ West a distance of 86.36 feet to a point being on the southerly right-of-way of Air and Space Museum Parkway; Thence departing land N/F Sully East, L.C. and running with the southerly right-of-way line of Air and Space Museum Parkway the following courses and distances;

North $73^{\circ}26'26''$ East a distance of 72.14 feet to a point being a property corner with the land N/F DD North 3 LC; Thence departing the southerly right-of-way line of Air and Space Museum Parkway and running with the westerly property line of land N/F DD North 3 LC the following courses and distances;

South $48^{\circ}36'35''$ West a distance of 22.71 feet to the point of beginning and containing 694 square-feet or 0.02-acres of land, more or less.

Together with Part 1 and Part 2 the total land area is 45,996 square-feet or 1.06-acres of land, more or less.



Description of
Portions of Parcel 34-A1
Parts 1 and 2
A Portion of the Land of
DD North 3, L.C.
Deed Book 20388 at Page 2063
Fairfax County, Virginia

Portion of Parcel 34-A1, Part 1

Beginning at a point on the northeasterly corner of the land of N/F John Robic, Trustee, as recorded in Deed Book 5739 at Page 752 among the land records of Fairfax County, Virginia; Said point also being on the southerly right-of-way line of Wall Road, State Route 645, a variable width road; Thence departing the land of said John Robic and running with the southerly right-of-way line of said Wall Road the following courses and distances;

South 51°43'21" East a distance of 109.91 feet to a point;
South 52°19'38" East a distance of 143.37 feet to a point;
South 52°25'33" East a distance of 158.59 feet to a point on a corner of the intersection of Wall Road and Air and Space Museum Parkway, a variable width road; Thence departing the southerly right-of-way of Wall Road and running with the northwesterly right-of-way of Air and Space Museum Parkway the following courses and distances;

South 10°12'38" East a distance of 51.86 feet to a point;
Along the arc of a curve to the left having an arc length of 243.32 feet, a radius of 618.00 feet and being subtended by a chord bearing South 17°39'22" West a distance of 241.75 feet to a point;
Along the arc of a curve to the right having an arc length of 299.41 feet, a radius of 528.00 feet and being subtended by a chord bearing South 22°37'20" West a distance of 295.42 feet to a point;
South 51°19'47" West a distance of 92.62 feet to a point;
Along the arc of a curve to the right having an arc length of 182.83 feet, a radius of 516.00 feet and being subtended by a chord bearing South 59°06'43" West a distance of 181.88 feet to a point on the corner of land of N/F DD North 3 LC as recorded in Deed Book 20388 at Page 2063 among the land records of Fairfax County, Virginia said point being a shared corner with land N/F Sully North Investments, L.C. as recorded in Deed Book 19171 at Page 0247 among the land records of Fairfax County, Virginia; Thence departing the right-of-way of Air and Space Museum Parkway and running with the land N/F DD North 3, LC the following courses and distances;

North 48°36'35" West a distance of 39.48 feet to a point;
North 10°08'21" West a distance of 89.49 feet to a point;



Along the arc of a curve to the left having an arc length of 107.40 feet, a radius of 125.50 feet and being subtended by a chord bearing North 34°39'16" West a distance of 104.15 feet to a point;

North 59°10'11" West a distance of 69.82 feet to a point;

North 87°10'26" West a distance of 11.80 feet to a point on the westerly zoning line of RZ 2005-SU-026; Thence departing the boundary of DD North 3 LC and running with the zoning line the following courses and distances;

North 18°18'46" East a distance of 537.38 feet to a point on the shared property line between land N/F DD North 3 LC and land N/F John Robic; Thence running with the shared property line between land N/F DD North 3 LC and land N/F John Robic the following courses and distances;

North 18°21'04" East a distance of 239.56 feet to the point of beginning and containing 369,447 square-feet or 8.48-acres of land, more or less.

Portion of Parcel 34-A1, Part 2

Beginning at a point on the northwesterly proper corner of the land of N/F Mini U Storage Chantilly, LP, as recorded in Deed Book 10763 at Page 1495 among the land records of Fairfax County, Virginia; Said point also being on the northeasterly right-of-way line of Air and Space Museum Parkway, a variable width road; Thence departing the right-of-way of Air and Space Museum Parkway and running with the westerly property line of land N/F Mini U Storage Chantilly, LP the following courses and distances;

South 08°36'20" West a distance of 625.91 feet to a point being a shared property corner with land N/F Sully East, L.C. as recorded in Deed Book 22384 at Page 1538 among the land records of Fairfax County, Virginia; Thence departing land N/F Mini U Storage Chantilly, LP and running with land N/F Sully East, L.C. the following courses and distances;

North 81°24'01" West a distance of 91.38 feet to a point;

South 08°53'40" West a distance of 14.99 feet to a point;

South 86°19'05" West a distance of 173.65 feet to a point being a shared property corner with land N/F Sully North Investments, L.C. as recorded in Deed Book 19171 at Page 0247 among the land records of Fairfax County, Virginia; Thence departing land N/F Sully East, L.C. and running with land N/F Sully North Investments, L.C. the following courses and distances;

North 48°36'35" West a distance of 22.71 feet to a point on the southeasterly right-of-way of Air and Space Museum Parkway; Thence departing land N/F Sully North Investments, L.C. and running with the southeasterly right-of-way of Air and Space Museum Parkway the following courses and distances;

North 73°26'26" East a distance of 8.41 feet to a point;



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Along the arc of a curve to the left having an arc length of 212.65 feet, a radius of 636.26 feet and being subtended by a chord bearing North 52°38'07" East a distance of 211.66 feet to a point;

Along the arc of a curve to the right having an arc length of 27.98 feet, a radius of 25.00 feet and being subtended by a chord bearing North 75°04'09" East a distance of 26.54 feet to a point;

North 35°36'59" East a distance of 73.25 feet to a point;

Along the arc of a curve to the right having an arc length of 37.76 feet, a radius of 25.00 feet and being subtended by a chord bearing North 09°27'47" West a distance of 34.27 feet to a point;

Along the arc of a curve to the left having an arc length of 52.80 feet, a radius of 618.00 feet and being subtended by a chord bearing North 31°21'22" East a distance of 52.78 feet to a point;

North 30°15'25" East a distance of 108.69 feet to a point;

Along the arc of a curve to the left having an arc length of 138.54 feet, a radius of 630.00 feet and being subtended by a chord bearing North 12°40'36" East a distance of 138.26 feet to a point;

Along the arc of a curve to the right having an arc length of 114.28 feet, a radius of 516.00 feet and being subtended by a chord bearing North 12°43'18" East a distance of 114.05 feet to the point of beginning and containing 44,111 square-feet or 1.01-acres of land, more or less.

Together with Part 1 and Part 2 the total land area is 413,558 square-feet or 9.49-acres of land, more or less.



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PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

Description of
Portions of Air and Space Museum Parkway
A Portion of the Property of
Board of Supervisors of Fairfax County, Virginia
Deed Book 21050 at Page 1309
Fairfax County, Virginia

RECEIVED
Department of Planning & Zoning

JAN 18 2013

Zoning Evaluation Division

Beginning at a point on a northeasterly corner of the lands of DD North 3 LC, as recorded among the Land Records of Fairfax County, Virginia, in Deed Book 20388 Page 2063; Said point also being on the southerly right of way line of Wall Road, Virginia State Route 645, a variable width public right of way; Thence departing the lands of said DD North 3 LC, and running with the southerly right of way line of said Wall Road;

North 37°50'50" East a distance of 7.63 feet to a point;
South 52°09'10" East a distance of 97.51 feet to a point;
South 08°36'20" West a distance of 23.07 feet to a point on the northernmost corner of the land of Mini U Storage Chantilly LP as recorded among the Land Records of Fairfax County, Virginia, in Deed Book 10763 Page 1495; Thence departing the southerly right of way line of said Wall Road and running with the land of said Mini U Storage Chantilly LP;

South 08°36'20" West a distance of 106.07 feet to a point of curve on a corner on the lands of said DD North 3 LC; Thence departing the land of said Mini U Storage Chantilly LP and running with the lands of said DD North 3 LC;

114.28 feet along the arc of a non-tangent curve to the left having a radius of 516.00 feet and being subtended by a chord bearing South 12°43'18" West 114.05 feet to a point;

138.54 feet along the arc of a non-tangent curve to the right having a radius of 630.00 feet and being subtended by a chord bearing South 12°40'36" West 138.26 feet to a point;

South 30°15'25" West a distance of 108.69 feet to a point of curve;

52.80 feet along the arc of a non-tangent curve to the right having a radius of 618.00 feet and being subtended by a chord bearing South 31°21'22" West 52.78 feet to a point of reverse curve;

37.76 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and being subtended by a chord bearing South 09°27'47" East 34.27 feet to a point;

South 35°36'59" West a distance of 73.25 feet to a point of curve;



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27.98 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and being subtended by a chord bearing South 75°04'09" West 26.54 feet to a point of reverse curve;

212.65 feet along the arc of a tangent curve to the right having a radius of 636.26 feet and being subtended by a chord bearing South 52°38'07" West 211.66 feet to a point;

South 73°26'26" West a distance of 8.41 feet to a point on the northernmost corner of the lands of Sully North Investments, LLC as recorded among the Land Records of Fairfax County, Virginia, in Deed Book 19171 Page 247; Thence departing the lands of said DD North 3, L.C., and running with the lands of said Sully North Investments, LLC.;

South 73°26'26" West a distance of 72.14 feet to a point on the northerly line of the lands of Sully East L.C. as recorded among the Land Records of Fairfax County, Virginia, in Deed Book 21050 Page 1309; Thence departing the land of said Sully North Investments, LLC. and running with the lands of said Sully East L.C.;

South 86°19'05" West a distance of 11.73 feet to a point;
North 14°36'55" East a distance of 5.37 feet to a point;

North 85°17'22" West a distance of 348.53 feet to a point; Thence departing the lands of said Sully East L.C. and running with the aforementioned lands of DD North 3 LC;

North 18°18'46" East a distance of 57.21 feet to a point;
South 85°17'23" East a distance of 42.69 feet to a point;
South 89°16'57" East a distance of 66.53 feet to a point;
North 47°30'24" East a distance of 52.88 feet to a point;
North 79°51'39" East a distance of 126.15 feet to a point;
South 57°52'05" East a distance of 52.86 feet to a point of curve;

182.83 feet along the arc of a non-tangent curve to the left having a radius of 516.00 feet and being subtended by a chord bearing North 59°06'43" East 181.88 feet to a point;
North 51°19'47" East a distance of 92.62 feet to a point of curve;
299.41 feet along the arc of a non-tangent curve to the left having a radius of 528.00 feet and being subtended by a chord bearing North 22°37'20" East 295.42 feet to a point of reverse curve;

243.32 feet along the arc of a tangent curve to the right having a radius of 618.00 feet and being subtended by a chord bearing North 17°39'22" East 241.75 feet to a point;

North 10°12'38" West a distance of 51.86 feet to the point of beginning, containing an area of 125,774 square feet, or 2.89 acres of land, more or less.