



APPLICATIONS ACCEPTED: March 18, 2013
PLANNING COMMISSION: October 3, 2013
BOARD OF SUPERVISORS: October 8, 2013

County of Fairfax, Virginia

September 18, 2013

PCA 88-S-026-3 / SEA 88-S-077-6

WS

SULLY DISTRICT

APPLICANT: Sunoco, Inc. (R&M)

EXISTING ZONING: C-6, WS

PARCEL(S): 44-1 ((9)), E2 (pt.) and F2 (pt.)

ACREAGE (Total PCA Area): 4.07 acres
ACREAGE (Total SEA Area): 1.45 acres

FAR (SEA Area): 0.71
FAR (PCA Area): 0.30

OPEN SPACE (SEA Area): 23.1%
OPEN SPACE (PCA Area): 43.9%

PLAN MAP: Retail and other

SE CATEGORY: Category 5 – Service Station, Quick Service Food Store, Car Wash

PROPOSAL: To amend the proffers for RZ 88-S-026-3 previously approved for retail, office, and hotel development to modify the proffered development plan and proffers to permit the option for an expanded service station, quick service food store and car wash on part of parcels E2 and F2.

To amend a special exception previously approved for a service station/mini-mart, car wash, drive-in financial institution, fast

Brent Krasner, AICP

food restaurants, hotel, vehicle rental establishment, and an increase in building height to permit an expansion of the service station, construction of a new quick service food store, and a relocation of the car wash.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 88-S-026-3, subject to the proffers contained in Appendix 1.

Staff recommends approval of SEA 88-S-077-6, subject to the proposed conditions contained in Appendix 2.

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

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\bkrasner\ZED\Applications\Proffered Condition Amendments\Sunoco - PCA 88-S-026-03 - SEA 8-S-077-06\Report\Sunoco - Dulles Expo_Staff Report and Cover.doc



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

Special Exception Amendment

SEA 88-S-077-06

Applicant: SUNOCO, INC. (R & M)
 Accepted: 03/18/2013
 Proposed: AMEND SE 88-S-077 TO PERMIT REDEVELOPMENT OF EXISTING SERVICE STATION, QUICK SERVICE FOOD STORE AND CAR WASH

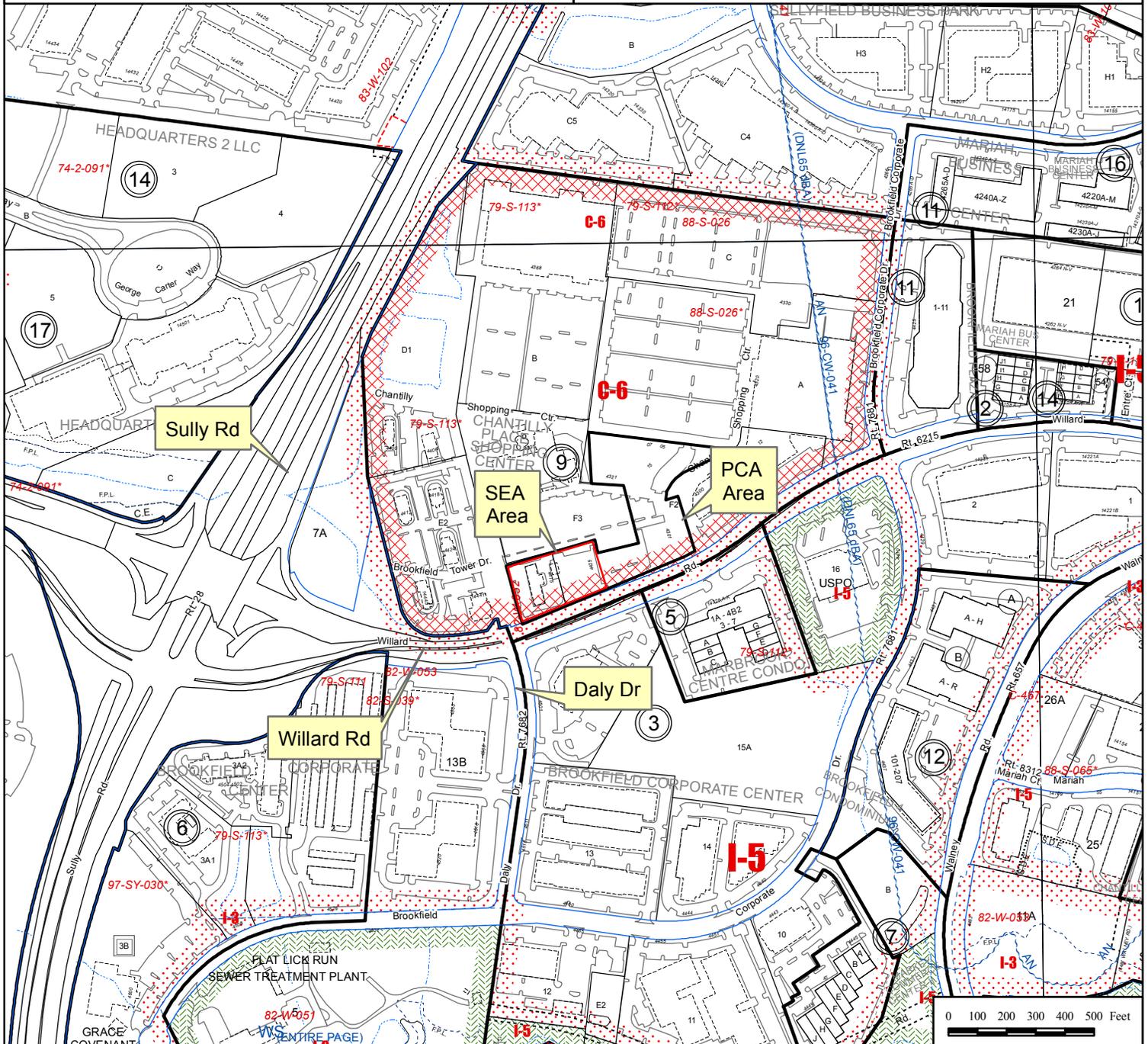
Area: 1.45 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: 04-604-4
 Art 9 Group and Use: 5-03 5-20 5-21
 Located: 4475 DALY DRIVE, CHANTILLY, VA 20151
 Zoning: C-6
 Plan Area: 3,
 Overlay Dist: WS
 Map Ref Num: 044-1- /09/ / E2(pt.) /09/ / F2(pt.)

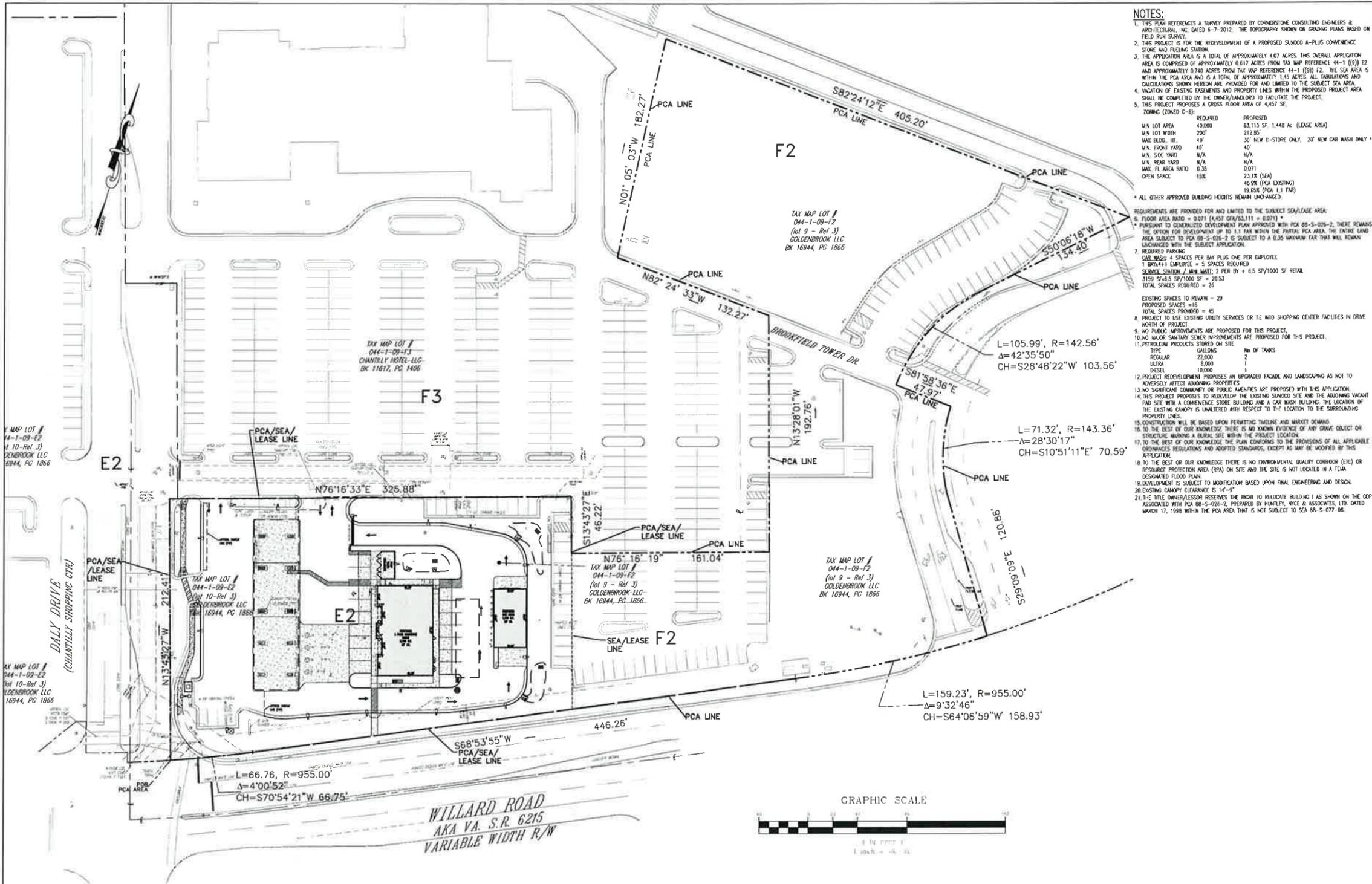
Proffered Condition Amendment

PCA 88-S-026-03

Applicant: SUNOCO, INC. (R & M)
 Accepted: 03/18/2013
 Proposed: AMEND RZ 88-S-026 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS

Area: 4.07 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect:
 Located: 4475 DALY DRIVE, CHANTILLY, VA 20151
 Zoning: C-6
 Overlay Dist: WS
 Map Ref Num: 044-1- /09/ / E2 (pt.) /09/ / F2(pt.)





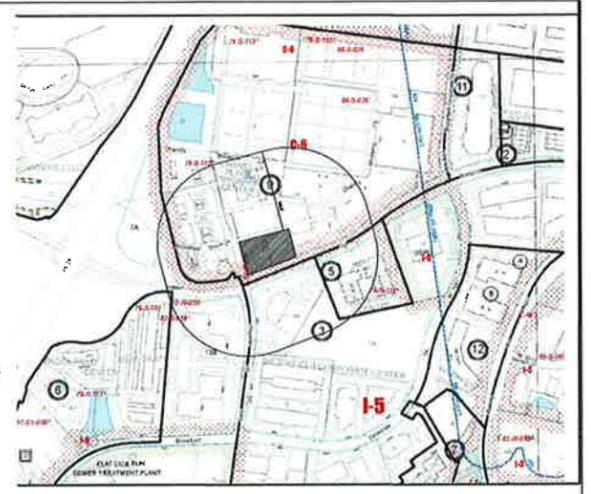
NOTES:

- THIS PLAN REFERENCE A SURVEY PREPARED BY CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. DATED 6-7-2012. THE TOPOGRAPHY SHOWN ON GRADING PLANS BASED ON FIELD SURVEY.
- THIS PROJECT IS FOR THE REDEVELOPMENT OF THE TOPOGRAPHY SHOWN ON GRADING PLANS COMMENCEMENT STORE AND FUELING STATION.
- THE APPLICATION AREA IS A TOTAL OF APPROXIMATELY 4.07 ACRES. THIS OVERALL APPLICATION AREA IS COMPOSED OF APPROXIMATELY 0.617 ACRES FROM TAX MAP REFERENCE 44-1 (09) E2 AND APPROXIMATELY 0.740 ACRES FROM TAX MAP REFERENCE 44-1 (09) F2. THE SEA AREA IS WITHIN THE PCA AREA AND IS A TOTAL OF APPROXIMATELY 1.45 ACRES. ALL DIMENSIONS AND CALCULATIONS SHOWN HEREON ARE PROVIDED FOR AND LIMITED TO THE SUBJECT SEA AREA.
- VARIATION OF EXISTING EASEMENTS AND PROPERTY LINES WITHIN THE PROPOSED PROJECT AREA SHALL BE COMPLETED BY THE OWNER/LANDLORD TO FACILITATE THE PROJECT.
- THIS PROJECT PROPOSES A GROSS FLOOR AREA OF 4,457 SF.

REQUIRED	PROPOSED
MIN LOT AREA	43,000
MIN LOT WIDTH	200'
MAX BLDG. HT.	40'
MIN FRONT YARD	40'
MIN SIDE YARD	N/A
MIN REAR YARD	N/A
MAX FL AREA RATIO	0.35
OPEN SPACE	15%

REQUIRED: 40.5% (PCA EXISTING)
PROPOSED: 19.65% (PCA 1.1 FAR)

ALL OTHER APPROVED BUILDING HEIGHTS REMAIN UNCHANGED.



PROPERTY MAP 44-1 ZONING DATA SCALE: 1"=500'

COUNTY OF FAIRFAX

ZONING DISTRICT IDENTIFICATION

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PLANNED UNITS
R-4	C-1	I-1	PUB
R-5	C-2	I-2	PRC
R-6	C-3	I-3	PRM
R-7	C-4	I-4	
R-8	C-5	I-5	
R-9	C-6	I-6	
R-10	C-7	I-7	
R-11	C-8	I-8	
R-12			
R-13			
R-14			
R-15			
R-16			
R-17			
R-18			
R-19			
R-20			
R-MHP			

OVERLAY DISTRICTS

OTHER CATEGORIES

TAX MAP LOT # 044-1-09-E2 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

TAX MAP LOT # 044-1-09-F2 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

TAX MAP LOT # 044-1-09-F3 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

TAX MAP LOT # 044-1-09-F2 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

TAX MAP LOT # 044-1-09-F2 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

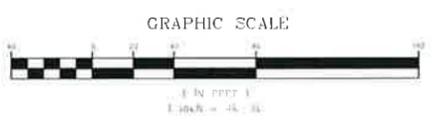
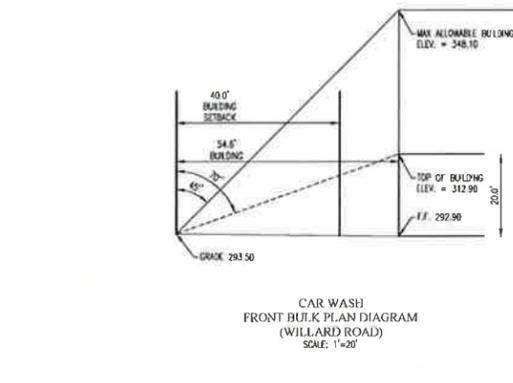
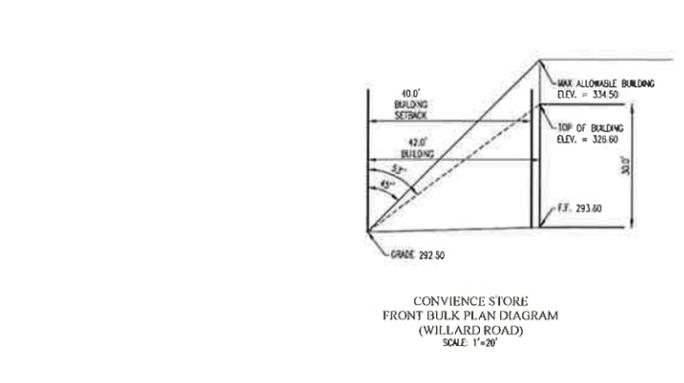
TAX MAP LOT # 044-1-09-F2 (Lot 9 - Ref 3) GOLDENBROOK LLC BK 16944, PG 1866

VIRGINIA MISS UTILITY OF DRI ALARA A DAMAGE PREVENTION INVESTIGATOR DR. ISSON OF UTILITY AND RAILROAD SAFETY STATE OF VIRGINIA COMM. DIVISION P.O. BOX 1197 RICHMOND, VA 23218

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-555-7681

NON-MEMBERS MUST BE CONTACTED DIRECTLY VIA FAX REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL, BLAST OR DEMOLISH!

TICKET # A206002075



SHEET INDEX:

GDP-01	GENERALIZED DEVELOPMENT PLAN
SEA-01	SPECIAL EXCEPTION AMENDMENT PLAN
AA-01	APPLICATION AREA EXHIBIT
EM-1	EXISTING CONDITIONS AND EXCAVATION PLAN
G-1	GRADING AND DRAINAGE PLAN
LS-1	LANDSCAPE PLAN
LS-2	EXISTING VEGETATION MAP
LS-3	TREE PRESERVATION MAP
LS-4	TREE PRESERVATION SCHEDULES
LS-5	TREE PRESERVATION NOTES, LANDSCAPE DETAILS AND NOTES
SM-1	STORM MANAGEMENT PLAN
SM-2	STORM MANAGEMENT PLAN
TT-1	TRUCK TURNING PLAN

J.B. ANDERSON

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 055536
MARYLAND LICENSE NO. 2913
NEW JERSEY LICENSE NO. 0515594
VIRGINIA LICENSE NO. 0492 01525

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
9	09-10-13	REV. PER PROFFER MODIFICATIONS	KPD	KXF	
8	08-26-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KXF	
7	07-15-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KXF	
6	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KXF	

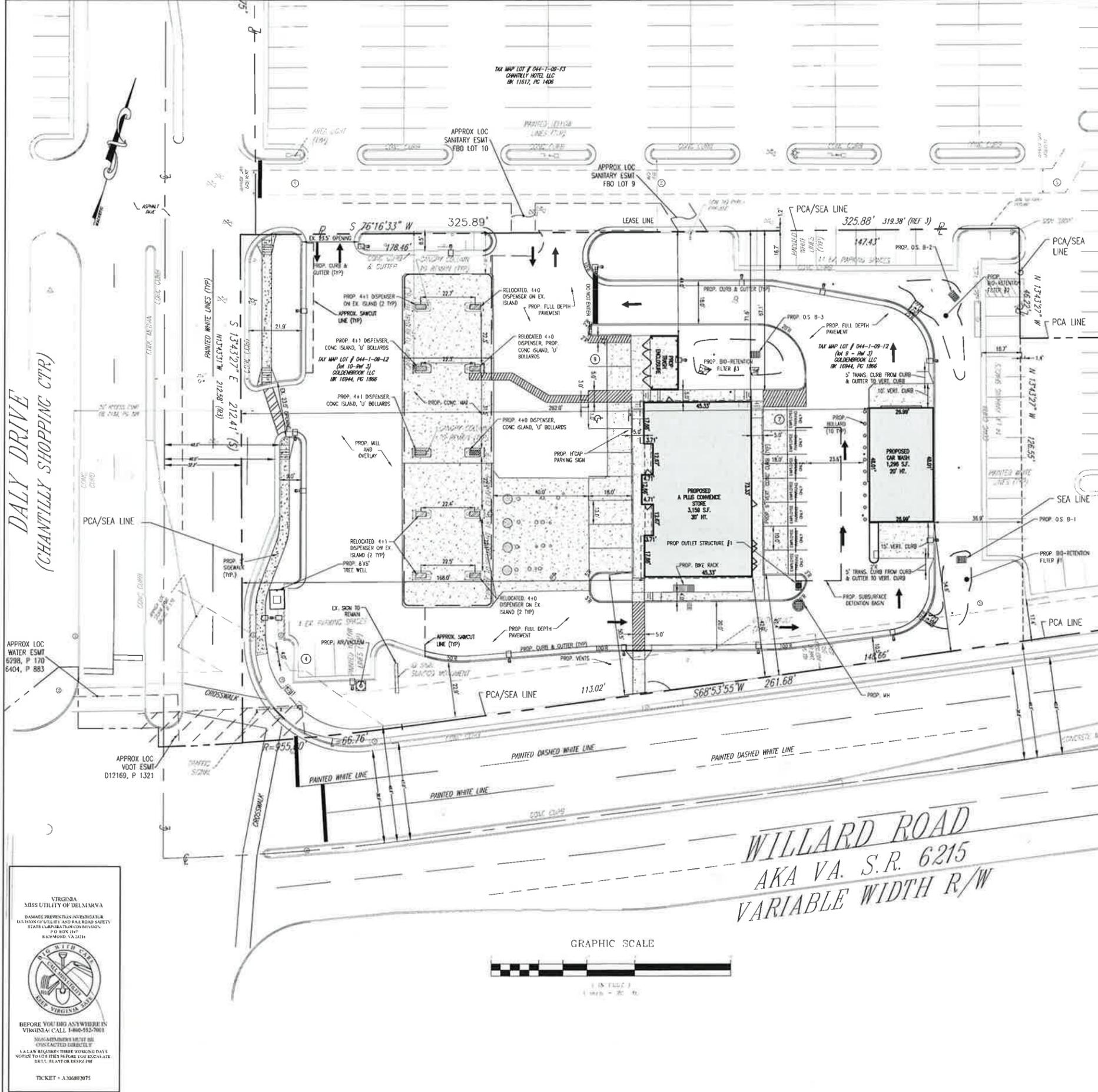
Cornerstone Consulting Engineers & Architectural, Inc.
1176 N Irving Street, Allentown, PA 18109
Phone: 610-820-8200 Fax: 610-820-3706
WWW.CORNERSTONE-INC.COM CCEA #: 12-0141

CLIENT: **SUNOCO, INC. (R&M) Retail Engineering**
10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE CHANTILLY FAIRFAX COUNTY, VIRGINIA PROJECT NO. EC6685

GENERALIZED DEVELOPMENT PLAN SCALE: AS NOTED

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: KXF	0695-5819	GDP-01	9
DRAWN: KPD			
DATE: 09-30-13			



NOTES:

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- THIS PROJECT IS FOR THE REDEVELOPMENT OF A PROPOSED SUNOCO A-PLUS CONVENIENCE STORE AND FUELING STATION.
- THE APPLICATION AREA IS A TOTAL OF APPROXIMATELY 4.07 ACRES. THIS OVERALL APPLICATION AREA IS COMPOSED OF APPROXIMATELY 0.617 ACRES FROM TAX MAP REFERENCE 44-1 (03) E2 AND APPROXIMATELY 0.740 ACRES FROM TAX MAP REFERENCE 44-1 (03) F2. THE SEA AREA IS WITHIN THE PCA AREA AND IS A TOTAL OF APPROXIMATELY 1.45 ACRES. ALL REGULATIONS AND CALCULATIONS SHOWN HEREON ARE PROVIDED FOR AND LIMITED TO THE SUBJECT SEA AREA.
- VARIATION OF EXISTING EASEMENTS AND PROPERTY LINES WITHIN THE PROPOSED PROJECT AREA SHALL BE COMPLETED BY THE OWNER/LANDLORD TO FACILITATE THE PROJECT.
- THIS PROJECT PROPOSES A GROSS FLOOR AREA OF 4,457 SF.

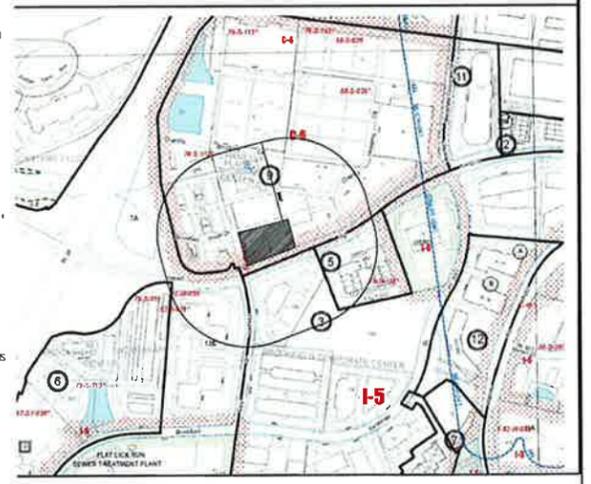
REQUIRED	PROPOSED
MIN LOT AREA	40,000
MIN LOT WIDTH	200'
MAX BLDG. HT.	40'
MIN. FRONT YARD	40'
MIN. SIDE YARD	N/A
MIN. REAR YARD	N/A
MAX. FL. AREA RATIO	0.35
OPEN SPACE	15%

* ALL OTHER APPROVED BUILDING HEIGHTS REMAIN UNCHANGED.

REQUIREMENTS ARE PROVIDED FOR AND LIMITED TO THE SUBJECT SEA/LEASE AREA.

- FLOOR AREA RATIO = 0.071 (4,457 GFA/63,111) = 0.071
- PURSUANT TO GENERALIZED DEVELOPMENT PLAN APPROVED WITH PCA 88-S-026-2, THERE REMAINS THE OPTION FOR DEVELOPMENT UP TO 1.1 FAR WITHIN THE PARTIAL PCA AREA. THE ENTIRE LAND AREA SUBJECT TO PCA 88-S-026-2 IS SUBJECT TO A 0.35 MAXIMUM FAR THAT WILL REMAIN UNCHANGED WITH THE SUBJECT APPLICATION.
- REQUIRED PARKING: CAR WASH 4 SPACES PER BAY PLUS ONE PER EMPLOYEE. 1 BAY+411 EMPLOYEES = 5 SPACES REQUIRED. SERVICE STATION / MIN. BAY: 2 PER BAY + 6.5 SP/1000 SF RETAIL. 3159 SFx5 SP/1000 SF = 20.53. TOTAL SPACES REQUIRED = 26.
- EXISTING SPACES TO REMAIN = 29. PROPOSED SPACES = 16. TOTAL SPACES PROVIDED = 45.
- PROJECT TO USE EXISTING UTILITY SERVICES OR TO INTO SHOPPING CENTER FACILITIES IN DRIVE NORTH OF PROJECT.
- NO PUBLIC IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT.
- NO MAJOR SANITARY SEWER IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT.
- PETROLEUM PRODUCTS STORED ON SITE:

TYP.	GALLONS	NO. OF TANKS
REGULAR	22,000	2
ULTRA	8,000	1
DIESEL	10,000	1
- PROJECT REDEVELOPMENT PROPOSES AN IMPROVED FACADE AND LANDSCAPING AS NOT TO ADVERSELY AFFECT ADJOINING PROPERTIES.
- NO SIGNIFICANT COMMENT OR PUBLIC AGENCIES ARE PROPOSED WITH THIS APPLICATION.
- THIS PROJECT PROPOSES TO REDEVELOP THE EXISTING SUNOCO SITE AND THE ADJOINING VACANT PAD SITE WITH A CONVENIENCE STORE BUILDING AND A CAR WASH BUILDING. THE LOCATION OF THE EXISTING CANOPY IS UNLIMITED WITH RESPECT TO THE LOCATION TO THE SURROUNDING PROPERTY LINES.
- CONSTRUCTION WILL BE BASED UPON PERMITTING TIMELINE AND MARKET DEMAND.
- TO THE BEST OF OUR KNOWLEDGE THERE IS NO KNOWN EVIDENCE OF ANY GRAVE OBJECT OR STRUCTURE HARBORING A BURIAL SITE WITHIN THE PROJECT LOCATION.
- TO THE BEST OF OUR KNOWLEDGE THE PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS MAY BE MODIFIED BY THIS APPLICATION.
- TO THE BEST OF OUR KNOWLEDGE THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON SITE AND THE SITE IS NOT LOCATED IN A FEWA DESIGNATED FLOOD PLAIN.
- DEVELOPMENT IS SUBJECT TO MODIFICATION BASED UPON FINAL ENGINEERING AND DESIGN.
- EXISTING CANOPY CLEARANCE IS 14'-9".
- THE TITLE OWNER/LESSOR RESERVES THE RIGHT TO RELOCATE BUILDING 1 AS SHOWN ON THE SDP ASSOCIATED WITH PCA 88-S-026-2, PROVIDED BY HUNTLEY, INC. & ASSOCIATES, LTD. DATED MARCH 17, 1999 WITHIN THE PCA AREA THAT IS NOT SUBJECT TO SEA 88-S-077-06.



COUNTY OF FAIRFAX

ZONING DISTRICT IDENTIFICATION

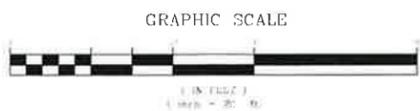
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PLANNED UNITS	OVERLAY DISTRICTS	OTHER CATEGORIES
R-A	C-1	I-1	PUB-1	AG	AG-1
R-P	C-2	I-2	PUB-2	AG-2	AG-2
R-C	C-3	I-3	PUB-3	AG-3	AG-3
R-E	C-4	I-4	PUB-4	AG-4	AG-4
R-1	C-5	I-5	PUB-5	AG-5	AG-5
R-2	C-6	I-6	PUB-6	AG-6	AG-6
R-3	C-7	I-7	PUB-7	AG-7	AG-7
R-4	C-8	I-8	PUB-8	AG-8	AG-8
R-5	C-9	I-9	PUB-9	AG-9	AG-9
R-6	C-10	I-10	PUB-10	AG-10	AG-10
R-7	C-11	I-11	PUB-11	AG-11	AG-11
R-8	C-12	I-12	PUB-12	AG-12	AG-12
R-9	C-13	I-13	PUB-13	AG-13	AG-13
R-10	C-14	I-14	PUB-14	AG-14	AG-14
R-11	C-15	I-15	PUB-15	AG-15	AG-15
R-12	C-16	I-16	PUB-16	AG-16	AG-16
R-13	C-17	I-17	PUB-17	AG-17	AG-17
R-14	C-18	I-18	PUB-18	AG-18	AG-18
R-15	C-19	I-19	PUB-19	AG-19	AG-19
R-16	C-20	I-20	PUB-20	AG-20	AG-20
R-17	C-21	I-21	PUB-21	AG-21	AG-21
R-18	C-22	I-22	PUB-22	AG-22	AG-22
R-19	C-23	I-23	PUB-23	AG-23	AG-23
R-20	C-24	I-24	PUB-24	AG-24	AG-24
R-21	C-25	I-25	PUB-25	AG-25	AG-25
R-22	C-26	I-26	PUB-26	AG-26	AG-26
R-23	C-27	I-27	PUB-27	AG-27	AG-27
R-24	C-28	I-28	PUB-28	AG-28	AG-28
R-25	C-29	I-29	PUB-29	AG-29	AG-29
R-26	C-30	I-30	PUB-30	AG-30	AG-30
R-27	C-31	I-31	PUB-31	AG-31	AG-31
R-28	C-32	I-32	PUB-32	AG-32	AG-32
R-29	C-33	I-33	PUB-33	AG-33	AG-33
R-30	C-34	I-34	PUB-34	AG-34	AG-34
R-31	C-35	I-35	PUB-35	AG-35	AG-35
R-32	C-36	I-36	PUB-36	AG-36	AG-36
R-33	C-37	I-37	PUB-37	AG-37	AG-37
R-34	C-38	I-38	PUB-38	AG-38	AG-38
R-35	C-39	I-39	PUB-39	AG-39	AG-39
R-36	C-40	I-40	PUB-40	AG-40	AG-40
R-37	C-41	I-41	PUB-41	AG-41	AG-41
R-38	C-42	I-42	PUB-42	AG-42	AG-42
R-39	C-43	I-43	PUB-43	AG-43	AG-43
R-40	C-44	I-44	PUB-44	AG-44	AG-44
R-41	C-45	I-45	PUB-45	AG-45	AG-45
R-42	C-46	I-46	PUB-46	AG-46	AG-46
R-43	C-47	I-47	PUB-47	AG-47	AG-47
R-44	C-48	I-48	PUB-48	AG-48	AG-48
R-45	C-49	I-49	PUB-49	AG-49	AG-49
R-46	C-50	I-50	PUB-50	AG-50	AG-50
R-47	C-51	I-51	PUB-51	AG-51	AG-51
R-48	C-52	I-52	PUB-52	AG-52	AG-52
R-49	C-53	I-53	PUB-53	AG-53	AG-53
R-50	C-54	I-54	PUB-54	AG-54	AG-54
R-51	C-55	I-55	PUB-55	AG-55	AG-55
R-52	C-56	I-56	PUB-56	AG-56	AG-56
R-53	C-57	I-57	PUB-57	AG-57	AG-57
R-54	C-58	I-58	PUB-58	AG-58	AG-58
R-55	C-59	I-59	PUB-59	AG-59	AG-59
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R-57	C-61	I-61	PUB-61	AG-61	AG-61
R-58	C-62	I-62	PUB-62	AG-62	AG-62
R-59	C-63	I-63	PUB-63	AG-63	AG-63
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R-62	C-66	I-66	PUB-66	AG-66	AG-66
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R-71	C-75	I-75	PUB-75	AG-75	AG-75
R-72	C-76	I-76	PUB-76	AG-76	AG-76
R-73	C-77	I-77	PUB-77	AG-77	AG-77
R-74	C-78	I-78	PUB-78	AG-78	AG-78
R-75	C-79	I-79	PUB-79	AG-79	AG-79
R-76	C-80	I-80	PUB-80	AG-80	AG-80
R-77	C-81	I-81	PUB-81	AG-81	AG-81
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R-83	C-87	I-87	PUB-87	AG-87	AG-87
R-84	C-88	I-88	PUB-88	AG-88	AG-88
R-85	C-89	I-89	PUB-89	AG-89	AG-89
R-86	C-90	I-90	PUB-90	AG-90	AG-90
R-87	C-91	I-91	PUB-91	AG-91	AG-91
R-88	C-92	I-92	PUB-92	AG-92	AG-92
R-89	C-93	I-93	PUB-93	AG-93	AG-93
R-90	C-94	I-94	PUB-94	AG-94	AG-94
R-91	C-95	I-95	PUB-95	AG-95	AG-95
R-92	C-96	I-96	PUB-96	AG-96	AG-96
R-93	C-97	I-97	PUB-97	AG-97	AG-97
R-94	C-98	I-98	PUB-98	AG-98	AG-98
R-95	C-99	I-99	PUB-99	AG-99	AG-99
R-96	C-100	I-100	PUB-100	AG-100	AG-100

VIRGINIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF UTILITIES AND RAILROAD SAFETY
STATE CAPITAL BUILDING COMPLEX
P.O. BOX 1047
RICHMOND, VA 23211

BEFORE YOU DIG ANYWHERE IN VIRGINIA, CALL 1-800-552-7801

NO SIGNIFIERS MUST BE CONTACTED DIRECTLY
A LAW REQUIRES THREE WORKING DAYS NOTICE TO THE FIELD BEFORE YOU EXCAVATE
CALL BLASTOR@DOT.VIR.GOV

TICKET # A36802075



WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. PE 13 074
PENNSYLVANIA LICENSE NO. PE 055546
MARYLAND LICENSE NO. 27014
NEW JERSEY LICENSE NO. 0842024
VIRGINIA LICENSE NO. 6062 045725

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APP'D. BY
1	09-10-13	REV. PER PROFFER MODIFICATIONS	KPD	KJF	
2	08-26-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KJF	
3	07-15-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KJF	
4	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KJF	

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N. Irving Street, Alexandria, VA 22304
Phone 610-820-8200 Fax 610-820-3706
www.cornerstoneinc.com CCEA # 12-0141

CLIENT: **SUNOCO, INC.(R&M)**
Retail Engineering
10 Industrial Hwy - Lester, PA

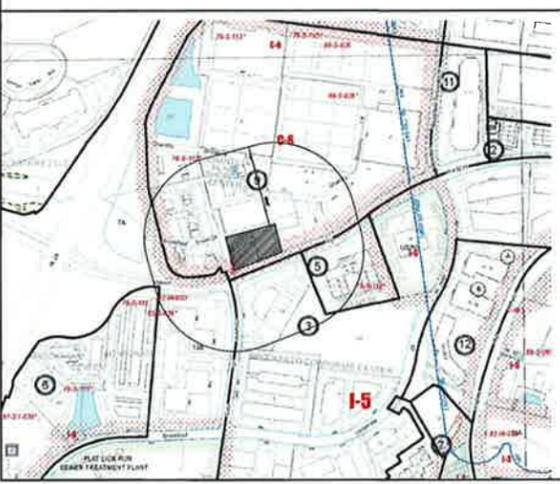
LOCATION: 4475 DALY DRIVE
CHANTILLY
FAIRFAX COUNTY, VIRGINIA

PROJECT NO.
EC6685

SPECIAL EXCEPTION AMENDMENT PLAT

SCALE: AS SHOWN

APPROVED	CHECKED	DRAWN	DATE	FACILITY NO.	DRAWING NO.	REV. NO.
	KJF	KPD	05-30-12	0695-5819	SEA-01	9



PROPERTY MAP 44-1 ZONING DATA SCALE: 1"=500'

NOTE:
THIS EXHIBIT REFERENCES AN APPROVED DEVELOPMENT PLAN TITLED:
CHANTILLY PLACE, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VA. "GENERALIZED DEVELOPMENT PLAN
AMENDMENT," BY HUNTLEY, NYCE & ASSOCIATES, P.C. ANNAPOLIS, VA. DATED: 4-25-88, LAST REVISED
3-17-98

**METES & BOUNDS DESCRIPTION
PCA AREA**

- 4475 DALY DRIVE
CHANTILLY TOWNSHIP, FAIRFAX COUNTY
COMMONWEALTH OF VIRGINIA
- BEGINNING AT A POINT, SAID POINT MARKING THE INTERSECTION OF THE NORTHERLY LINE OF WILLARD ROAD WITH
THE EASTERLY LINE OF DALY DRIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE AREA HEREIN
DESCRIBED, THENCE
1. N15°42'27"W 212.41 FEET ALONG THE EASTERLY LINE OF DALY DRIVE TO A POINT IN THE SAME, THENCE
 2. N76°16'35"E 335.88 FEET LEAVING DALY DRIVE TO A POINT, THENCE
 3. S13°43'27"E 46.32 FEET TO A POINT, THENCE
 4. N76°16'18"E 160.04 FEET TO A POINT, THENCE
 5. N13°28'01"W 192.76 FEET TO A POINT, THENCE
 6. N82°24'33"W 132.27 FEET TO A POINT, THENCE
 7. N01°05'03"W 182.27 FEET CROSSING BROOKFIELD TOWER DRIVE TO A POINT, THENCE
 8. S82°24'12"E 405.20 FEET TO A POINT, THENCE
 9. S50°06'18"W 134.40 FEET TO A POINT OF CURVATURE, THENCE
 10. ALONG A CURVE TO THE LEFT, RADIUS 142.56 FEET, ARC LENGTH 105.99 FEET WHOSE CHORD BEARING IS
S28°48'22"W, CHORD LENGTH 103.56 TO A POINT ON NON-TANGENCY, THENCE
 11. S81°58'36"E 47.99 FEET TO A POINT ON A CURVE, THENCE
 12. IN A SOUTHERLY DIRECTION, ALONG A CURVE TO THE LEFT, RADIUS 143.38 FEET, ARC LENGTH 71.32 FEET WHOSE
CHORD BEARING IS S15°51'17"E, CHORD LENGTH OF 70.58 FEET TO A POINT OF TANGENCY, THENCE
 13. S23°08'09"E 130.88 FEET TO A POINT ON A CURVE TO THE NORTHERLY LINE OF WILLARD ROAD, THENCE
 14. IN A WESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, RADIUS 955.00 FEET, ARC LENGTH 150.33 FEET WHOSE
CHORD BEARING IS S64°04'14"W, CHORD LENGTH 150.04 FEET TO A POINT OF TANGENCY, THENCE
 15. S88°53'55"W 445.26 FEET TO A POINT OF CURVATURE, THENCE
 16. ALONG THE CURVE TO THE RIGHT, RADIUS 955.00 FEET, ARC LENGTH 68.78 FEET WHOSE CHORD BEARING IS
S70°54'21"W, CHORD LENGTH 66.75 FEET STILL ALONG THE SAME TO THE POINT AND PLACE OF BEGINNING.
- CONTAINING 177,280 S.F. (4.0698 AC) PLANE SURFACE MEASURE

**METES & BOUNDS DESCRIPTION
SEA AREA**

- 4475 DALY DRIVE
CHANTILLY TOWNSHIP, FAIRFAX COUNTY
COMMONWEALTH OF VIRGINIA
- BEGINNING AT A POINT, SAID POINT MARKING THE INTERSECTION OF THE NORTHERLY LINE OF WILLARD ROAD WITH
THE EASTERLY LINE OF DALY DRIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE AREA HEREIN
DESCRIBED, THENCE
1. N13°43'27"W 212.41 FEET ALONG THE EASTERLY LINE OF DALY DRIVE TO A POINT IN THE SAME, THENCE
 2. N76°16'35"E 335.88 FEET LEAVING DALY DRIVE TO A POINT, THENCE
 3. S13°43'27"E 172.77 FEET TO A POINT ON THE NORTHERLY LINE OF WILLARD ROAD, THENCE
 4. S88°53'55"W 261.68 FEET ALONG THE NORTHERLY LINE OF WILLARD ROAD TO A POINT OF CURVATURE IN
THE SAME, THENCE
 5. ALONG THE CURVE TO THE RIGHT, RADIUS 955.00 FEET, ARC LENGTH 68.78 FEET WHOSE CHORD BEARING IS
S70°54'21"W, CHORD LENGTH 66.75 FEET STILL ALONG THE SAME TO THE POINT AND PLACE OF BEGINNING.
- CONTAINING 65,113 S.O.F.T (1.4489 AC) PLANE SURFACE MEASURE

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPV'D
9	09-10-13	REV. PER PROXTER MODIFICATIONS	KPD	KHF	
8	08-06-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KHF	
7	07-15-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KHF	
6	06-23-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KHF	

**Cornerstone Consulting
Engineers & Architectural, Inc.**
1176 N Irving Street, Allentown, PA 18109
Phone: 610-820-8200 Fax: 610-820-3706
www.cornerstoneet.com CCEA #: 12-0141

CLIENT: **SUNOCO, INC. (R&M)
Retail Engineering**
10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE
CHANTILLY
FAIRFAX COUNTY, VIRGINIA

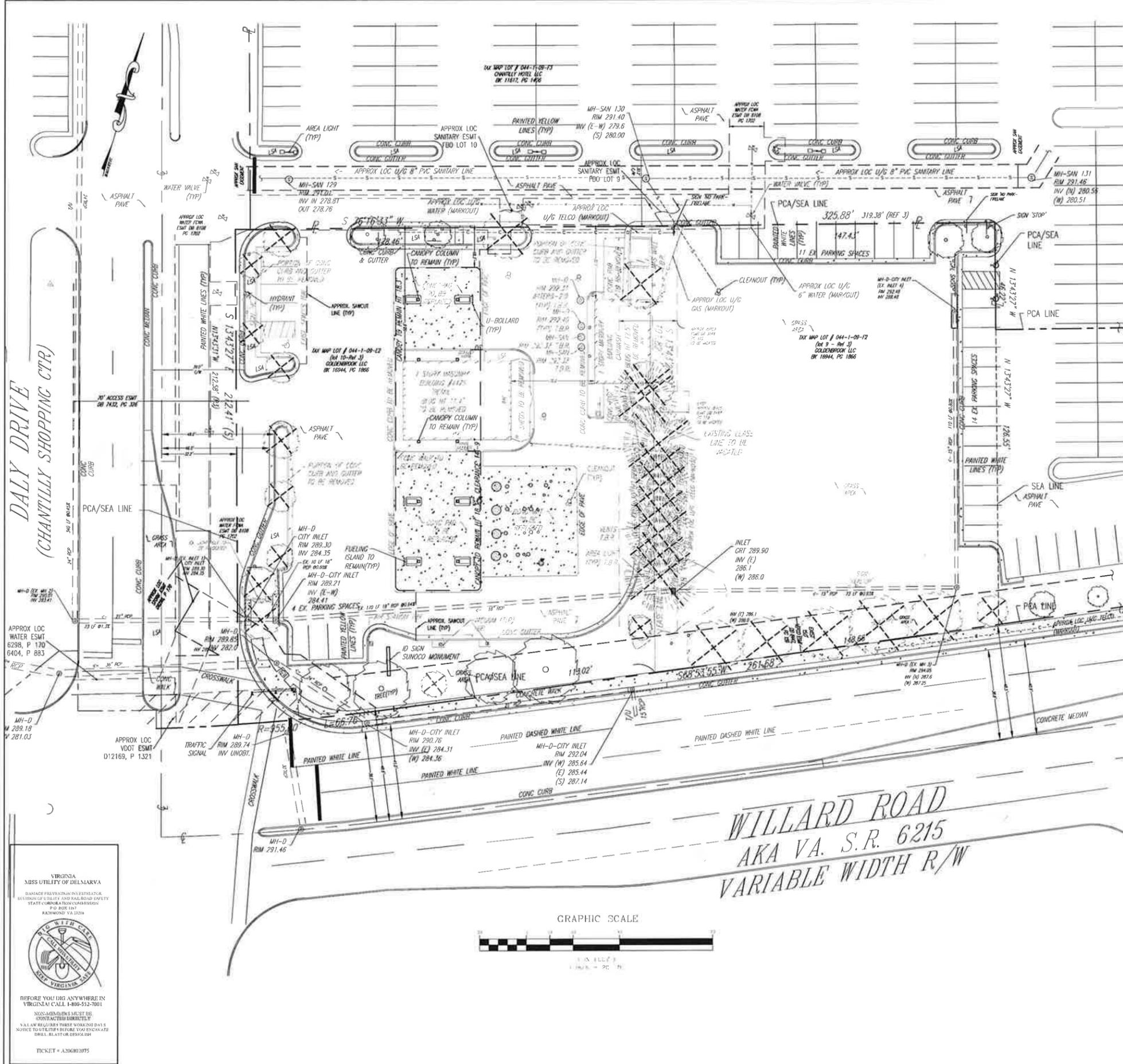
PROJECT NO.
EC6685

**APPLICATION AREA
EXHIBIT**

APPROVED	CHECKED	DRAWN	DATE	FACILITY NO.	DRAWING NO.	REV. NO.
	KHF	KPD	03-30-12	0695-5819	AA-01	9

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE No PE 15108
PENNSYLVANIA LICENSE No PE 055536
MARYLAND LICENSE No 29919
NEW JERSEY LICENSE No 0E14204
VIRGINIA LICENSE No 0402 015725



- NOTES:**
1. THIS PLAN REFERENCES A SURVEY PREPARED BY FIRST ORDER, LLC 1700 SULLIVAN TRAIL, SUITE 3, EASTON PA, DATED 03-16-2012. THE SURVEY SHALL BE CONSIDERED A PART OF THE DESIGN DOCUMENTS.
 2. THIS PROJECT IS FOR THE REDEVELOPMENT OF A PROPOSED SUNOCO A-PLUS CONVENIENCE STORE AND FUELING STATION.
 3. VACATION OF EXISTING EASEMENTS AND PROPERTY LINES WITHIN THE PROPOSED PROJECT AREA SHALL BE COMPLETED BY THE OWNER/LANDLORD TO FACILITATE THE PROJECT.
 4. ITEMS IN GREY ARE TO BE REMOVED.

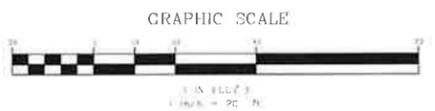
LEGEND & ABBREVIATIONS

EXISTING	TO BE REMOVED

VIRGINIA
XBS UTILITY OF DELMARVA
DAMAGE PREVENTION INVESTIGATOR
DIVISION OF UTILITY AND RAILROAD SAFETY
STATE CORRELATION COMMISSION
P.O. BOX 167
RICHMOND, VA 23218

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-552-7601
NON-EMERGENCY FIRST DIG CONTACTS DIRECTLY
A LAW REGULATORY THREE WORKING DAY NOTICE TO UTILITIES BEFORE YOU EXCAVATE DRILL, BLAST OR BOMBARD

TICKET # A20680395



WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15-09
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 2013
NEW JERSEY LICENSE No. GB45204
VIRGINIA LICENSE No. 962 045723

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APP'D.
1	09-18-13	REV. PER PROFFER MODIFICATIONS	KPD	KHF	
2	08-25-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KHF	
3	07-15-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KHF	
4	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KHF	

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N Irving Street, Allentown, PA 18109
Phone: 610-820-8200 · Fax: 610-820-3706
WWW.CORNERSTONESET.COM CCEA #: 12-0141

CLIENT: **SUNOCO, INC.(R&M)**
Retail Engineering
10 Industrial Hwy - Leater, PA

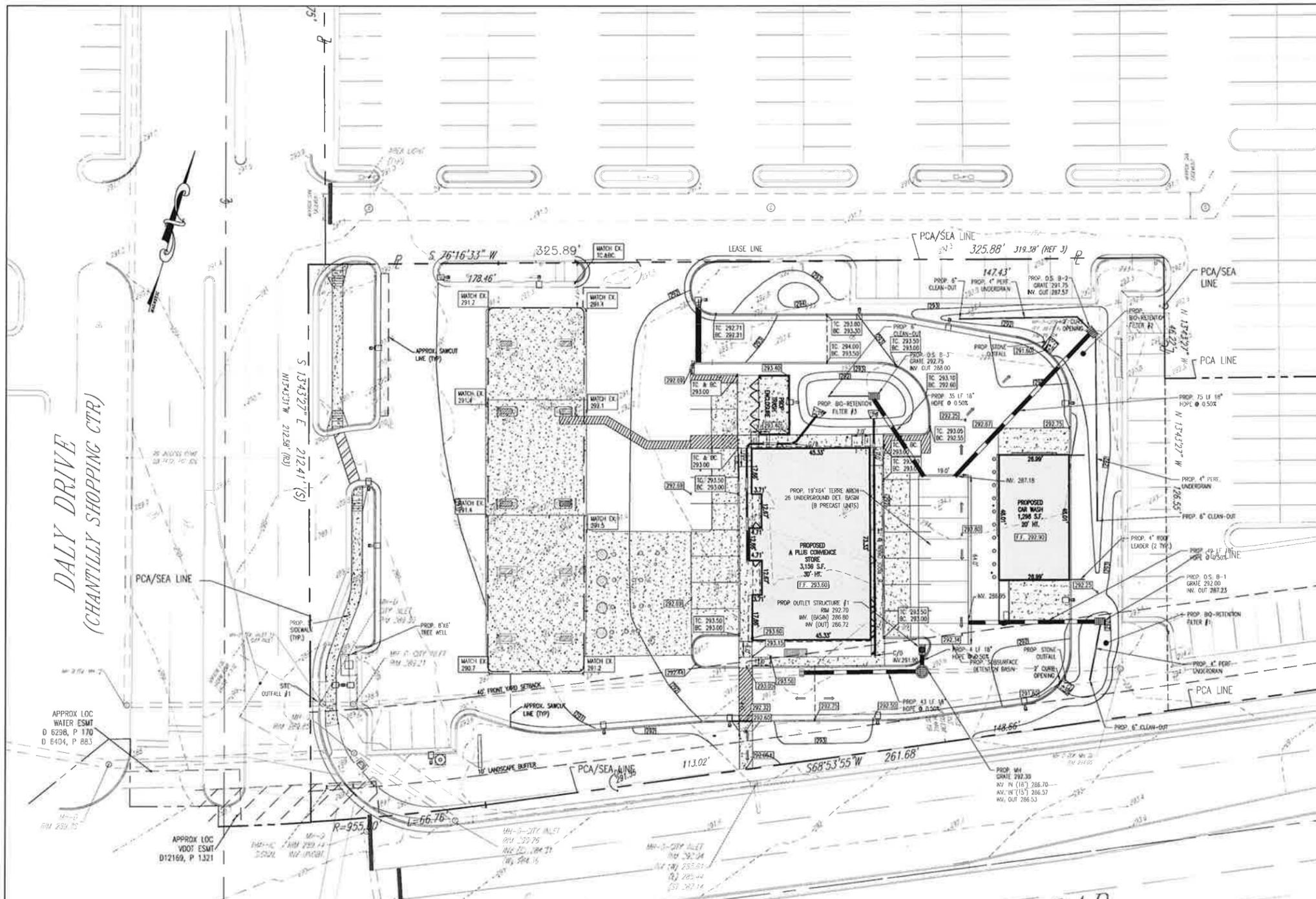
LOCATION: 4475 DALY DRIVE
CHANTILLY
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. **EC6685**

EXISTING CONDITIONS AND DEMOLITION PLAN

SCALE: AS NOTED

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: KJH	0695-5819	DM-1	9
DRAWN: KPD			
DATE: 05-26-12			



- GRADING NOTES**
1. SITE AND GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOIL, FILLING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MOISTURE PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL ISLANDS, CURBS AND 2.0% ON ALL CONCRETE SURFACES AND 2.0% MIN ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS SOLELY AT THE CONTRACTOR'S OWN RISK.
 3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES; SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD, BY TEST PIT OF SUFFICIENT DEPTH NECESSARY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE DESIGN PROFESSIONAL. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST WATER POINT OF CONNECTION AND PROCEEDS UP GRADIENT. INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 4. SUBGRADE MATERIAL FOR SIDEWALKS, CURB OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBGRADE BE DEEMED UNSUITABLE, SUBGRADE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MOISTURE PROCTOR METHOD).
 5. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
 6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY ONE-CALL NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 7. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION, WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 8. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY; CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPLICANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
 9. ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.
 10. ALL EXISTING CURBS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.

- SURVEY NOTES:**
1. THIS PLAN REFERENCE A SURVEY PREPARED BY CORNERSTONE CONSULTING ENGINEERS & ARCHITECTURAL, INC. DATED 8-7-2012.
 2. THE TOPOGRAPHY SHOWN ON GRADING PLANS BASED ON FIELD RUN SURVEY.

VIRGINIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF UTILITIES AND RAILROAD SAFETY
STATE CORPORATION COMMISSION
P.O. BOX 1147
RICHMOND, VA 23214

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-551-7801
CONTRACTORS MUST BE CONTACTED DIRECTLY
CALL AHEAD THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE
DIRTY, BREATHE OR DIG!

TICKET # A36802075

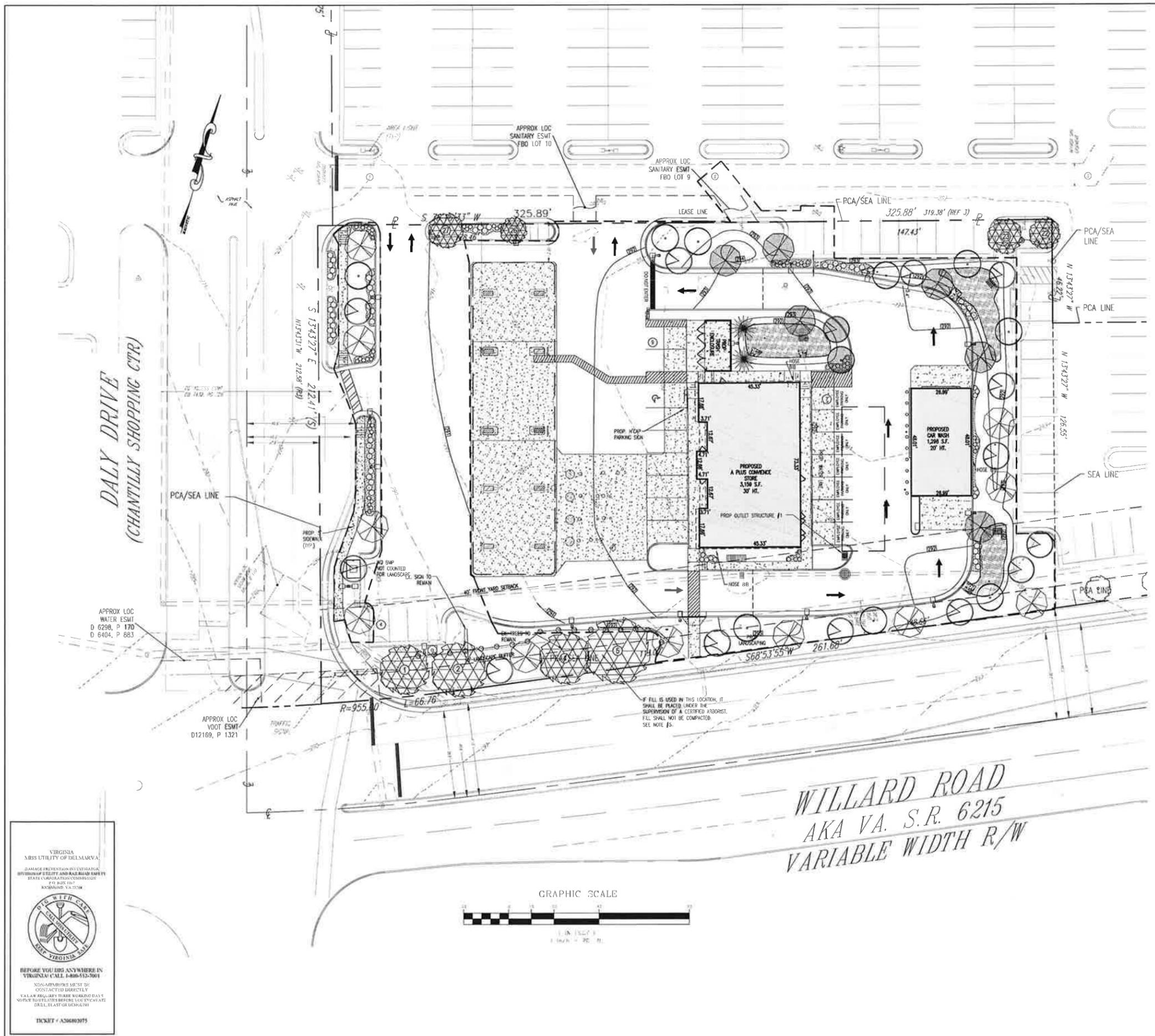


WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W

9	09-18-13	REV. PER PROFFER MODIFICATIONS	KPD	KHF	
8	08-25-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KHF	
7	07-15-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KHF	
6	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KHF	
REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
Cornerstone Consulting Engineers & Architectural, Inc. 1176 N. Irving Street, Allentown, PA 18109 Phone: 610-820-8200 Fax: 610-820-3706 WWW.CORNERSTONESET.COM CCEA # 12-0141					
CLIENT:		SUNOCO, INC. (R&M) Retail Engineering 10 Industrial Hwy - Lester, PA			
LOCATION:		4475 DALY DRIVE CHANTILLY FAIRFAX COUNTY, VIRGINIA		PROJECT NO. EC6685	
GRADING AND DRAINAGE PLAN					
APPROVED		FACILITY NO.		DRAWING NO.	
CHECKED		0695-5819		GR-01	
DRAWN				REV. NO.	
DATE				9	

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. PE 13104
PENNSYLVANIA LICENSE NO. PE 055306
MARYLAND LICENSE NO. 20113
NEW JERSEY LICENSE NO. 0P492504
VIRGINIA LICENSE NO. 6421947-23



LEGEND & ABBREVIATIONS

EXISTING	PROPOSED

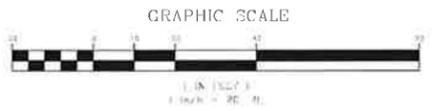
LANDSCAPE SCHEDULE

SYMBOL	QTY	CATEGORY	SIZE
	17	IV DECIDUOUS	2" CAL
	11	III DECIDUOUS	2" CAL
	10	II DECIDUOUS	2" CAL
	3	III EVERGREEN	8" HT
	69	IV EVERGREEN SHRUB	18-24"
	63	V EVERGREEN SHRUB	18-24"
		MULCH BED	

- LANDSCAPE NOTES:**
- SEE EXISTING CONDITIONS PLAN FOR LIMITS OF CLEARING, EXISTING TREES TO BE REMOVED AND TREE PROTECTION FENCE.
 - TOTAL NUMBER OF TREES PROPOSED FOR DEVELOPMENT AREA (18) EXCEED THE TOTAL NUMBER OF EXISTING TREES TO BE REMOVED.
 - ALL LANDSCAPED AREAS NOT IDENTIFIED WITH MULCH SHALL BE PLANTED WITH GRASS. SOO TO BE USED AS DIRECTED BY SUNOCO CONSTRUCTION MANAGER.
 - THESE PLANS DO NOT PROVIDE FOR AN IRRIGATION DESIGN.
 - ALL WORK WITHIN THE DRUPLINE OF EXISTING TREES 4 & 5 SHALL BE DONE BY HAND. ANY FILL MATERIAL PLACED UNDER THE DRUPLINE SHALL BE HIGH QUALITY TOPSOIL, NOT MECHANICALLY COMPACTED, AND RAKED. ALL WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

- LEGEND**
- SHADE UNDERNEATH TREE
 - INDICATES PLANT MATERIAL UTILIZED TO FINAL WATER OR PARKING LOT PLANTING REQUIREMENT
 - PRESERVED TREES
 - PROPOSED BIO RETENTION BASIN - PLANTINGS TO BE SPECIFIED WITH SITE PLANS

WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W



VIRGINIA
ABSSE UTILITY OF DELMARVA
DAMAGE PREVENTION INVESTIGATION
DIVISION OF UTILITY AND ROAD SAFETY
STATE COMMISSIONER
P.O. BOX 110
ROCKHURST, VA 22086

BEFORE YOU DIG ANYWHERE IN
VIRGINIA CALL 1-800-453-7069

NON-APPROVED MUST BE
CONTACTED DIRECTLY
CALLER MUST BE WORKING DURING
BUSINESS HOURS. ADVANCE NOTICE TO UTILITIES BEFORE YOU EXCAVATE
IS REQUIRED. (SEE VAS 100)

TICKET # A36680795

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
5	09-18-13	REV. PER PROFFER MODIFICATIONS	KPD	KHF	
4	08-26-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KHF	
3	07-13-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KHF	
2	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KHF	

Cornerstone Consulting
Engineers & Architectural, Inc.
1176 N. Irving Street, Alexandria, VA 22309
Phone: 610-820-8200 Fax: 610-820-3706
www.cornerstoneva.com CCEA #: 12-0141

CLIENT: **SUNOCO, INC.(R&M)**
Retail Engineering
10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE
CHANTILLY
FAIRFAX COUNTY, VIRGINIA

PROJECT NO.: **EC6685**

LANDSCAPE PLAN

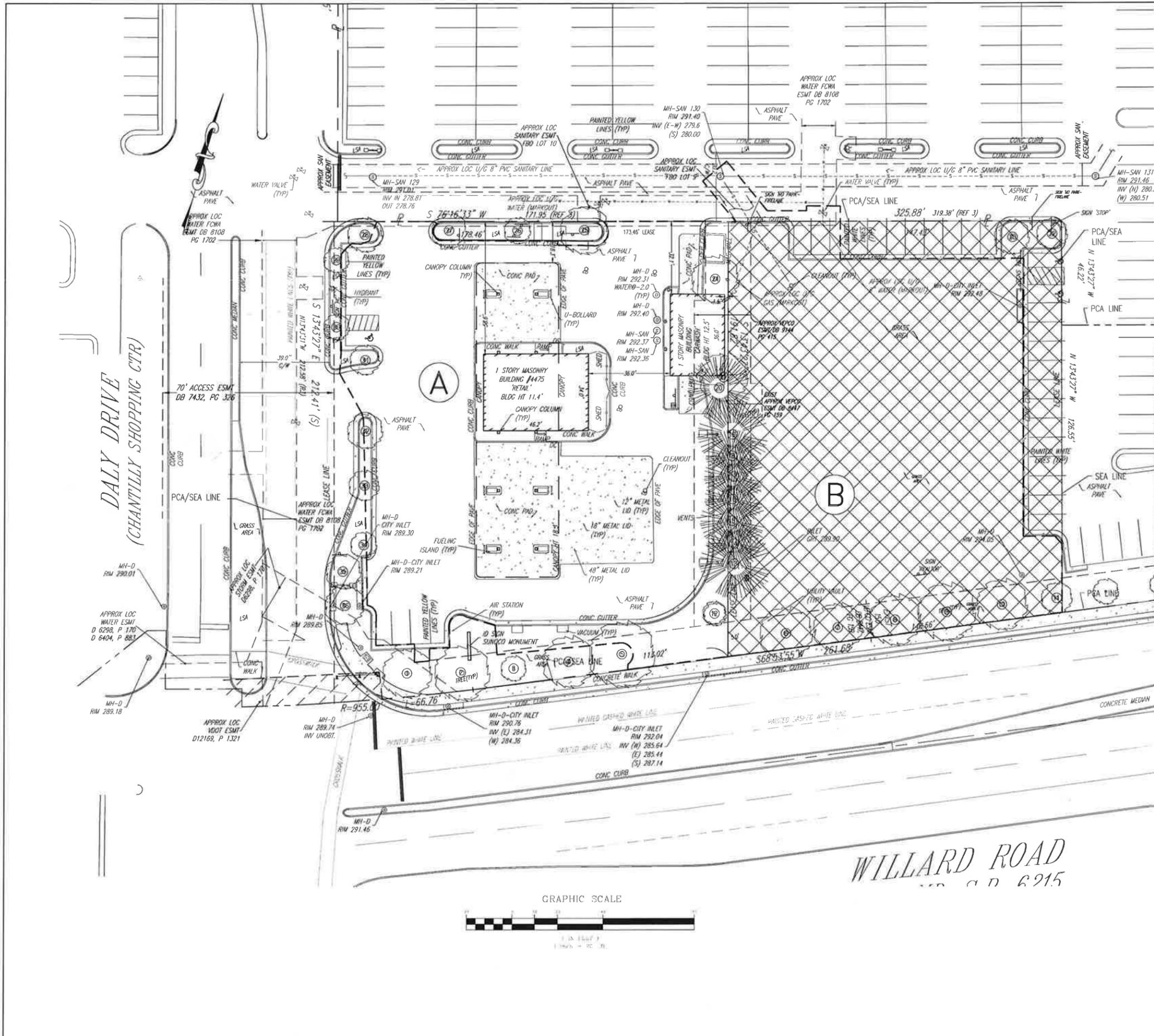
SCALE: AS NOTED

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
	0695-5819	LS-1	9

DATE: 09-04-13

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELMARVA LICENSE NO. PE 11496
PENNSYLVANIA LICENSE NO. PE 045486
MARYLAND LICENSE NO. 20913
NEW JERSEY LICENSE NO. 0610294
VIRGINIA LICENSE NO. 060144373

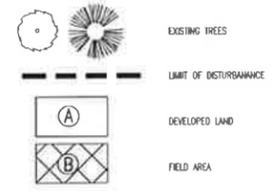


EXISTING VEGETATION MAP (EVM):
 COVER TYPE SUMMARY TABLE
 CORNER OF DALY DRIVE AND WILLARD ROAD, CHANTILLY, FAIRFAX COUNTY, VA
 AREA: 1.44 ACRES

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND	N/A	NA	0.6169	NA	SEE BELOW
B	FIELD	EYERGREEN	FIELD	0.8319	VERY GOOD	SEE BELOW
				TOTAL ACREAGE: 1.4488		

DESCRIPTION
 AREA A: EXISTING SERVICE STATION WITH CAR WASH, PARKING, FUEL PUMPS, AND LANDSCAPING.
 AREA B: EXISTING GRASS AREA WITH PARKING AND LANDSCAPING.

EXISTING VEGETATION MAP LEGEND:



**TREE SURVEY DATA
 SUNOCO CHANTILLY VIRGINIA SITE**

TREE #	SPECIES	DBH	HEIGHT	DROP LINE (INCHES)	CANOPY AREA	COMMENTS
1	BLACK LOCUST	14"	28'	11.5"	415'	GOOD CONDITION
2	PN OAK	15"	48'	13"	531'	GOOD CONDITION
3	CUT	N/A	N/A	N/A	N/A	PN OAK CUT WAS DYING FROM OAK DECLINE DISEASE
4	LAUREL OAK	18"	47'	12"	452'	GOOD CONDITION
5	PN OAK	25"	51'	15"	707'	GOOD CONDITION
6	PN OAK	24"	50'	15"	452'	GOOD CONDITION
7	PN OAK	13"	45'	11"	380'	GOOD CONDITION
8	PN OAK	13"	44'	12"	452'	GOOD CONDITION
9	PN OAK	11"	38'	13.5"	315'	POOR CONDITION DUE TO OAK DECLINE
10	PN OAK	14"	41'	12"	452'	GOOD CONDITION
11	PN OAK	6"	25'	7"	154'	POOR CONDITION TOP CUT OFF BARELY ACCEPTABLE
12	DOGWOOD	3.5"	12'	5.5"	95'	GOOD CONDITION
13	WHITE CEDAR	18"	55'	18"	804'	GOOD CONDITION
14	WHITE CEDAR	11"	32'	12"	452'	GOOD CONDITION
15	WHITE CEDAR	15"	37'	15"	707'	GOOD CONDITION
16	WHITE CEDAR	8"	40'	13"	531'	(1) 8" STEM (1) 7" STEM (1) 4" STEMS GOOD CONDITION
17	WHITE CEDAR	11"	46'	13"	531'	GOOD CONDITION
18	WHITE CEDAR	14"	28'	12"	452'	GOOD CONDITION
19	WHITE CEDAR	14"	36'	15"	804'	(1) 14" STEM (1) 8" STEM (1) 8" STEM GOOD CONDITION
20	WHITE CEDAR	12"	34'	14"	616'	(1) 12" STEM (1) 8" STEMS (1) 8" STEM DAMAGED TOP (GOOD IF DEAD TOP REMOVED)
21	BASSWOOD	8"	23'	11"	360'	GOOD CONDITION
22	BASSWOOD	6"	21'	7"	154'	GOOD CONDITION
23	BASSWOOD	7"	20'	8"	201'	GOOD CONDITION
24	WHITE MULBERRY	4"	29'	11"	360'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
25	LAUREL OAK	11"	35'	11"	360'	GOOD CONDITION
26	LAUREL OAK	6"	30'	8"	201'	GOOD CONDITION
27	LAUREL OAK	6"	29'	8"	201'	GOOD CONDITION
28	ORNAMENTAL PLUM	3"	16'	8"	201'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
29	ORNAMENTAL PLUM	3"	16'	8"	201'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
30	ORNAMENTAL PLUM	4"	17'	8"	201'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
31	ORNAMENTAL PLUM	4"	13'	7"	154'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
32	ORNAMENTAL PLUM	3"	16'	8"	201'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
33	ORNAMENTAL PLUM	3"	15'	7"	154'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
34	ORNAMENTAL PLUM	3"	14'	6"	115'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
35	ORNAMENTAL PLUM	3"	14'	6"	115'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES
36	ORNAMENTAL PLUM	3"	14'	6"	115'	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES

* TREE HAS MULTIPLE STEMS LARGEST DBH LISTED SEE COMMENTS FOR LIST OF ALL OF THE STEMS

VIRGINIA
 MISS UTILITY OF DELMARVA
 DAMAGE PREVENTION NOTIFICATION
 DIVISION OF PUBLIC UTILITY AND RAILROAD SAFETY
 STATE COMPARATIVE COMMISSION
 P.O. BOX 1197
 RICHMOND, VA 23219

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-955-7601
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 VA LAW REQUIRES THAT WORKING DAYS NOT BE TO LATE THAN BEFORE 10:00 AM DATE OR L. 31.1-117 OR 31.1-118

TICKET # A306802075

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APP'D.
9	09-10-13	REV. PER PROFFER MODIFICATIONS	KPD	KH*	
8	08-26-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KH*	
7	07-19-13	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KH*	
6	06-03-13	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KH*	

Cornerstone Consulting
 Engineers & Architectural, Inc.
 1176 N. Irving Street, Allentown, PA 18109
 Phone: 610-820-8200 Fax: 610-820-3706
 WWW.CORNERSTONEENT.COM CCEA #: 12-0141

CLIENT: **SUNOCO, INC.(R&M)**
Retail Engineering
 10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE
 CHANTILLY
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO.
EC6685

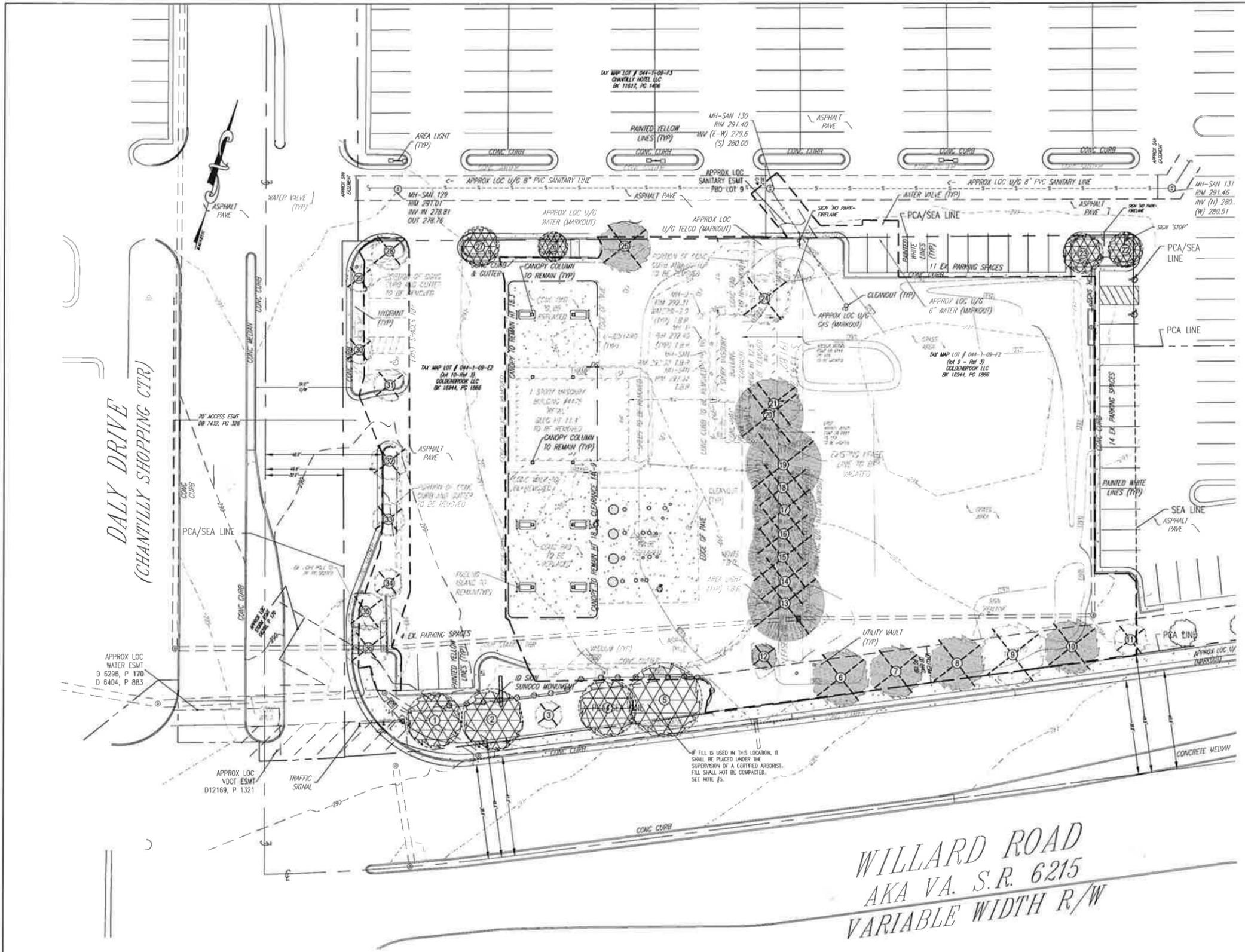
J.B. ANDERSON

PROFESSIONAL ENGINEER
 DELAWARE LICENSE NO. PE 13476
 PENNSYLVANIA LICENSE NO. PE 069496
 MARYLAND LICENSE NO. 29113
 NEW JERSEY LICENSE NO. 0645204
 VIRGINIA LICENSE NO. 6451724

EXISTING LANDSCAPE VEGETATION MAP

SCALE: AS NOTED

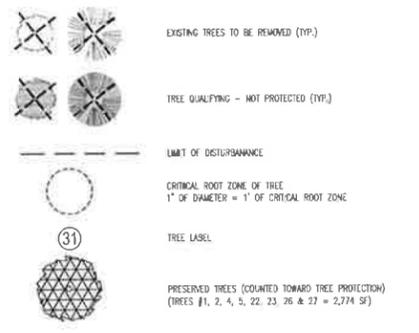
APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: KJFP	0695-5819	LS-2	9
DRAWN: KJFP			
DATE: 08-29-12			



VIRGINIA UNIFORM CODING SYSTEM:
FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO	TITLE	KEY	SYMBOL
3.05	SILT FENCE	(SF)	—
3.36	TREE PRESERVATION AND PROTECTION	(TP)	⊗

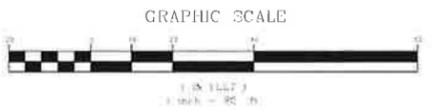
TREE PRESERVATION PLAN LEGEND:



TREE SURVEY DATA
SUNOCO CHANTILLY VIRGINIA SITE

TREE #	SPECIES	DBH	HEIGHT	DRIP LINE (DIAMETER)	CANOPY AREA	COMMENTS	PRESERVE
1	BLACK LOCUST	14"	20'	11.5'	415	GOOD CONDITION	PRESERVE
2	PN OAK	15"	48'	13'	531	GOOD CONDITION	PRESERVE
3	CUT	N/A	N/A	N/A	N/A	PN OAK CUT WAS DYING FROM OAK DECLINE DISEASE	REMOVE
4	MAPLE OAK	18"	47'	12'	452	GOOD CONDITION	PRESERVE
5	PN OAK	15"	51'	15'	707	GOOD CONDITION	PRESERVE
6	PN OAK	7"	30'	12'	452	(15)' TREE (11)' TREE GOOD CONDITION	REMOVE
7	PN OAK	13"	45'	11'	360	GOOD CONDITION	REMOVE
8	PN OAK	13"	44'	12'	452	GOOD CONDITION	REMOVE
9	PN OAK	11"	36'	13.5'	573	POOR CONDITION DYING FROM OAK DECLINE	REMOVE
10	PN OAK	14"	47'	12'	452	GOOD CONDITION	REMOVE
11	PN OAK	8"	25'	7'	154	POOR CONDITION TOP CUT OFF BARELY ACCEPTABLE	REMOVE
12	COCKWOOD	3"	17'	5.3'	95	(15)' TREE (11)' TREE GOOD CONDITION	REMOVE
13	WHITE CEDAR	10"	32'	10'	804	GOOD CONDITION	REMOVE
14	WHITE CEDAR	11"	37'	12'	452	GOOD CONDITION	REMOVE
15	WHITE CEDAR	15"	37'	15'	707	GOOD CONDITION	REMOVE
16	WHITE CEDAR	8"	40'	12'	531	(1)' 8" STEM (1)' 7" STEM (1)' 4" STEM GOOD CONDITION	REMOVE
17	WHITE CEDAR	12"	40'	12'	531	GOOD CONDITION	REMOVE
18	WHITE CEDAR	14"	28'	12'	452	GOOD CONDITION	REMOVE
19	WHITE CEDAR	14"	35'	16'	804	(1)14" STEM (1)8" STEM (1)8" STEM GOOD CONDITION	REMOVE
20	WHITE CEDAR	12"	34'	14'	676	(1)12" STEM (1)8" STEM (1)8" STEM DAMAGED TOP (GOOD / DEAD TOP REMOVED)	REMOVE
21	BASSWOOD	8"	29'	11'	360	GOOD CONDITION	REMOVE
22	BASSWOOD	8"	24'	7'	154	GOOD CONDITION	PRESERVE
23	BASSWOOD	7"	20'	8'	201	GOOD CONDITION	PRESERVE
24	WHITE WILLOW	4"	29'	11'	360	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
25	LAUREL OAK	11"	25'	11"	360	GOOD CONDITION	REMOVE
26	LAUREL OAK	6"	30'	8'	113	GOOD CONDITION	PRESERVE
27	LAUREL OAK	6"	29'	8'	201	GOOD CONDITION	PRESERVE
28	ORNAMENTAL PELM	3"	16'	8'	201	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
29	ORNAMENTAL PELM	3"	16'	8'	113	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
30	ORNAMENTAL PELM	4"	17'	8'	113	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
31	ORNAMENTAL PELM	4"	13'	7'	154	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
32	ORNAMENTAL PELM	3"	16'	8'	201	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
33	ORNAMENTAL PELM	3"	16'	8'	113	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
34	ORNAMENTAL PELM	2"	14'	6'	113	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
35	ORNAMENTAL PELM	2"	14'	6'	201	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE
36	ORNAMENTAL PELM	3"	16'	8'	254	GOOD CONDITION, BUT TREE IS AN INVASIVE SPECIES	REMOVE

* TREE HAS MULTIPLE STEMS LARGEST DBH LISTED SEE COMMENTS FOR DBH OF ALL OF THE STEMS.



WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W

VIRGINIA MISS UTILITY OF DELMARVA
DAMAGED TREE RESTORATION INVESTIGATION
DIVISION OF UTILITY AND ROAD SAFETY
STATE COMMISSIONERS
P.O. BOX 117
NORFOLK, VA 23508

BEFORE YOU DO ANYWHERE IN VIRGINIA CALL 1-800-555-7001
NON-EMERGENCY CALLS BE CONTACTED DIRECTLY
A LAW REQUIRES THREE WORKING DAYS
NOTE: UTILITIES ARE NOT TO BE WORKED UNTIL 5:00 PM
DATE: 06-03-13
PROJECT # A206487075

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
9	09-08-13	REV. PER PROFFER MODIFICATIONS	KPD	KHF	
8	06-26-13	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KHF	
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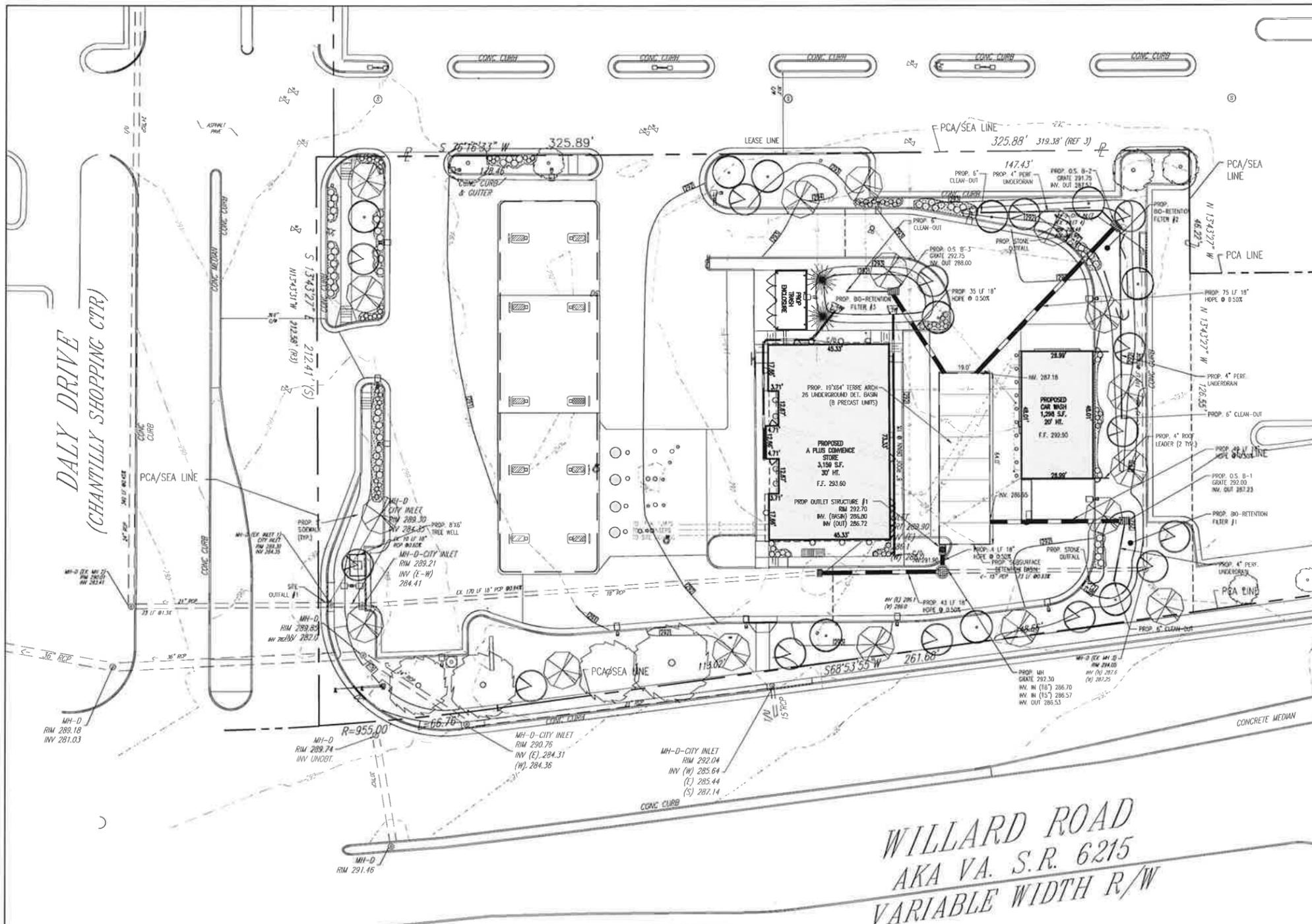
PROJECT NO.
EC6685

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 13476
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 27113
NEW JERSEY LICENSE No. GE 85204
VIRGINIA LICENSE No. WQ1915723

TREE PRESERVATION LANDSCAPE MAP

APPROVED	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: KHF	0695-5819	LS-3	9
DRAWN: KPD			
DATE: 05-04-13			



VIRGINIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF UTILITIES AND RAILROAD SAFETY
STATE CONSTRUCTION COMMISSION
FOR PUBLIC UTILITIES
REGULATORY DIVISION

BEFORE YOU FILE ANYWHERE IN
VIRGINIA CALL 1-800-553-7881
NON-EMERGENCY MUST BE
CONTACTED DIRECTLY
A LAW REGARDING THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU BEGIN ANY
WORK IS AVAILABLE FOR DOWNLOAD

TICKET # A20692075

LEGEND & ABBREVIATIONS

EXISTING	PROPOSED	EXISTING	PROPOSED
LEASE LINE	LEASE LINE	STORM MANHOLE	STORM MANHOLE
TREE	TREE	SANITARY MANHOLE	SANITARY MANHOLE
SURF	SURF	FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE	WATER VALVE	WATER VALVE
SIGN	SIGN	SNOW CLEAN OUT	SNOW CLEAN OUT
CURB & GUTTER	CURB & GUTTER	STORM PIPE	STORM PIPE
DEPRESSED CURB (D.C.)	DEPRESSED CURB (D.C.)	SANITARY SOWER	SANITARY SOWER
AREA LIGHT	AREA LIGHT	GAS LINE	GAS LINE
EASEMENT LINE	EASEMENT LINE	ELECTRIC LINE	ELECTRIC LINE
SAWTEE LINE	SAWTEE LINE	CABLE / TELEPHONE LINE	CABLE / TELEPHONE LINE
LANDSCAPE AREA	LANDSCAPE AREA	CONTOUR LINE	CONTOUR LINE
CURB WIDTH	CURB WIDTH	SPOT SHOTS	SPOT SHOTS
INLETS	INLETS	FLOW ARROW	FLOW ARROW



WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W

MAINTENANCE REQUIREMENTS

THE LESSEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES WITHIN THE LEASE AREA. ALL STORMWATER FACILITIES BEYOND THE LEASE AREA SHALL BE MAINTAINED BY LANDLORD.

GRADING AND DRAINAGE NOTES

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSATURABLE MATERIALS AND REPLACING WITH SATURABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FIELDED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR CONTENT AT TIME OF V.A.S.T.M. TEST. D-1557 PROCTOR MAXIMUM DENSITY PER PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 2% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FIELDED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING GEODESIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1% MIN. SLOPE AGAINST ALL GRADES OTHER THAN CURBS AND 2.0% MIN. ON ALL CONCRETE SURFACES, AND 2.0% MIN. ON ASPHALT, EXCEPT AS NOTED ON PLANS. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COSTS, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY, PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AS AT THE CONTRACTOR'S OWN RISK.
- SUBBASE MATERIAL FOR SUBBASES, CURBS, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSATURABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSATURABLE, SUBBASE IS TO BE REMOVED AND FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN SHALL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICT.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATION. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- ALL PAVEMENT SLOPES WITHIN HANDICAP PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION AS WELL AS ON ALL SIDEWALK CROSS SLOPES.
- ALL EXISTING CAPS, LIDS, RIMS, ETC. TO REMAIN SHALL BE RESET FLUSH WITH PROPOSED GRADE.
- SITE IS LOCATED OUTSIDE OF THE 100 YR AND 500 YR FLOOD ZONE.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- THE PROPOSED FINISHED GRADING SHOWN ON THIS PLAN HAS BEEN USED TO DESIGN THE STORMWATER MANAGEMENT FACILITIES. THE CONTRACTOR SHALL COMPLY WITH THE GENERAL GRADING SCHEME INDICATED UNLESS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
- INLETS SHALL MEET VDOT SPECIFICATIONS. INLETS EXCEEDING 5 FT. IN DEPTH SHALL BE EQUIPPED WITH STEPS.
- CONTRACTOR SHALL NOT EXCAVATE ONTO ADJOINING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY THE ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJOINING PROPERTIES.
- NO EXCAVATION OR FILL ON LOTS SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- THE PROPOSED CONCRETE CURB REVEAL IS 8" (A/C/C).
- RAINWATER CONDUCTORS (RWC) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) FOR PIPING BEYOND PAVING CONTRACTOR'S LIMIT OF WORK UNLESS OTHERWISE NOTED ON THE PLAN.
- ALL STORMPIPE SHALL BE SMOOTH BORE HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE SHOWN. MINIMUM PIPE SIZE SHALL BE 15" EXCEPT FOR ROOF LEADERS.
- CLEANOUTS AND CURB BOXES WITHIN PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS MEETING HS-20 LIVE LOAD.
- CONTRACTOR SHALL NOT CONNECT PIPES INTO THE CORNER OF INLET BOXES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY DEBRIS AND FLUSH OUT ALL EXISTING AND PROPOSED STORM DRAINAGE FACILITIES WITHIN THE PROJECT LIMITS AT THE COMPLETION OF CONSTRUCTION.

STORMWATER MANAGEMENT NARRATIVE

The project will utilize on-site stormwater management practices to control the increase in rate and volume generated by the expansion of impervious coverage proposed as part of this project. An underground stormwater management basin has been designed to detain the net increase in stormwater runoff volume from a 2-year/24-hour frequency storm. The basin will be equipped with an outlet structure to reduce the rate of runoff to the developed condition to that of the pre-developed condition for the 2-year and 10-year design storms. The structure will also provide the capacity to bypass flows generated by a 100-year storm to the existing piping system downstream of the site.

All stormwater runoff that is to be directed to the underground basin will first pass through one of three (3) proposed bio-retention basins on site. The bio-retention basins are proposed to provide additional water quality management for the site. A bio-basin filtration unit is proposed at the southeast corner of the site, adjacent to the site outlet, to provide water quality treatment to existing impervious areas of the site prior to runoff from this area leaving the site.

The underground detention basin is to be constructed of two Arch precast concrete units as manufactured by Corcon, Inc. or a system acceptable to the County providing equivalent storage. The basin was designed to meet the requirements of the Fairfax County Public Facilities Manual as set in Virginia state code. The basin discharges to a proposed/existing on-site piping network, then to the existing site outlet on shown on the plan. The basin inventory vials have been located to collect and detain runoff from the expanded site area, while much of the existing site area will continue to drain to existing inlets as in the current condition. The stormwater runoff flow rate and volume to the site outlet has been reduced to ensure that the adjoining properties and outlet are not adversely affected by the increase in stormwater runoff from the re-development of this site.

The site is located within a Water Supply Protection Overlay District. As such, water quality shall be provided to reduce the amount of phosphorous runoff pollution by one-half or greater in accordance with the Public Facilities Manual. The stormwater detention facility and associated piping is designed to reduce the peak rate of runoff for the proposed conditions to that of the present conditions for the 2-year and 10-year design storms, while providing safe bypass for the 100-year storm.

SITE OUTFALL DESCRIPTION

EXISTING CONDITIONS - OUTFALL #1

Currently the site is drained via sheet flow to one of four inlet structures located around the perimeter of the site, thence to an existing stormwater piping network which collects runoff from the Chantilly Place Shopping Center and discharges to a heavily wooded area approximately 350 feet to the west of the site, near the northeastern intersection of Rt. 28 (Sully Road) and Willard Road. Runoff from the entire Chantilly Place Shopping Center, the majority of which is detained in two existing detention ponds to the north, discharges to this location. From this point runoff flows west to a culvert beneath Rt. 28 (Sully Road) and eventually to the Cub Run, then to the Fairfax Stream. The outfall location described above is currently in adequate and stable condition to accept site discharge. The outfall is heavily vegetated with high grass and trees. Additionally, rock/rip-rap is provided to dissipate energy and prevent erosion along the channel at this location. The channel enters a culvert with a concrete headwall which also provides erosion protection.

OUTFALL REQUIREMENTS

The proposed stormwater management facilities on site will discharge to the existing piping network for the Chantilly Place shopping center, then to the existing wooded area at the western limits of the shopping center as described above. Discharge to this location then flows beneath Rt. 28 and then on to the Cub Run. The stormwater runoff flow rate to the site outfall has been reduced to that of the existing condition to ensure that the adjoining developments and the existing piping network are not adversely affected by an increase in stormwater runoff from the re-development of the site. The proposed rate of runoff will be reduced to that of the existing condition or less for the design 2-year and 10-year storms in accordance with the Fairfax County Code and the State of Virginia. The site outfall has been located at a point that collects runoff from only the portion of the Chantilly Place Shopping Center that will be affected by the re-development site. No upstream area discharge to the site outfall other than the portion of the site, and as such it is the opinion of the engineer that a reduction in runoff rate to this point is sufficient evidence of runoff reduction to the downstream piping network and eventual outfall.

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APPROVED BY
9	09-10-12	REV. PER PROFFER MODIFICATIONS	KPD	KH4	
8	08-05-12	REV. PER FAIRFAX COUNTY ZONING COMMENTS	KPD	KH4	
7	07-15-12	REV. PER FAIRFAX COUNTY COMMENTS & URBAN FORESTRY	KPD	KH4	
6	06-07-12	REV. PER FAIRFAX COUNTY COMMENTS	KPD	KH4	

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Engineers & Architectural, Inc.
1176 N. Irving Street, Arlington, VA 22209
Phone: 610-820-8200 Fax: 610-820-3706
www.cornerstone.net CCEA # 12-0141

CLIENT: **SUNOCO, INC. (R&M)**
Retail Engineering
10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE
CHANTILLY
FAIRFAX COUNTY, VIRGINIA

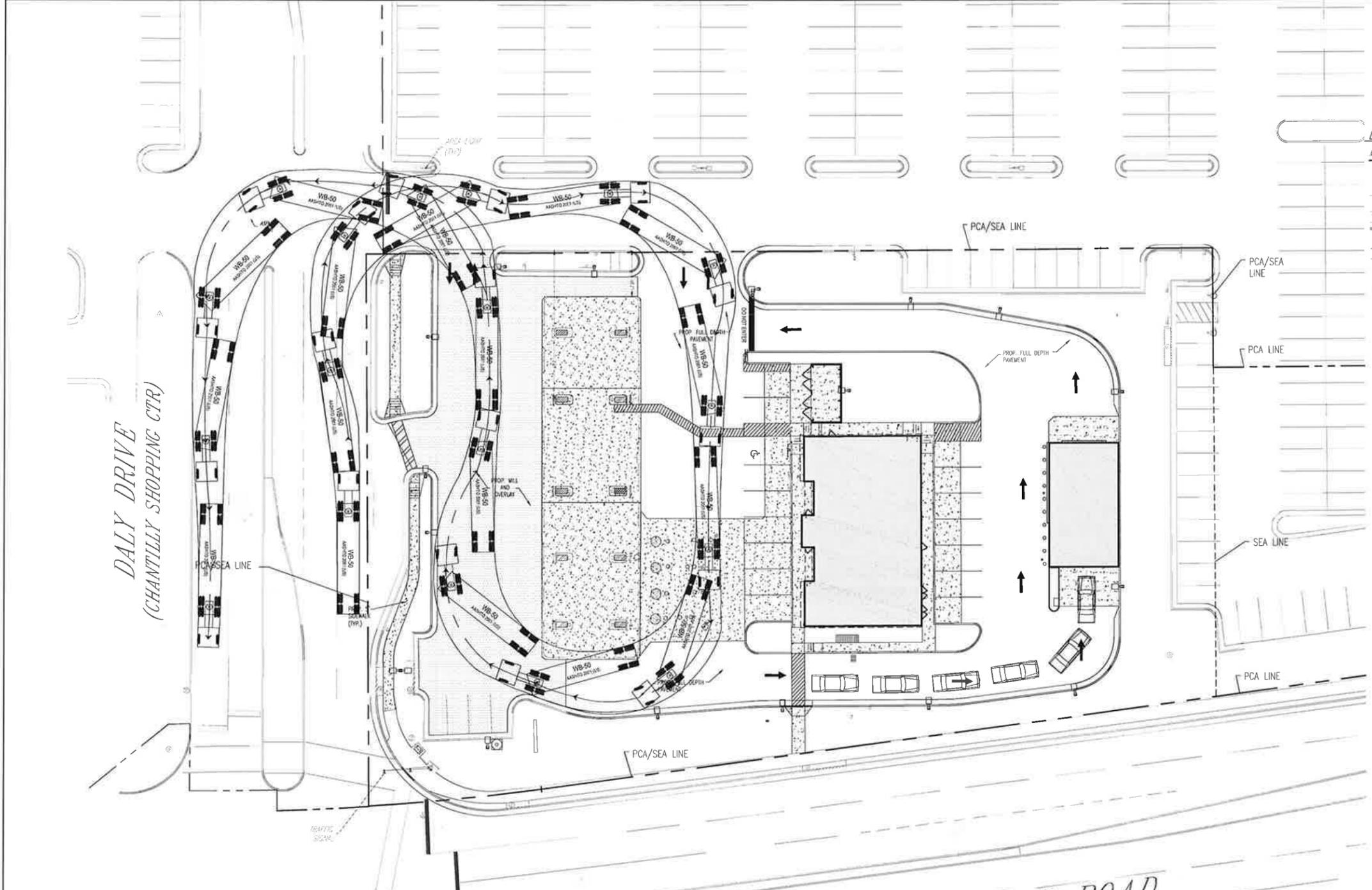
PROJECT NO.
EC6685

J.B. ANDERSON

PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. PE 01474
PENNSYLVANIA LICENSE NO. PE 044536
NEW JERSEY LICENSE NO. CE 44204
VIRGINIA LICENSE NO. 9662 040 23

STORMWATER MANAGEMENT PLAN

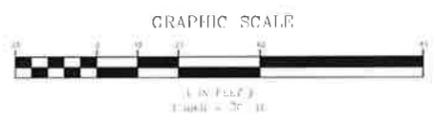
APPROVER	FACILITY NO.	DRAWING NO.	REV. NO.
CHECKED: KJH	0695-5819	SWM-01	9
DRAWN: KPD			
DATE: 09-30-12			



LEGEND & ABBREVIATIONS

EXISTING	PROPOSED

WILLARD ROAD
AKA VA. S.R. 6215
VARIABLE WIDTH R/W



VIRGINIA
 MISS UTILITY OF DERHAMVA
 DAMAGE PREVENTION DEPARTMENT
 DIVISION OF UTILITY AND RAILROAD SAFETY
 STATE CORPORATION COMMISSION
 P.O. BOX 1047
 RICHMOND, VA 23219

BEFORE YOU DIG ANYWHERE IN VIRGINIA CALL 1-800-552-7001
 YOU MAY BE REQUIRED TO CONTACT DIRECTLY
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 NOTICE TO UTILITIES BEFORE YOU EXCAVATE
 BUREAU OF UTILITIES

TICKET # A30687075

J.B. ANDERSON

PROFESSIONAL ENGINEER
 DELAWARE LICENSE No. PE 0519
 PENNSYLVANIA LICENSE No. PE 055536
 MARYLAND LICENSE No. 20113
 NEW JERSEY LICENSE No. 084324
 VIRGINIA LICENSE No. 0902 041723

REV. NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	APP'D BY
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CLIENT: **SUNOCO, INC. (R&M)**
Retail Engineering
 10 Industrial Hwy - Lester, PA

LOCATION: 4475 DALY DRIVE
 CHANTILLY
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO.
EC6685

PAVEMENT, TRUCK TURNING & CAR STACKING PLAN SCALE: AS NOTED

APPROVED	CHECKED	DRAWN	DATE	FACILITY NO.	DRAWING NO.	REV. NO.
	KPD	KPD	05-29-12	0695-5819	TT-01	9

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

DESCRIPTION OF THE APPLICATIONS

Proposals:

The subject applications are for a small portion of a large mixed-use retail center known as the Chantilly Place Shopping Center, located at the intersection of Route 28 and Willard Road, and also home to the Dulles Expo Center. The applicant (Sunoco, Inc. (R&M)) proposes to demolish their existing mini-mart¹, add four additional fuel pumps, construct a new quick-service food store, and relocate the existing single-bay carwash. This proposal will be an alternative to the existing proffered plan for this area which shows a four-story office building and restaurant. The applicant desires to retain the option to develop this area in conformance with either option.

PCA 88-S-026-03

The applicant requests approval to amend the previously approved generalized development plan and proffers associated with RZ 88-S-026, to allow for the expansion and reconfiguration of the Sunoco operation at the shopping center. The original rezoning and subsequent PCA (PCA 88-S-026) specifically limited the size of the mini-mart to 900 square feet.

SEA 88-S-077-6

The applicant concurrently requests approval of a special exception amendment to amend SE 88-S-077, previously approved for a service station/mini-mart, car wash, drive-in financial institution, fast food restaurants, hotel, vehicle rental establishment, and an increase in building height, to permit an expansion of the service station and the construction of a quick service food store and a relocation of the car wash (the existing mini-mart would be demolished). The original Special Exception and subsequent amendments (SEA 88-S-077 and SEA 88-S-077-2) allowed for a limited expansion of the facility and restricted the size of the mini-mart and car wash to what was shown on the SE plat. Thus, a new SEA is required to enlarge the station further.

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

¹ The Zoning Ordinance definition of **service station/mini-mart** limits the maximum gross floor area to 2,500 sf. and prohibits alcohol sales. Any such facility at a service station that is greater than 2,500 sf. in gross floor area, exclusive of automotive repair, is considered to be a **quick service food store**. By definition, quick service food stores are limited in size to 5,000 sf. of gross floor area.

Waivers & Modifications Requested:

No waivers or modifications are requested.

LOCATION AND CHARACTER

Location

The 1.45 acre SEA area and 4.07 acre PCA area are part of the 49.73 acre Chantilly Place Shopping Center, located in the northeast quadrant of the intersection of Route 28 and Willard Road, about ½ mile south of Route 50. The service station is situated in the southwest corner of the center at the corner of Willard Road and Daly Drive (see Figure 1). Access to this portion of the site will continue to be from Daly Drive and from two curb cuts on an existing internal driveway that runs along the north side of the SEA area.



Figure 1. Aerial View of Site

Site Description

The 1.45 acre SEA area is developed with the present Sunoco facility that contains six fuel pumps, a 1,574 sf. mini-mart and a single bay car wash. The remainder of the designated PCA area contains parking spaces and undeveloped lawn areas. The larger Chantilly Place Shopping Center is developed with a total of 341,000 square feet of floor area that includes a recently-opened Walmart store, service and retail uses, a fast-food restaurant park (seven pad sites), and the Dulles Exposition Center. The service station has one freestanding sign along Willard Road.



Figure 2. View of PCA and SEA Areas

Surrounding Area Description

The Sunoco station abuts the restaurant park to the west and the Holiday Inn hotel to the north. Retail uses within the shopping center are situated to the east. Office buildings are

located to the south, across Willard Road. A summary of the surrounding uses, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Hotel	C-6	Office/hotel/restaurant use up to 0.7 FAR
East	Retail	C-6	Office/hotel/restaurant use up to 0.7 FAR
South	Office/flex space	I-5	Office/flex/ancillary retail up to 0.35
West	Restaurants	C-6	Office/hotel/restaurant use up to 0.7 FAR

ZONING HISTORY

The property was developed with the existing retail center in 1989. The property has been subject to the following zoning applications (existing proffers and conditions on file with DPZ):

- October 30, 1989-Board of Supervisors approved RZ 88-S-026, subject to proffers dated October 27, 1989, concurrently with SE 88-S-077 subject development conditions dated October 30, 1989. The rezoning application converted 50 acres (including all of the subject property) to C-6 to permit the development of a retail center including a restaurant park and one or more office buildings, up to a maximum FAR of 0.35. The SE permitted a service station with quick service food store, car wash, fast food restaurants with drive-through windows, up to two drive-in banks, and an increase in building height to 75 feet for the potential office buildings. (It should be noted that the approved GDP provides for a flexible development where the buildings in the restaurant park can be expanded within the building envelopes shown on the GDP and replaced with by-right retail uses. Other retail uses can be replaced with office towers up to a maximum height of 75 feet. Structured parking is also allowed, if necessary).
- December 6, 1993 – The Board approved PCA 88-S-026 and SEA88-S-077 to permit an expansion of the food store and car wash approved with the original applications. The proffers approved with the initial rezoning limited the size of the store to 500 square feet. Similarly, the Special Exception limited the size of the facility to what was shown on the SE plat. The PCA amended the proffers to increase the size of the food store to 900 square feet and the SEA amended the SE Plat for the service station pad site to reflect the increase in size of the food store and enlargement of the car wash.

- May 18, 1998 – The Board approved SEA 88-S-077-02 to permit the addition of 961 square feet of land area to the service station/food store/car wash site in order to allow two additional pump islands and a commensurate expansion of the canopy. The amendment also formally changed the use from a service station/quick-service food store/car wash to a service station/mini-mart and car wash.
- June 18, 1998 – The Board approved PCA 88-S-026-02 and SEA 88-S-077-03 to amend the proffers to permit two hotels at the retail center and to amend the SE to allow an increase in the height of the hotels to 75 feet.
- November 23, 1998 – The Board adopted Annual Plan Review item 98-III-5BR, which amended the Comprehensive Plan to provide an option to increase the FAR on Parcels 44-1 ((9)) A-F from 0.35 to 0.50 if the mixed uses of office, retail, exhibition center, and hotel are continued and expanded at the subject site.
- March 19, 2001, the BOS approved a 30 month extension to commence construction of the two hotels approved with SEA 88-S-077-03.
- In 2002, the Holiday Inn was constructed on parcel F-3. The proposed hotel on parcel F-2 was never built and was substituted with a 45,000 sf. retail building.
- July 21, 2003 - The Board of Supervisors approved SEA 88-S-077-04 to permit a vehicle rental establishment to be located within the retail building on parcel F-2.
- 2011/2012 – The former north exhibition building was converted to a Wal-Mart Supercenter store, which opened in March of 2012.
- September 25, 2012 – The Board approved SEA 88-S-077-5 to allow for a new freestanding sign along Route 28 to exceed the normally permitted sign area.

COMPREHENSIVE PLAN PROVISIONS (Appendix 13)

Plan Area:	Area III
Plan District:	Bull Run
Planning Sector:	BR-3 Flatlick
Special Area:	Dulles Suburban Center – Land Unit E-3
Plan Map:	Retail and other uses

Plan Text:

A review of the Comprehensive Plan's recommendations for the subject property indicates the site is generally developed in conformance with the plan. Specifically, the plan calls for a mixed-use center containing office, retail, an exhibition center, and a hotel (at a maximum FAR of 0.70). Any development above 0.35 FAR should address traffic on the surrounding roadways and include a grid of streets that promotes safe and improved vehicular and pedestrian circulation. The plan does not directly address auto-oriented uses, although it does recommend a coordinated, high-quality, urban style of architecture..

ANALYSIS**General Development Plan/Special Exception Amendment Plat (GDP/SEA Plat)**
(Copy at front of the staff report)

Title of GDP/SEA Plat: GDP/SEA for Sunoco, Inc. (R&M) – 4475 Daly Drive
Prepared by: Cornerstone Consulting Engineers and Architectural, Inc.
Date: March 30, 2012 as revised through August 26, 2013

Site Layout:

The applicant's General Development Plan/Special Exception Amendment Plat shows the four new pumps (total of ten) would be installed in place of the existing mini-mart under the canopy. The new 3,159 sf. rectangular- shaped quick service food store would be constructed approximately 61 feet to the east of the canopy. Access to the site would continue to be from Daly Drive and from two driveways on the internal drive aisle, to the north. The applicant has proposed a new subsurface stormwater detention tank to the east of the food store and three bio-retention filters; 20 new parking spaces would be added to the 29 existing for a total of 49 spaces (see Figure 2).

Vehicle and Pedestrian Circulation:

Access to the site would continue to be from a right turn-in, right turn-out driveway off Daly Drive and from two driveways on the internal drive aisle, to the north. A new five foot wide concrete sidewalk is proposed along the site's frontage with Daly Drive. A short concrete walk is also provided from the sidewalk along Willard Road, adjacent to the front of the food store.

the shopping center, adjacent to Route 28. From here runoff travels under Route 28 and joins a tributary of Cub Run. It should be noted that a majority of the of the shopping center discharges into two large ponds at the northwestern corner of the center, before being discharged to the same point under Route 28. It should be noted; however, that the original 1989 GDP included the full development of the Chantilly Place Shopping Center (of which this site is a part) in its stormwater calculations and in the approved design for the two ponds on the property. A development condition has been proposed that will allow the applicant to utilize either option (the new on-site system shown on the SEA Plat or the existing ponds) without the need for a PCA or SEA; selection of an option and final determination as to the adequacy of that option will be made at the time of site plan review.

Revisions to Approved Proffers for RZ 88-S-026 (as amended in PCA 88-S-026 and PCA 88-S-026-2) (Appendix 1)

The proposed revisions to the approved proffers include updating the reference to the new GDP/SEA plat and specifically identifying the service station, car wash, and quick service food store as permitted uses on the subject site as depicted on the plans. Existing proffer #22 is proposed to be deleted. This proffer limited the size of the quick-service food store to 900 square feet. It predates the Zoning Ordinance amendment that now draws the distinction between a service station/mini-mart and quick service food store. The ordinance definition of quick service food store now limits the size of such establishments to 5,000 sf. Accordingly, Proffer #22 is no longer necessary. In addition, existing Proffer #5, which required that the architectural design of the service station facility be compatible with elevations from the original 1988 rezoning, would be deleted. No other proffer changes are proposed; the remaining proffers on the Chantilly Place property will continue in full force and effect.

Land Use and Environmental Analysis (Appendix 7)

The proposed use is permitted, by special exception, in the C-6 District and is consistent with the Comprehensive Plan's recommendation for a mix of office, retail, and industrial uses. The doubling in size of the food store to 3,159 sf. in conjunction with the 1,298 sf. car wash generates a FAR of 0.07 on the SEA property, but does not appreciably increase the total FAR of the Chantilly Place Shopping Center, which will remain below the 0.35 established in the Comprehensive Plan and the approved GDP.

Architecture /Green Building

The applicant has provided a rendering that shows the façade of the single-story quick service food store will include masonry and stone materials on four facades (Figure 4). As the site is located within the Dulles Suburban Center staff has recommended that the applicant consider incorporating green building elements. A development

condition has been proposed that requires the use of energy-efficient building materials and technologies.



Figure 4 – Architectural Rendering of Proposed Food Store (Cornerstone Consulting)

Transportation Analysis (Appendix 8)

Transportation staff had several concerns related to vehicular circulation and pedestrian access. These issues, including the provision of bicycle racks, pedestrian pathways, and the addition of a sidewalk along Daly Drive, have been addressed in the latest plan submission. FCDOT had recommended that the applicant consider closing one of the access points on the internal drive aisle to the north; however, the applicant indicated this access is used by fuel delivery trucks for ingress and egress.

Urban Forestry Analysis (Appendix 9)

Staff initially identified numerous concerns, including the need to identify the limits of clearing and grading, properly indicate transitional screening and parking lot trees, and provide clarification on the method for calculating the tree preservation target. All of these concerns have been satisfactorily addressed in the revised GDP/SEA plat. The applicant is not requesting any planting-related waivers and intends to meet the parking lot, street tree, and 10-year canopy requirements for the SEA area. A development condition has been proposed requiring that all plant materials be kept in

a well maintained condition. Final determination of the adequacy of the landscape plan will be made by UFM at the time of site plan approval.

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

The applicant's Stormwater/Adequate outfall narrative on Sheet SWM-01 of the GDP/SEA plat indicates that runoff will be accommodated by an on-site underground detention system before outfalling into the existing concrete piping system for the shopping center. The outfall for the Chantilly Place property is located at the southwest corner of the site and travels under Route 28 and into a tributary of the Cub Run. As the property is within the Water Supply Protection Overlay District, 50% phosphorus removal is required. The applicant proposes to meet this requirement with the use three bio-retention filters and one tree box filter. DPWES staff had several comments on the proposed system, including requests to show pre-treatment of the flow into the BMP facilities, the need to replace the stackable modular plastic storage units, and necessary revisions to the adequate outfall analysis. With the most recent revisions to the plan, all of the outstanding stormwater management issues have been satisfactorily addressed. The stackable units have been substituted with a precast concrete structure, pre-treatment is now provided with vegetated swales, and the outfall discussion includes the point where the drainage area exceeds 100 times the contributing site area. It should be noted; however, that the original 1989 GDP included the full development of the Chantilly Place Shopping Center (of which this site is a part) in its stormwater calculations and in the approved design for the two ponds on the property. A development condition has been proposed that will allow the applicant to utilize either option (the new on-site system shown on the SEA Plat or the existing ponds) without the need for a PCA or SEA; selection of an option and final determination as to the adequacy of that option will be made at the time of site plan review.

Fairfax County Water Authority/Sanitary Sewer (Appendix 11-12)

The subject property is located within the Fairfax Water Service Area. Adequate domestic water service is available from an existing 8 inch main located at the site. The property is served by the Upper Occoquan Sewage Authority Treatment Plant on the Bull Run. An 8 inch line is located in an easement on the property and is deemed adequate.

Fire and Rescue (Appendix 13)

The application property is serviced by the Fairfax County Fire and Rescue Department Station #415, Chantilly. The subject property meets current fire protection guidelines. The fire marshal indicates the plans, as submitted, are acceptable.

ZONING ORDINANCE PROVISIONS (For 1.45 acre SEA area only)

Bulk Standards (C-6)		
Standard	Required	Provided (SEA lease area)
Lot Size	40,000 sq. ft	1.45 ac.
Lot Width	200 feet	326 feet
Building Height	40 feet	14.75 feet (canopy)
Front Yard	40 feet	42 feet
Rear Yard	20 feet	71.6 feet
FAR	0.40	0.07
Open Space	20%	23.1%
Parking Spaces	26 spaces	45 spaces

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

Overlay District Requirements

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

The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce the projected phosphorus runoff pollution for the proposed use by one-half. According to the stormwater narrative and adequate outfall analysis on Sheet SWM-01 of the GDP/SEA Plat. The applicant proposes to utilize bio-retention filters and a tree box filter to meet this requirement. Final determination of the adequacy of the existing ponds to handle the proposed development quantity and quality will be made by DPWES at the time of site plan review.

Special Exception Requirements (Appendix 14)

General Special Exception Standards (Sect. 9-006)

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan; that there is a finding of no significant negative impacts on surrounding properties; and that safe and adequate vehicular and pedestrian access can be provided. The proposed development is surrounded exclusively by compatible commercial uses (restaurants, offices, retail, and hotel). Adequate vehicular access to the site is provided for the expected traffic volume and pedestrian

connections with the shopping center and surrounding neighborhood are included. With the imposition of the proposed development conditions and acceptance of the proffers, staff believes the proposal is in harmony with the Comprehensive Plan and does not negatively affect surrounding properties. Therefore, staff believes that, as conditioned and proffered, the proposal satisfies all of the general special exception standards.

Category 5 Standards (Sect. 9-503)

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

Additional Standards for Service Stations, Quick Service Food Stores, and Car Washes (Sect. 9-505)

For districts where these uses are permitted by special exception, *Paragraph 1A states that the use must have the same architectural features on all sides, or be compatible with the building group or neighborhood.* The applicant provided renderings that show the architectural treatment for the food store and car wash is consistent on all four sides on the buildings. Staff recommended that real or faux windows be added to the Willard Road frontage of the food store and the applicant has since incorporated this element. The design of the station is compatible with the overall appearance of the center.

Paragraph 1B requires the use to be designed so that pedestrian and vehicular circulation is coordinated with adjacent properties. As noted in the transportation analysis, the applicant has provided the requested sidewalk along Daly Drive and the pathway from Willard Road. Vehicular connections with adjacent properties are adequate. This standard has been satisfactorily addressed.

Paragraph 1C requires the site be designed to minimize the potential for turning movement conflicts, and to facilitate safe and efficient on-site circulation. In their review of the plan, both FDCOT and VDOT determined that the on-site circulation is acceptable and avoids turning movement conflicts. A truck template and stacking plan for the car wash are shown on Sheet TT-01; they show that the site can accommodate fuel delivery vehicles and at least six vehicles waiting for the car wash. This standard has been addressed.

Paragraph 1D states that a lot be of sufficient area and width to accommodate the use, and that the proposed use must not adversely affect any nearby existing or planned residential areas. The 1.45 acre SEA lease area conforms to the standards for area and width in the C-6 district and adequately accommodates the expanded uses. The

property is completely surrounded by commercial uses and will not affect any residential areas. It is staff's opinion that this standard has been addressed.

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

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

Paragraph 3B (applicable to such uses in the C-5 and C-6 districts) states that *service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours.* No repair is currently conducted at the site, nor is any proposed as part of the expansion. This standard is met.

With the adoption of the proposed development conditions and implementation of the proffers, staff believes that all of the applicable Special Exception standards for a service station, car wash, and quick service food store have been met.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests PCA and SEA approval to amend the previously approved development plan and proffers to allow for the expansion of the existing service station, quick service food store, and car wash at the southern end of the Chantilly Place Shopping Center. Staff believes that with the acceptance of the draft proffers in Appendix 1 and adoption of the development conditions in Appendix 2 the proposal is in conformance with the Comprehensive Plan and the Zoning Ordinance.

Recommendations

Staff recommends approval of PCA 88-S-026-3, subject to the proffers contained in Appendix 1.

Staff recommends approval of SEA 88-S-077-6, subject to the proposed conditions contained in Appendix 2.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of

any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavits
4. Statement of Justification
5. PCA 88-S-026 & -2 (approved GDP and relevant proffers)
6. SEA 88-S-077-2 (Development Conditions)
7. Land Use/Environmental Analysis/Comp Plan Citations
8. Transportation Analysis (FCDOT/VDOT)
9. Urban Forestry Analysis
10. Stormwater Management Analysis, DPWES
11. Fairfax County Water Authority
12. Sanitary Sewer
13. Fire and Rescue
14. Zoning Ordinance Provisions
15. Glossary of Terms

PROFFERS**SUNOCO, INC. (R&M)****PCA 88-S-026-03****September 5, 2013**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Sunoco, Inc. (R&M) (hereinafter referred to as the "Applicant") and Golden Brook, LLC (hereinafter referred to as the "Title Owner/Lessor") for themselves, successors and assigns in PCA 88-S-026-03, filed for property identified as Tax Map 44-1 ((1)) (9) E2 (part) and F2 (part) comprised of approximately 4.07 acres (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 88-S-026-03 and SEA 88-S-077-06. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

1. GENERALIZED DEVELOPMENT PLAN AND USES

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the property subject to SEA 88-S-077-06 shall be in substantial conformance with the generalized development plan/special exception amendment plat ("GDP/SEA Plat") consisting of fourteen (14) sheets, prepared by Cornerstone Consulting dated March 30, 2012 and revised through August 26, 2013. The remainder of the Application Property shall be developed in substantial conformance with the Generalized Development Plan dated March 17, 1998 consisting of two (2) sheets prepared by Huntley, Nyce & Associates, P.C., approved with PCA 88-S-026-2 ("1998 GDP"). The Title Owner/Lessor reserves the right to relocate Building I within the land area of the Application Property that is not subject to SEA 88-S-077-06.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and 1998 GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP/SEA Plat as to the property subject to SEA 88-S-077-06 and the Title Owner/Lessor reserves the same right as to the GDP/SEA Plat and 1998 GDP, at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP/SEA Plat and 1998 GDP.
- c. As shown on the GDP/SEA Plat, the area subject to SEA 88-S-077-06 shall be permitted to be developed with a service station, car wash, and quick service food store.

The following proffers shall hereby be deleted:

Proffer #5 and Proffer #22.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/LESSEE OF TAX MAP
44-1 ((9)) F2 PT., E2 PT.

SUNOCO, INC. (R&M)

A handwritten signature in black ink, appearing to read 'AM Williams', is written over the company name and extends down across the horizontal line.

By: Anthony M. Williams
Its: Real Estate Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER/LESSOR OF
TAX MAP 44-1 ((9)) F2 PT., E2 PT.

GOLDEN BROOK, LLC



By: Robert Frank Pence
Its: Manager

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SEA 88-S-077-6

September 12, 2013

If it is the intent of the Board of Supervisors to approve SEA 88-S-077-6, previously approved pursuant to SE 88-S-077 for a service station, car wash, and quick service food store and amended pursuant to SEA 88-S-077 and SEA 88-S-077-2 to allow expansions of the car wash and quick service food store, located at the Chantilly Place Shopping Center [Tax Map 44-1 ((9), Parcels E2 (part) and F2 (part))], to permit the option for an expansion to the service station, car wash, and quick service food store pursuant to Sect. 9-505 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede the conditions in SEA-88-S-077-2 that relate to the service station, quick service food store, and car wash. All other existing conditions in SEA-88-S-077-2 shall remain in full force and effect and are not modified by these conditions except where inconsistent, in which case these conditions shall supersede (those conditions carried forward from previous approvals are marked with an asterisk):

1. This Special Exception is granted for and runs with the land indicated in this application, and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans.
 - A. In the event that the option for an expansion of the service station, quick service food store, and car wash is implemented, any plan shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled "Generalized Development Plan/Special Exception Amendment Plat for Sunoco, Inc. (R&M)", prepared by Cornerstone Consulting dated March 3, 2012, as revised through August 26, 2013, and these conditions.
 - B. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Subject to the proffers accepted in conjunction with RZ 86-S-026, as amended, and the regulations for the C-6 District in the Zoning Ordinance, any portion of the property may be subject to special exception amendment (SEA) without joinder and/or consent of the owners of the other portion of the property if such SEA does not affect such other portion of the property. Previously approved

development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.*

5. Landscaping for the service station property shall be provided in accordance with the landscape plan shown on the Special Exception Amendment dated March 3, 2012, as revised through August 26, 2013. All landscaping shall be maintained in good condition and shall receive regular maintenance. This maintenance includes, but is not limited to, removal of dead/diseased plantings and their prompt replacement to maintain the required landscaping of this Special Exception, as determined by Urban Forest Management.
6. Directional signage shall be provided as determined necessary by the Director of DPWES to facilitate traffic flow and pedestrian movements to the adjacent fast food park and retail/office development.*
7. Signage for the service station, quick service food store, and car wash shall be of compatible materials and of consistent character with the architectural treatment of the service station, may be lighted, and may be either building mounted or freestanding in accordance with the provisions of Article 12 of the Zoning Ordinance. If freestanding, signage shall be ground mounted and shall not exceed six (6) feet in height.*
8. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.
9. The quick service food store on the site shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
10. At the time of site plan approval the applicant may utilize the existing stormwater management system for the Chantilly Place Shopping Center, of which the subject site is a part, in lieu of the proposed new stormwater structures and facilities shown on the SEA Plat, subject to determination by DPWES that such substitution would be adequate and in conformance with all applicable standards of the Public Facilities Manual and Zoning Ordinance.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for

obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment to permit an expansion to the service station, car wash, and quick service food store, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: September 10, 2013
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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 1204070

in Application No.(s): PCA 88-S-026-03
 (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)
Sunoco, Inc. (R&M) Agents: Clayton L. McCane Donald N. Lore John P. Steel S. Blake Heinemann Roy G. Lance Joan C. Scarpa Anthony M. Williams Michael L. Millman	1735 Market Street, Suite LL Philadelphia, PA 19103	Applicant/Lessee of Tax Map 44-1 ((9)) F2 pt., E2 pt.
Golden Brook, LLC Agents: Robert Frank Pence Geoffrey W. Pence Beverly M. Dietz	1359 Beverly Road, Suite 200 McLean, VA 22101	Title Owner/Lessor of Tax Map 44-1 ((9)) F2 pt., E2 pt.

(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: September 10, 2013
(enter date affidavit is notarized)

120407r

for Application No. (s): PCA 88-S-026-03
(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)
Cornerstone Consulting Engineers & Architectural, Inc. Agents: Kevin H. Fruck John B. Anderson	1176 North Irving Street Allentown, PA 18109	Engineers/Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
McMahon Associates, Inc. Agent: Nicole R. Kline	840 Springdale Drive Exton, PA 19341	Transportation Consultant/ Agent

(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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(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)
Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

ETP Holding Corporation
Former Shareholder: Energy Transfer Partners, L.P.

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

Joan C. Scarpa, VP; Patricia J. Green, Operations Administration Manager; S. Blake Heinemann, VP, Operations; Roy G. Lance, Real Estate Manager; John P. Steel, Disposition Manager; Anthony M. Williams, Real Estate Manager

(check if applicable) [X] 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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Cornerstone Consulting Engineers & Architectural, Inc.
1176 North Irving Street
Allentown, PA 18109

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)
John B. Anderson
Mark W. Metzgar
Lester M. Stein

=====

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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

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: September 10, 2013
(enter date affidavit is notarized)

1204074

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McMahon Associates, Inc.
840 Springdale Drive
Exton, PA 19341

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)

Joseph W. McMahon	William T. Steffens
Joseph J. DeSantis	Gary R. McNaughton
Casey A. Moore	
John S. DePalma	

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)
Golden Brook, LLC
1359 Beverly Road
McLean, VA 22101

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)

Robert Frank Pence, Manager and Member
Beverly M. Dietz, Member
TPG Holdings, LLC, Member

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: September 10, 2013
(enter date affidavit is notarized)

1204074

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ETP Holding Corporation
3738 Oak Lawn Avenue
Dallas, TX 75219

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)
Energy Transfer Equity, L.P.
Energy Transfer Partners, L.P.

=====

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)
Energy Transfer Partners, L.L.C.
3738 Oak Lawn Avenue
Dallas, TX 75219

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)
Energy Transfer Equity, L.P.

=====

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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LE GP, LLC
3738 Oak Lawn Avenue
Dallas, TX 75219

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)
Energy Transfer Equity, L.P

=====

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)
TPG Holdings, LLC
1359 Beverly Road
McLean, VA 22101

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: Geoffrey W. Pence, Stephen P. Pence, Brian F. Pence

=====

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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(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)

Energy Transfer Partners, L.P.
3738 Oak Lawn Avenue
Dallas, TX 75219

(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 Partner/Manager:
Energy Transfer Partners GP, L.P.

Energy Transfer Partners L.P. is a master limited partnership consisting of millions of limited partners/investors and publicly traded on the NYSE.

(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: September 10, 2013
(enter date affidavit is notarized)

120407e

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

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

Energy Transfer Equity LP
3738 Oak Lawn Avenue
Dallas, TX 75219

(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)

General Partner/Manager:
LE GP, LLC

Energy Transfer Equity LP is a master
limited partnership consisting of millions
of limited partners/investors and publicly
traded on the NYSE.

(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: September 10, 2013
(enter date affidavit is notarized)

1204074

for Application No. (s): PCA 88-S-026-03
(enter County-assigned application number (s))

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

Energy Transfer Partners GP, L.P.
3738 Oak Lawn Avenue
Dallas, TX 75219

(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)

General Partner/Manager:
Energy Transfer Partners, L.L.C.

(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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(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: September 10, 2013
(enter date affidavit is notarized)

1204076

for Application No. (s): PCA 88-S-026-03
(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.)

Robert F. Pence of Golden Brook LLC, the title owner listed in Section 1(a) of this affidavit, donated in excess of \$100 to Supervisor John 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

[x] Applicant's Authorized Agent

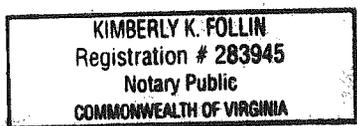
Sara V. Mariska, attorney/agent

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

Subscribed and sworn to before me this 10 day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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 120408

in Application No.(s): SEA 88-S-077-06
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

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)
Sunoco, Inc. (R&M) Agents: Clayton L. McCane Donald N. Lore John P. Steel S. Blake Heinemann Roy G. Lance Joan C. Scarpa Anthony M. Williams Michael L. Millman	1735 Market Street, Suite LL Philadelphia, PA 19103	Applicant/Lessee of Tax Map 44-1 ((9)) F2 pt., E2 pt.
Golden Brook, LLC Agents: Robert Frank Pence Geoffrey W. Pence Beverly M. Dietz	1359 Beverly Road, Suite 200 McLean, VA 22101	Title Owner/Lessor of Tax Map 44-1 ((9)) F2 pt., E2 pt.

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

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

Special Exception Attachment to Par. 1(a)

DATE: September 10, 2013
(enter date affidavit is notarized)

120408r

for Application No. (s): SEA 88-S-077-06
(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)
Cornerstone Consulting Engineers & Architectural, Inc. Agents: Kevin H. Fruck John B. Anderson	1176 North Irving Street Allentown, PA 18109	Engineers/Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
McMahon Associates, Inc. Agent: Nicole R. Kline	840 Springdale Drive Exton, PA 19341	Transportation Consultant/ Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Sunoco, Inc. (R&M)
1735 Market Street, Suite LL
Philadelphia, PA 19103

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

ETP Holding Corporation
Former Shareholder: Energy Transfer Partners, L.P.

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

Cornerstone Consulting Engineers & Architectural, Inc.
1176 North Irving Street
Allentown, PA 18109

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)

John B. Anderson
Mark W. Metzgar
Lester M. Stein

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew, M. Catharine Puskar,
Thomas J. Colucci, Michael J. Coughlin,	John E. Rinaldi, Kathleen H. Smith,
Peter M. Dolan, Jr., Jay du Von, William A.	Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,	

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

McMahon Associates, Inc.
840 Springdale Drive
Exton, PA 19341

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)

Joseph W. McMahon	John S. DePalma
William T. Steffens	
Joseph J. DeSantis	
Gary R. McNaughton	
Casey A. Moore	

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

Golden Brook, LLC
1359 Beverly Road
McLean, VA 22101

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)

Robert Frank Pence, Manager and Member
Beverly M. Dietz, Member
TPG Holdings, LLC, Member

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

Energy Transfer Partners, L.L.C.
3738 Oak Lawn Avenue
Dallas, TX 75219

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)

Energy Transfer Equity, L.P.

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

LE GP, LLC
3738 Oak Lawn Avenue
Dallas, TX 75219

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)

Energy Transfer Equity, L.P.

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

Special Exception Attachment to Par. 1(b)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

ETP Holding Corporation
3738 Oak Lawn Avenue
Dallas, TX 75219

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)

Energy Transfer Equity, L.P.
Energy Transfer Partners, L.P.

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

TPG Holdings, LLC
1359 Beverly Road
McLean, VA 22101

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:
Geoffrey W. Pence, Stephen P. Pence,
Brian F. Pence

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

Energy Transfer Partners, L.P.
3738 Oak Lawn Avenue
Dallas, TX 75219

(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 Partner/Manager:
Energy Transfer Partners GP, L.P.

Energy Transfer Partners L.P. is a master limited partnership consisting of millions of limited partners/investors and publicly traded on the NYSE.

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

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

Special Exception Attachment to Par. 1(c)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

Energy Transfer Equity LP
3738 Oak Lawn Avenue
Dallas, TX 75219

(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)

General Partner/Manager:
LE GP, LLC

Energy Transfer Equity LP is a master
limited partnership consisting of millions of
limited partners/investors and publicly
traded on the NYSE.

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

Special Exception Attachment to Par. 1(c)

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number (s))

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

Energy Transfer Partners GP, L.P.
3738 Oak Lawn Avenue
Dallas, TX 75219

(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)

General Partner/Manager:
Energy Transfer Partners, L.L.C.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

1204086

for Application No. (s): SEA 88-S-077-06
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SEA 88-S-077-06
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 10, 2013
(enter date affidavit is notarized)

1204084

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.)

Robert F. Pence of Golden Brook LLC, the title owner listed in Section 1(a) of this affidavit, donated in excess of \$100 to Supervisor John 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 "Special Exception Attachment to Par. 3" form.

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

WITNESS the following signature:

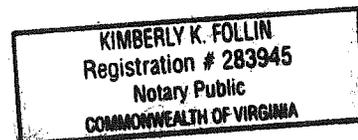
(check one) [] Applicant [x] Applicant's Authorized Agent

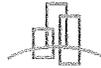
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of September 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska
 (703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

November 14, 2012

Via Hand Delivery

Barbara C. Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

RECEIVED
 Department of Planning & Zoning
 NOV 15 2012
 Zoning Evaluation Division

Re: Proposed Partial Proffered Condition Amendment and Special Exception
 Amendment Applications
 Applicant: Sunoco, Inc. (R&M)

Dear Ms. Berlin:

Please accept this letter as a statement of justification for proffered condition amendment and special exception amendment applications. The Proffered Condition Amendment Area ("PCA Area") is comprised of Fairfax County tax map reference 44-1 ((9)) E2 (part) and F2 (part), which totals approximately 4.0698 acres, and the Special Exception Amendment Area ("SEA Area") is comprised of Fairfax County tax map reference 44-1 ((9)) E2 (part) and F2 (part) which totals approximately 1.4489 acres. The PCA Area and SEA Area (collectively the "Subject Property") are located in the northeastern quadrant of the intersection of Willard Road (Route 6215) and Daly Drive (Route 7682).

Zoned to the C-6 and Water Supply Protection Overlay Districts, the Subject Property has been the subject of several prior zoning approvals. On June 8, 1998 PCA 88-S-026-2 and SEA 88-S-077-3 were approved subject to proffers dated April 16, 1998. Pursuant to these approvals, a portion of the Subject Property has been developed with a service station comprised of an approximately 1,571 square foot mini-mart, 6 fuel pumps, and a single-bay car wash. The Board of Supervisors (the "Board") was approved SEA 88-S-077-4 on July 21, 2003 and SEA 88-S-077-5 on September 25, 2012; however, those approvals did not impact the development of the existing service station, mini mart, and car wash.

The Applicant has worked with the owner of the Subject Property to lease additional land area to allow for redevelopment of the existing service station. Accordingly, the Applicant now proposes an approximately 3,159 square foot quick service food store, 10 fuel pumps, and single bay car wash as shown on the enclosed Generalized Development Plan/Special Exception Amendment Plat (GDP/SEA Plat).

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

The Applicant proposes to upgrade the existing service station to better serve customer demand. The Applicant proposes to increase the number of fuel pumps from six (6) to ten (10) pumps, add an approximately 3,159 square foot quick service food store to the Subject Property to replace the mini-mart that currently exists, and relocate and replace the existing single-bay car wash.

The Applicant is proposing to add the additional fuel pumps under the existing canopy where the mini-mart is currently located. The quick service food store will be located in the middle of the SEA Area and the car wash will simply be moved east of its original location. Parking will be provided directly in front and in back of the proposed quick service food store. The existing points of access will remain in their current location. The Applicant's use of additional land area will better accommodate customer demand and provide for more convenient customer circulation. The Subject Property's location is ideal for continued use as a service station, quick service food store, and car wash. The Subject Property has been approved for similar uses since 1989. Given the Subject Property's location within Chantilly Place, in proximity to Route 28, Dulles International Airport, businesses, hotels, and tourist attractions such as the Udvar-Hazy Center and the Dulles Expo Center, the site is well-suited to provide a necessary service in a convenient location.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") please accept the following specific information about the proposed uses:

- The type of operation proposed is a service station with a quick service food store and car wash.
- Hours of operation:

The service station, quick service food store, and car wash will be open twenty-four (24) hours a day, seven (7) days a week.
- The estimated number of patrons is approximately 1,500 persons per day.
- The estimated number of employees is a maximum of four (4) on-site at any one time.
- The proposed use will generate approximately 3,057 trips per day, with approximately 239 trips during the peak A.M. hour and 279 trips during the peak P.M. hour.
- The general area to be served by the use is the Chantilly area.
- The proposed use results in approximately 3,159 square feet of GFA for the quick service food store and approximately 1,056 square feet of GFA for the car wash. The building materials may include glass, vinyl siding, and/or concrete block.

- Petroleum products, as defined in Title 40, Code of Federal Regulations, are the only known hazardous or toxic substances to be utilized and stored on the Subject Property. These substances will be handled in accordance with Federal and State regulations.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions except as shown on the GDP/SEA Plat or as noted herein.

The Subject Property is located within Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within Dulles Suburban Center, Land Unit E-3. The Plan map designates the Subject Property as appropriate for retail and other uses. The Plan states that this area is currently developed as a mix of office, retail, and industrial uses and is planned for a mixed-use center up to a maximum FAR of 0.70. The Plan contains specific conditions for redevelopment above the existing 0.35 FAR proffered maximum; however, this Application simply seeks to upgrade an existing use and does not seek an increase above the existing maximum FAR. The continued use of the Subject Property as a service station with a quick service food store and car wash is in conformance with the Plan's recommendation for a mixed-use center on the Subject Property.

The development known as Chantilly Place (the "Center") was originally approved on October 30, 1989 pursuant to RZ 88-S-026. RZ 88-S-077 rezoned approximately 50 acres to the C-6 District to permit development of a retail center including a restaurant park and possible inclusion of one or more office buildings, up to a maximum FAR of 0.35. SE 88-S-077 was approved concurrently on the entirety of the 50 acre site to permit an increase in building height up to 75 feet for several potential office structures, a service station with a quick service food store and car wash, fast food restaurants with drive-through windows and up to two drive-through banks. The GDP provides for flexible development in that the buildings can be expanded and located within building envelopes or converted to by-right uses. The GDP also shows locations for possible future parking garages as may be necessary upon ultimate development of the Center. This GDP was also used during the review and approval of PCA 88-S-026-2 and was simply updated to add a designation of hotel use up to the maximum building height of 75 feet on Buildings F and G.

The Applicant proposes to file a partial PCA and partial SEA. Proffer 27, approved in conjunction with PCA 88-S-026-2 and dated April 16, 1998 specifically states that:

Any of the individual building sites may be subject to a Proffer Condition Amendment (PCA) or Special Exception Amendment (SEA) without joinder and/or consent of the other sites if such a PCA or SEA does not substantially affect any of the other sites. Previously approved proffered conditions applicable to the site(s) which are not the subject of such a PCA or SEA shall otherwise remain in full force and effect.

I also note that Development Condition 5 approved pursuant to SEA 88-S-077-4 states that:

Any portion of the property may be subject to a Special Exception Amendment (SEA) without joinder and/or consent of the owners of the other portion of the property if such SEA does not affect such other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.

The Applicant proposes to redevelop the existing service station that has been approved at the Center since the Center's inception. A small amount of additional land area will allow for a modest reconfiguration and expansion of the existing service station, but will not impact the balance of the Center's development, preclude the fulfillment of proffers, detract from existing landscaping, or modify any existing access points or travelways. Based on the Applicant's proposal, I conclude that the proposed partial PCA also meets the standards as outlined in Paragraph 6 of Section 18-204 of the Ordinance. More specifically, the proposed partial PCA:

- *Would not adversely affect the use of the property subject to the proffered conditions but not incorporated into the amendment application;*

The proposed modifications will impact only the SEA Area, will not modify access or circulation to the proposed development, will not alter proffered contributions, or preclude the development of the remainder of the property in accordance with the Generalized Development Plan.

- *Would not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions applicable to the area not incorporated into the amendment application;*

The proposed modification in the SEA Area will not inhibit, adversely affect, or preclude in any manner the fulfillment of the proffered conditions not applicable to the area not incorporated into the amendment application.

- *Would not adversely affect the vehicular and pedestrian circulation, connectivity, landscaping and streetscape applicable to the area not incorporated into the amendment application;*

The Applicant proposes no change to the approved vehicular and pedestrian circulation of the SEA Area. The proposed landscaping and streetscape will substantially conform to the previously approved landscaping and the overall landscaping will increase from existing conditions.

- *Would not increase the overall approved density/intensity for the development.*

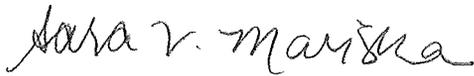
The proposed modifications will not modify the overall approved 0.35 FAR for the area subject to the original application.

In conclusion, the Applicant's proposal of a service station, quick service food store, and car wash will allow the Subject Property to continue to serve as a community-serving use that is convenient for area residents, workers, and visitors to the Chantilly area. The Applicant's proposal will allow the site to better serve customer demand, provide a more convenient layout, update the site landscaping, and allow for improved architecture.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Sara V. Mariska

cc: Clayton McCane
Don Lore
Joan Scarpa
Kevin Fruck
Lynne J. Strobel
Martin D. Walsh

PCA 88-S-026-2

BROOKFIELD-BEVERLY ROAD ASSOCIATES LIMITED PARTNERSHIP

PROFFER STATEMENT

February 24, 1998

March 17, 1998

March 31, 1998

April 16, 1998

The undersigned, **BROOKFIELD-BEVERLY ROAD ASSOCIATES LIMITED PARTNERSHIP** (the "Applicant"), owner of the approximately 50.82 acres of land included in this application (the "Property"), which was rezoned to the C-6 District by approval of RZ 88-S-026, hereby proffers pursuant to Virginia Code § 15.2-2303 (1950), as amended, that in the event the Board of Supervisors of Fairfax County (the "Board") approves PCA 88-S-026-3 to amend the proffered conditions dated April 4, 1989, as revised through October 27, 1989 and as subsequently amended by Board action, all of the proffered conditions contained therein shall remain in full force and effect, to the extent such conditions have not already been satisfied, except as qualified by the following:

Condition #1 of the proffered conditions shall be revised to read in its entirety as follows:

1. Development on the Property shall conform to the Generalized Development Plan dated July 27, 1989, as modified by the Generalized Development Plan Amendment dated March 17, 1998 (the "GDP"), consisting of two (2) sheets prepared by Huntley, Nyce & Associates, P.C., but, contrary to the .50 FAR shown on said GDP, development shall not exceed an FAR of .35. However, minor deviations as described by Section 18-204, of the Fairfax County Zoning Ordinance may be permitted from said GDP if approved by DEM. The total FAR square footage devoted to office use shall not exceed 15 percent of the total FAR square footage devoted to non-office commercial uses. The total FAR square feet of retail sales establishment uses shall not exceed 650,000 square feet. For purposes of this proffer "retail sales" uses shall not be defined to include restaurants (fast food or otherwise), or quick service food stores. The permitted building expansion areas and building envelopes shown on the GDP represent maximum first floor building envelopes. The Applicant reserves the right to reduce these envelopes, but neither development nor redevelopment of the Property

may result in building envelopes greater than shown on the GDP. So long as Applicant shall comply with Chapter 11 of this Zoning Ordinance, Applicant shall be permitted to increase or decrease the number of parking spaces shown on the GDP and SE plats herein without necessity of a Proffer Condition Amendment and/or SEA.

The following proffered conditions shall be added:

26. Provided VDOT has approved the installation of a traffic signal at the Willard Road/Daly Drive intersection, Applicant shall contribute \$33,000.00 to the County toward such signalization upon the later to occur of (i) issuance of a non-residential use permit for the first hotel use on the Property, or (ii) commencement of the installation of the traffic signal.

27. Any of the individual building sites may be subject to a Proffered Condition Amendment (PCA) or Special Exception Amendment (SEA) without joinder and/or consent of the other sites if such a PCA or SEA does not substantially affect any of the other sites. Previously approved proffered conditions applicable to the site(s) which are not the subject of such a PCA or SEA shall otherwise remain in full force and effect.

PROFFERS

PCA 88-S-026

November 17, 1993

The undersigned, Brookfield-Beverly Road Associates Limited Partnership, applicant, property owner and successor to Brookfield-Beverly Road Associates, hereby proffers pursuant to Section 15.1-491 et seq. of the Code of Virginia, 1950, as amended, that in the event the Board of Supervisors of Fairfax County shall amend the Proffered Conditions dated April 4, 1989 as revised October 27, 1989, Applicant Brookfield-Beverly Road Associates, all of the proffers contained therein shall remain in full force and effect except for Proffer Number 22, which has been revised as follows:

22. The square footage devoted to the display and sale of quick service food items associated with the service station shall not exceed 900 square feet.

BROOKFIELD-BEVERLY ROAD ASSOCIATES
LIMITED PARTNERSHIP

By: Robert F. Pence
Robert F. Pence
General Partner

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 6th day of December, 1993, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 88-S-026
(CONCURRENT WITH SEA 88-S-077)

WHEREAS, Mobil Oil Corporation filed in proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(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,

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.1491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel.

GIVEN under my hand this 6th day of December, 1993.



Nancy Vehrs
Clerk to the Board of Supervisors

Proffers
TMP 44-1-((1)) pt. 7A
RZ 88-S-026

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

OCT 27 1989

ZONING EVALUATION DIVISION

April 4, 1989
Revised April 13, 1989
Revised April 25, 1989
Revised May 26, 1989
Revised June 27, 1989
Revised July 5, 1989
Revised July 17, 1989
Revised July 18, 1989
Revised July 19, 1989
Revised July 27, 1989
Revised August 11, 1989
Revised September 7, 1989
Revised October 16, 1989
Revised October 27, 1989

The undersigned, Brookfield Beverly Road Associates (the "Applicant"), hereby proffers pursuant to Section 15.1-491 et. seq. of the Code of Virginia, 1950, as amended, that, in the event that the Board of Supervisors of Fairfax County shall rezone the 50.8236 acres which are the subject of Rezoning Application RZ 88-S-026 (the "Property") to the C-6 District as proposed and for the uses proposed by Applicant, and approve Special Exception SE 88-S-077, unless withdrawn by Applicant, this development shall further be subject to the following terms and conditions:

Land Use

1. Development on the Property shall conform to the Generalized Development Plan dated July 27, 1989 (the "GDP") but, contrary to the .50 FAR shown on said GDP, development shall not exceed an FAR of .35. However, minor deviations as described by Section 18-204, of the Fairfax County Zoning Ordinance may be permitted from said GDP if approved by DEM. The total FAR square footage devoted to office use shall not exceed 15 percent of the total FAR square footage devoted to non-office commercial uses. The total FAR square feet of retail sales establishment uses shall not exceed 650,000 square feet. For purposes of this proffer "retail sales" uses shall not be defined to include restaurants (fast food or otherwise), or quick service food stores. The permitted building expansion areas and building envelopes shown on the GDP represent maximum first floor building envelopes. The Applicant reserves the right to reduce these envelopes, but neither development nor redevelopment of the Property may result in building envelopes greater than shown on the GDP. So long as applicant shall comply with Chapter 11 of

this Zoning Ordinance, applicant shall be permitted to increase or decrease the number of parking spaces shown on the GDP and SE plats herein without necessity of a Proffer Condition Amendment and/or SEA.

2. Buildings BB, DD, EE & HH shown on the GDP represent potential additional development of the Property up to the maximum .35 FAR. Although Special Exception applications have been filed for Buildings 7 and 8, the Applicant may elect to replace both or either of these Special Exception uses (if approved) with the building shown on the Special Exception Plat as Building DD.

Design

3. (a) Development of the retail buildings on the Property will be of an architectural style and quality comparable to the elevations filed with the subject application which were prepared by James P. Ryan and Associates dated October 24, 1988. Building facade materials utilized may include brick, tile, concrete tile, masonry block, glass or metal.

(b) Development of the office buildings on the Property which are four stories or greater in height shall be of an architectural style and quality comparable to the elevation filed with the subject application which were prepared by John M. Lehner, AIA, dated April 20, 1989. Building facade materials utilized may include brick, tile, concrete tile, masonry block, glass or metal.

(c) Development of the office buildings on the property which are between 1 and 4 stories in height shall be of an architectural style and quality comparable to, at applicant's sole discretion, either of the building elevations proffered in Proffers #3a or #3b above. Building facade materials utilized may include brick, tile, concrete tile, masonry block, glass or metal.

4. Development of the individual pads within the fast food park shall be of an architectural style and quality comparable to the restaurant and bank elevations filed with the subject application which were prepared by James P. Ryan & Associates and dated January 10, 1989. Building facade materials utilized may include brick, tile, concrete tile, masonry block, glass or metal.

5. Development of the service station/car wash/quick service food store facility on the Property shall be of an architectural style and quality comparable to the retail building elevations filed with the subject application which were prepared by James P. Ryan and Associates dated October 24, 1988. Building

facade materials utilized may include brick, tile, concrete tile, masonry block, glass or metal.

6. Final site plans for buildings which include parking lot structures and/or for buildings to be built pursuant to the Special Exception for height (Buildings BB, CC, DD and HH) shall be submitted to the Planning Commission for administrative review of their architectural compatibility, landscaping and circulation with the remainder of development on site and with the proffers prior to final DEM approval.

7. Building F, if it is built on two levels, and Building G will be designed to have "fronts" on sides facing Willard Road (i.e., building facades facing Willard Road shall be constructed of the same or similar quality materials as the buildings' interior facing facades and shall have entrances at street level.)

8. If a loading area is located at the rear of Building E, it shall be shielded from Brookfield Corporate Drive by a combination of a berm and an architecturally solid block wall as delineated on the GDP and typical fence elevation prepared by John M. Lehner, AIA dated February 10, 1989. This combined barrier shall have a maximum height of 6' (except for the sign panels) or such lesser height as may be the maximum permitted by the Zoning Ordinance, and shall be further shielded by landscaping, as shown on the landscape plan referenced in Proffer #12 below and the typical building frontage landscape plan prepared by John Lehner, AIA and dated February 15, 1989.

9. That portion of Building E facing Willard Road and Brookfield Corporate Drive shall employ building materials (but not finished store fronts) used in the retail buildings as referenced in Proffer #3(a) above.

10. All dumpsters on site shall be enclosed. Dumpster enclosures shall be constructed of building materials compatible with or similar to the adjacent building(s) on site.

11. The loading area behind Building G shall be landscaped in conformance with the plan labeled "Detail Screening for Loading Area."

12. The Illustrative Landscaping Plan prepared by Huntley/Nyce and Associates dated April 25, 1989 is typical of the type and location of plantings which shall be provided throughout the Property. Supplemental to the aforementioned plan, a landscape plan which utilizes the following additional plant materials shall be submitted to the County Arborist for review and approval in conjunction with final site plan approval:

(i) approximately 500 additional trees of the following number and type:

TYPE	APPROXIMATE HEIGHT	APPROXIMATE NUMBER	APPROXIMATE CALIPER
A. Purple leaf plum trees	5-6'	50	1-1½"
	8-9'	50	1½-2"
	10'	25	2-2½"
B. Bradford pear tree	10-12'	50	2-2½"
C. White pines	5-6'	50	1-1½"
	7-8'	25	1½-2"
D. Red dogwoods	1-1½" cal.	50	
E. White dogwoods	5-6'	100	1-1½"
F. Leyland cypress	3-4'	50	½- 1"
	6-8'	50	1-1½"

(ii) Approximately 500 plants and shrubs of the following type:

- A. Azaelas
- B. Juniper blue rug
- C. Holly.

This landscape plan shall provide for: parking lot landscaping in excess of Zoning Ordinance requirements, landscaping along Brookfield Corporate Drive and Willard Road, landscaping within the fast food park, landscaping around the perimeter of the service station, and landscaping in excess of Zoning Ordinance requirements around building perimeters, both retail and office. The above enumerated additional trees and shrubs shall be allocated throughout the property with the majority of said additional vegetation being provided around the perimeter of the site and at site entrances.

13. The proposed parking structure located in the center of the retail area of the Property and bordered by Buildings C, E, G shall not exceed one level above grade on the Property. Furthermore, this structure shall be constructed so that it "fits" into the topography of the site such that each respective level is accessible "at grade" and if any portion is "above grade"; that portion shall be screened so as to minimize the visibility of the structure itself. Such screening shall include a berm, plantings, or other solid structures along the Route 28

frontage of the site where it parallels the parking structure. Other proposed parking structures shall not exceed three levels above grade with a maximum height of forty feet above grade on the Property. The facade walls of all parking structures shall consist of either pre-cast panels or colored concrete which is compatible in color with the building materials used throughout the development. The aforesaid parking structures shall be built when required to satisfy the parking requirements of the Zoning Ordinance.

Environment

14. Applicant shall notify the Fairfax County Fire and Rescue Department (as well as the State Water Control Board) of any underground storage tanks that are installed on the subject Property. Any underground storage tanks installed in conjunction with either the service station or any vehicle light service establishment on the Property that are exempt from federal underground storage tank regulations (as described in the Federal Register dated September 23, 1988) and/or section 2804.5 of the Fairfax County Fire Prevention Code (Chapter 62 of the Fairfax County Code) will be provided with leak detection, spill/overflow prevention, and corrosion protection measures similar to those provided for tanks that are subject to these regulations as determined by DEM in coordination with the Fire and Rescue Department. Applicant shall require each tenant handling, generating, utilizing, storing, treating or disposing of petroleum products and/or hazardous or toxic materials or waste to submit a spill prevention and containment plan to the Fire and Rescue Department for review and approval prior to issuance of a non-residential use permit for said treatment.

15. At least eighty (80) percent of the wastewater generated by the car wash shall be recycled; the remainder of the wastewater shall be discharged into a sanitary sewer. The Property shall be graded such that car wash wastewater is not discharged into storm sewers or into surface or groundwater systems.

16. (a) For that portion of the subject property which is served by a detention system on the subject property, applicant shall either comply with paragraph 16 (b) or shall provide wet pond(s) with impermeable liners which have been designed to satisfy Fairfax County's Best Management Practice (BMP) standards, as outlined in the Public Facilities Manual.

(b) For that portion of the subject property which is undetained (i.e., which does not drain to a wet pond located on-site or a wet pond on adjacent property) stormwater runoff shall be conveyed through one or more oil/grit separators, or other hydrocarbon removal system approved by DEM, prior to discharge of stormwater. If oil/grit separators are employed they shall be designed in harmony with either the methods

recommended by the Metropolitan Washington Council of Governments (COG) in chapter 8 of the 1987 publication entitled Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs or other methods approved by DEM. The oil/grit separators shall be cleaned via vacuum pumping, in accord with chapter 8 of the COG document, at least four times per year. The qualifications of the maintenance operator shall be reviewed and approved by the appropriate Fairfax County agency as determined by DEM. Oil/grit separator maintenance records shall be kept on the Property or at the office of owner and shall be made available to County officials and VDOT upon request.

Transportation

17. Applicant shall dedicate and convey to Fairfax County in fee simple, subject to matters of record but free of liens, right-of-way for a grade separated interchange at the northeast quadrant of the intersection of Willard and Route 28 as shown on the GDP prepared by Huntley/Nyce Associates.

Dedication of said right-of-way shall occur immediately upon the occurrence of the earliest of the following conditions: (i) the Commonwealth Transportation Board has approved construction plans for a grade separated interchange at Willard Road and Route 28 (ii) three years has elapsed from the date of approval of subject rezoning, or (iii) subsequent to site plan approval but prior to issuance of any permit for development or construction activity on site.

Until one of the preceding conditions occurs, Applicant shall retain ownership of the dedication area and may, subject to VDOT approval at the time of final site plan approval, elect to place stormwater management facilities for all or part of the application Property therein; should VDOT not approve location of the stormwater management facility within said area to be dedicated for right-of-way, then Applicant shall provide stormwater management facilities in accordance with the BMP design criteria of the Public Facilities Manual and in accordance with paragraphs 16 (a) and (b) above, as determined by DEM. At the time of construction of the interchange, said stormwater management facility shall be relocated outside of the "dedication area" to another portion of the interchange quadrant at the request of VDOT. The cost of relocating or replacing such stormwater management facility to another portion of this quadrant of the interchange shall be borne by applicant. Applicant shall at all times be responsible for maintenance of said facility and shall retain an access easement across the dedicated area, in a location approved by VDOT for such use.

At the time of final site plan approval Applicant shall (i) record among the Land Records of Fairfax County, Virginia a restrictive covenant running to Fairfax County in a form approved by the County Attorney providing for the aforesaid reservation

consistent with the terms of this proffer paragraph; and (ii) shall deliver to an escrow agent, agreed upon by Applicant and Fairfax County, an executed deed in fee simple, subject to matters of record, conveying to Fairfax County the aforesaid reserved area and provide said escrow agent with instructions, approved by Fairfax County, directing the delivery to Fairfax County of the executed deed pursuant to terms and provisions consistent with this proffer paragraph.

18. Applicant shall delete the site's easternmost curb cut onto Willard Road depicted on the GDP. Applicant reserves the right, without the necessity for a PCA or GDPA, to modify the site's internal circulation in the southeast portion of the site in order to improve vehicular circulation in light of the aforesaid deletion. Such modifications shall be reviewed and approved by the Fairfax County Office of Transportation prior to site plan approval and shall remain in substantial conformance with the GDP, as determined by the Zoning Administrator.

19. Applicant shall satisfy the applicable setback requirement as measured from the property line established, or that would be established, by dedication of the area reserved for interchange right-of-way pursuant to Proffer #18.

20. Applicant shall provide a 4' concrete sidewalk in the locations shown on the GDP. If said sidewalk is not constructed within the public right-of-way, a public access easement shall be provided along the sidewalk's length.

21. The distribution of required open space throughout the Property shall be as follows (i) 5-10% of the total site area shall be reserved in open space around the perimeter of the Property; (ii) 5% of the total parking lot area (but no more than 25% of the required 15% open space on site) shall be reserved as open space; (iii) 1-3% of the total site area shall be open space associated with the sidewalk/pathway system.

22. The square footage (i.e., floor area footprint) devoted to the display of quick service food items associated with the service station shall not exceed 500 square feet.

23. All parking spaces on site shall satisfy the geometric standards of the Fairfax County Public Facilities Manual.

24. Applicant shall satisfy all pertinent Fairfax County ordinance requirements for parking any "redevelopment uses" delineated on the GDP. Any additional parking required therefor shall be provided within the building and/or parking lot/structure footprints and heights delineated on the GDP.

25. Each reference to "Applicant" in this proffer shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the Property or any portion thereof.

BROOKFIELD BEVERLY ROAD
ASSOCIATES

By: Robert F. Pence
Robert F. Pence
General Partner

PROPOSED DEVELOPMENT CONDITIONS**SEA 88-S-077-2****SEA 88-S-077-3****April 2, 1998**

If it is the intent of the Board of Supervisors to approve SEA 88-S-077-2 and SEA 88-S-077-3 located at Tax Map 44-1 ((9)) A, B, C, D, E1 and F1 for a service station/mini-mart and car wash; five to six fast food restaurants with drive-thru windows, one to two drive-in banks, one to two hotels and an increase in building height to 75 feet pursuant to Sections 4-604, 4-607 and 9-607 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions supercede those approved with SEA 88-S-077.

1. This Special Exception Amendment is granted for and runs with the land indicated in these applications 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 Plats approved with the applications, as modified by these amendments and as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans.
 - (a) Any plan submitted for the service station/mini-mart/car wash shall be in conformance with the approved Special Exception Amendment Plat consisting of one (1) sheet entitled "Mobil Oil Corporation" and prepared by Bowman Consulting Group which is dated November 1997, revised to March 24, 1998 and these conditions.
 - (b) Any plan submitted for hotel use(s) and increase in height for hotel use(s) shall be in conformance with the approved Special Exception Amendment Plat consisting of three (3) sheets entitled "Chantilly Place Special Exception Hotel Use" and prepared by Huntley, Nyce & Associates, P.C. which is dated April 25, 1988, revised to March 17, 1998 and these conditions.
 - (c) Any Plan submitted for the previously approved Special Exception uses (fast food restaurants with drive-thru, drive-in banks and increase in building height) shall be in conformance with the Special Exception Plat as approved with SE 88-S-077 except as modified by (a) and (b) above.

4. Any portion of the property may be subject to a special exception amendment (SEA) without joinder and/or consent of the owners of the other portion of the property if such SEA does not affect such other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the SEA shall otherwise remain in full force and effect.
5. Final location and amount of parking and loading spaces to be provided shall be determined by the Department of Environmental Management (DEM) at the time of Final Site Plan approval based upon the proposed mix of uses and in accordance with the provisions of Article 11 of the Zoning Ordinance. A parking tabulation for the entire shopping center site shall be submitted for the review and approval of DEM prior to final site plan approval. No Non-RUP for any individual use shall be issued unless it has been demonstrated that parking for the entire shopping center, including the fast food park, can be provided in accordance with the Zoning Ordinance, as determined by DEM.
6. At the time of final site plan approval, minor deviations to the sizes, dimensions, footprints, and location of buildings, parking, loading spaces and travelways may be permitted in accordance with Sect. 9-004 of the Zoning Ordinance.

Additional height:

7. No structure developed on this site shall exceed 40 feet in height, except in those four areas identified as Buildings "BB", "CC", "DD", and "HH" on the Special Exception Plat noted in 3C above and in those areas identified as Buildings F and G on the Special Exception Amendment Plat noted in 3B above, where structures shall not exceed 75 feet in height.

Fast Food Restaurants with Drive-Thru Facilities and Drive-in Bank Facilities:

8. Landscaping shall be provided as depicted on the Conceptual Landscape Plan and details submitted with the Special Exception Plat. Additional landscaping, as specified in the proffers for RZ 88-S-026, for foundation plantings and within parking lot areas shall be provided in accordance with the recommendations of the Urban Forester.
9. As committed by proffer in RZ 88-S-026, the building facades and related structures (including dumpster enclosures and signage) shall be compatible with the character and architecture of the remainder of the fast food park, and with the adjacent retail/office development as determined by the Director of the Department of Environmental Management (DEM).
10. Directional signage shall be provided as determined necessary by the Director of DEM to facilitate traffic flow and pedestrian movements within the fast food park and the adjacent retail/office development.

11. Signage for the Fast Food Park shall be of compatible materials, and of consistent character with the architectural treatment of the structures in the park, may be lighted, and may be either building mounted or freestanding in accordance with the provisions of Article 12 of the Zoning Ordinance. If freestanding, signage shall be ground mounted, and shall not exceed five (5) feet in height.
12. Subject to approval by DEM in coordination with Office of Comprehensive Planning (OCP) at the time of Final Site Plan approval, the Building 3 site shall be redesigned and/or the structure relocated so as to provide a minimum 40 foot building setback from the western property line to be established after the dedication of the interchange right-of-way.

Service Station/Mini-mart and Car Wash:

13. Landscaping for the service station/mini-mart property shall be provided in accordance with the Landscape Plan shown on the special exception plat dated June 24, 1993, revised to November 17, 1993 subject to review and approval by the County Urban Forester.
14. As committed by proffer in RZ 88-S-026, the building facades and related structures (including dumpster enclosures and signage) shall be compatible with the character and architecture of the adjacent fast food park and retail/office development as determined by the Director of the Department of Environmental Management (DEM).
15. Directional signage shall be provided as determined necessary by the Director of DEM to facilitate traffic flow and pedestrian movements to the adjacent fast food park and retail/office development.
16. Signage for the service station/mini-mart and car wash shall be of compatible materials, and of consistent character with the architectural treatment of the service station, may be lighted, and may be either building mounted or freestanding in accordance with the provisions of Article 12 of the Zoning Ordinance. If freestanding, signage shall be ground mounted, and shall not exceed six (6) feet in height.
17. The square footage (i.e. floor area footprint) devoted to retail sales and limited food service permitted within a service station/mini-mart shall not exceed 900 square feet.
18. The proposed parking areas shall meet all geometric standards of the Public Facilities Manual.
19. Prior to site plan approval for the additional pump islands and canopy extension requested in SEA 88-S-077-2, the applicant shall contribute \$5,000 as a pro-rata share toward a future traffic signal at the intersection of Daly Drive and Willard Road.

Hotels with Increase in Building Height:

20. Up to two hotels with a maximum total of 512 rooms may be developed on sites G and F identified as Hotel Special Exception Areas 1 and 2 on the SEA Plat noted in 3b above. The total gross floor devoted to hotel use shall not exceed 280,000 square feet and the building height shall not exceed 75 feet.
21. The building facades and related structures (including dumpster enclosures and signage) shall be compatible with the character and architecture of the adjacent retail development.
22. The applicant shall construct sidewalks along the perimeter of the Hotel Special Exception Areas as depicted on the SEA Plat. Concurrent with construction of the hotel in the area identified as Hotel Special Exception Area 1, the full section of sidewalk along the entire northern frontage of Building G shall be constructed to provide pedestrian access to the Capital Expo Building identified as Building E on the GDP.
23. Within each Hotel Special Exception Area, a pedestrian plaza, to include special pavement treatment, benches and landscaping as generally depicted on the conceptual illustrative shown on Sheet 2 of the SEA Plat, shall be provided with construction of the first hotel in each area. Each pedestrian plaza shall be connected by sidewalk or trail to the proffered pedestrian circulation system for the retail center.
24. A minimum of 20% of the areas identified on the SEA Plat as "Possible Hotel Expansion" shall be retained as landscaped open space which may include all or a portion of the pedestrian plaza noted in Condition 23 above.
25. Concurrent with submission of a site plan for hotel use, a landscape plan shall be submitted for review and approval by the Urban Forester. The landscape plan shall provide for building foundation plantings, landscaping to include a mix of shade trees and ornamental trees along the street frontages of each hotel site and landscaping to include ornamental shrubs, seasonal ground cover and shade trees within the hotel expansion areas as noted in Condition 24 above and in excess of the landscaping proffered with RZ 88-S-026. The species and quantity of landscaping shall be determined by the applicant in conjunction with the Urban Forester to ensure long term survivability.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance:

- (a) The Special Exception Amendment for the hotel use with an increase in building height (SEA 88-S-077-3) shall automatically expire, without notice, thirty (30) months after the date of approval unless at least one hotel use has been established or construction has commenced and been diligently prosecuted; and
- (b) The Special Exception Amendment for the expansion of service station/mini-mart and car wash (SEA 88-S-077-2) shall automatically expire, without notice, thirty (30) months after the date of approval unless the at least one hotel use has been established or construction has commenced and been diligently prosecuted.

The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. 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: August 8, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:**
SEA 88-S-077-06/PCA 88-S-026-03 Chantilly Sunoco

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the Proffer Condition Amendment/Special Exception Amendment plat dated November 14, 2012, and revised through June 3, 2013. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Sunoco, Inc., is requesting a special exception amendment for a site consisting of two parcels, totaling approximately 1.45 acres, previously approved for a service station, quick service food store, and a car wash. The property is zoned C-6 Community Retail Commercial District, with an approved special exception amendment SEA 88-S-077-5 and PCA 88-S-026-2, and is developed with a 1,574 square foot quick service food store, 6 fuel pumps, and a single-bay car wash. The current application is to increase the quick service food store to 3,159 square feet, have a total of 10 fuel pumps, and relocate the single-bay car wash. Access to the site is provided via Daly Drive and existing driving isles in the Chantilly Place Shopping Center parking lot.

LOCATION AND CHARACTER OF THE AREA

The subject property is located at the center of the Dulles Suburban Center, on the east side of Sully Road (Route 28) and north of Willard Road. The subject property is comprised of two

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parcels on approximately 1.45 acres of the larger site called the Chantilly Place Shopping Center, and is the location of the Dulles Expo Center as well as fast food restaurants and a 275-room hotel. The site is zoned C-6 and is planned for a mixed use center including office, retail, exhibition center and hotel uses up to .70 FAR, with conditions. The parcels south of Willard Road, are planned for and developed with office and industrial/flex space up to .35 FAR, and zoned I-5. North, east and west are restaurants, retail and a hotel, which are planned for mixed use up to .70 FAR and zoned C-6.

COMPREHENSIVE PLAN CITATIONS

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

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area III Volume, Dulles Suburban Center, Amended through April 9, 2013, Dulles Suburban Center Land Unit Recommendations, page 97:

“Land Use

1. Except for Parcels 44-1((9))A-F, and Parcels 34-4((1))41-45, the area north of Willard Road is primarily developed as the Sullyfield Business Park. Sullyfield is planned and developed as a mix of office, retail and industrial uses at .35 FAR.
 - A mixed use center including office, retail, exhibition center and hotel uses, is planned for the northeast quadrant of the intersection of Route 28 and Willard Road (Parcels 44-1((9))A-F). Recognizing the synergy of the unique mix of uses approved for these parcels, an increase up to a maximum FAR of .70 could be appropriate for said parcels provided: 1) traffic impacts on surrounding road network must be evaluated for any increase of development intensity above .35 FAR, addressed in conjunction with the rezoning, proffer condition amendment and/or special exception application(s) seeking an increase; 2) the redevelopment should contain a mix of office, retail, and hotel, and the exhibition center of no more than 310,000 square feet; 3) the site should redevelop in a manner that provides a grid of streets that promotes safe and improved on-site vehicular and pedestrian circulation and a coordinated, high quality, urban style of architecture; 4) plans for redevelopment should include additional safe and convenient site access from abutting streets that is appropriate to the type and intensity of the ultimate uses and patter of development. As an alternative to the requirement to provide additional access point(s) referenced above, reconfiguration of existing access points, with the demonstration that such reconfiguration will adequately mitigate the proposed additional traffic, may be permitted; and 5) a portion of the

site should be designed to incorporate access to the site for enhanced public transportation, which is anticipated to be provided in the corridor.”

Environment

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

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

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations...

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

- Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance...

Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a. Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b. Require new tree plantings on developing sites which were not forested prior to development and on public rights of way...”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The applicant is requesting a special exception amendment approval to allow for the expansion of three existing uses: 4 additional fuel pumps, doubling the size of the quick service food store to 3,159 square feet, and relocating the 1,298 square foot single-bay car wash. The proposed total development results in .07 floor area ratio (FAR). The expansion will require building onto a portion of Tax Map parcel 44-1((9))F2 adjacent to the east of the current site. Parcel F2 currently has an approved GDP for a 4-story office building. The proposed use and intensity are in harmony with the base recommendation of the Comprehensive Plan for a mix of office, retail and industrial use at .35 FAR.

ENVIRONMENTAL ANALYSIS

The applicant has proposed a new subsurface stormwater detention tank and three bio-retention filters, and is committed to increasing the amount of landscaping on site. The applicant has also stated that they are willing to incorporate green building techniques in the quick service food store to the extent feasible. Staff has no outstanding environmental issues with this application at this time.

PGN/BSS



County of Fairfax, Virginia

MEMORANDUM

DATE: June 17, 2013

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

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

FILE: 3-4 (RZ 88-S-077)
3-5 (SE 88-S-026)

SUBJECT: Transportation Impact

REFERENCE: PCA 88-S-077-6
SEA 88-S-026-3
Traffic Zone: 1706
Land Identification Map: 44-1 ((9)) E2, F2

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated August 30, 2012, and revised through January 17, 2013. The applicant proposes site modifications and other changes to an existing service station. The applicant should:

- Construct a five-foot wide sidewalk along the Daly Drive frontage of the site.
- Close the site access proximate to the intersection of the internal travelway and Daly Drive. This entrance presents operational conflicts.
- Construct a pedestrian connection from Willard Road to the convenience store as shown on the plan.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

May 13, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 88-S-026-03; SEA 88-S-077-06; Sunoco, Inc.

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

We have reviewed the subject application and have no comment. VDOT has no objection to approval.

If you have any questions please feel free to call 703-259-2414.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 3, 2013

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

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

SUBJECT: A Plus Convenience Store and Care Wash, PCA 88-S-026-03/SEA 88-s-077-06

This review is based upon the Proffered Condition Amendment PCA 88-S-026-03 and Special Exception Amendment SEA 88-S-077-06 applications. The application is stamped as "Received Department of Planning & Zoning June 13, 2013." A site visit was conducted on April 23, 2013 as part of review of this application.

The site consists of a service station with a mini-mart, six fuel pumps, and a single-bay car wash. The landscaping consists of a row of mature pin and willow oaks along Willard Road, a row of Leyland cypresses, along with several other parking lot trees ranging in condition from fair to poor.

1. **Comment:** Proffers have not been included as part of the application for SEA 88-S-077-06 or PCA 88-S-026-03 making it unclear if they are being met with this application.

Recommendation: The applicant shall include a copy of underlying proffers associated with the site with the next submission and additional Urban Forestry comments may follow.

2. **Comment:** The limits of clearing and grading are unclear and not depicted on the landscape plan making it difficult to determine how trees proposed to be preserved will actually be preserved.

Recommendation: The limits of clearing and grading should be clearly depicted on the landscape plan with a key and symbol and additional Urban Forestry comments may follow.

3. **Comment:** Proposed grades have not been shown on the tree preservation or landscape plan making it difficult to see how proposed grades will impact trees to be preserved.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: Proposed grades should be shown on the tree preservation and landscape plan.

- Comment:** It is unclear which trees are proposed to be preserved on the site since that will be used to meet the tree preservation target and 10-year canopy requirement for the SEA area, since they have not been depicted with a key and symbol and their areas have not been called out.

Recommendation: The applicant should clearly depict using a key and symbol all trees that will be used to meet the tree preservation target and 10-year canopy requirements for the SEA area.

- Comment:** Note number six within the tree preservation narrative states that tree numbers 28, 29, 4, and 5 should be limbed up to provide 12 feet of clearance, which is not appropriate for 28, 29 and may not be either for 4 or 5.

Recommendation: Note number six within the tree preservation narrative should be revised to state that elevation pruning shall be done by a Certified Arborist under the direction of the Project Arborist according to the latest Edition of the ANSI A-300 Pruning Standards.

- Comment:** Note number six within the tree preservation narrative also states that asphalt is to be removed and heavy equipment is not allowed within the critical root zones of trees 4, 5, 28, and 29, but is unclear how asphalt and curb will be removed without negatively impacting these trees.

Recommendation: Note number six of the tree preservation narrative should be revised to clearly specify how asphalt and curb will be removed by keeping heavy equipment outside of the critical root zones of all trees shown to be preserved.

- Comment:** Note number seven within the tree preservation narrative states to root prune trees 28 and 29, which will negatively impact these trees shown to be preserved.

Recommendation: Note number seven within the tree preservation narrative should be revised to not call for root pruning for trees 28 and 29, unless it is done with a hand saw under direct supervision of the Project Arborist.

- Comment:** It appears that the applicant is claiming in note four within the tree preservation narrative that they will not use any onsite trees to meet the tree preservation target in table 12.3, but are proposing to use some existing trees to meet the 10-year canopy requirement for the site. It also appears that the applicant is planning on submitting a deviation request at site plan, which will not likely be approved since it appears this requirement could be met.



Recommendation: The applicant should clearly demonstrate how existing vegetation shown to be preserved that is in good condition and not invasive will be used to meet the tree preservation target for the SEA area.

9. **Comment:** Tabulations provided in table 12.3 and 12.10 are incorrect for the tree preservation target of 20%.

Recommendation: Tabulations in table 12.3 and 12.10 should be revised for the tree preservation target of 20% to demonstrate how the requirement will be met.

10. **Comment:** Canopy multipliers are proposed, some of which will not be allowed even at site plan stage, which cannot be claimed at this time.

Recommendation: Canopy multipliers may not be claimed at this stage so should be removed and table 12.10 revised accordingly.

11. **Comment:** Three inch caliper category III deciduous trees are proposed, which can be very difficult to find in the nursery industry due to their large size.

Recommendation: The applicant should consider revising the landscape schedule to only specify 2 inch caliper trees used for category III deciduous and plant additional ones to make up the difference.

12. **Comment:** Specific species of trees and shrubs are proposed within the landscape schedule, some of which are invasive (euonymus) and others that are over planted around the county and are not sustainable long term choices. Specifying specific species should not be done at this stage, which can lead to problems at site plan if those species cannot be found.

Recommendation: The applicant should revise the landscape schedule to only include the category of each tree specified, quantity, size and type of nursery stock, and associated 10-year canopy.

13. **Comment:** The landscape plan has many areas where planting is sparse and could be increased to provide additional canopy coverage.

Recommendation: Additional landscaping should be incorporated into the landscape plan to provide a better amenity to the area.

14. **Comment:** The peripheral parking lot landscape requirement appears to be met along Willard Road, but it is unclear how it will be met along Daily Drive of providing one tree every 40 feet within a 10 foot wide planting strip, which only appears to be five feet wide.



Recommendation: The applicant should provide peripheral parking lot landscaping of one tree every 40 feet within a 10 foot wide planting strip along the right of way for Daily Drive. In addition, tabulations to demonstrate how this requirement will be met in accordance with ZO 13-203.2 for the SEA area should be provided.

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

NJD/

UFMDID #: 180181

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: July 31, 2013

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

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

SUBJECT: Proffered Condition Amendment #PCA 88-S-026-03 and Special Exception Amendment #SEA 88-S-077-06, Sunoco, Inc; dated March 8, 2013, LDS Project # 5344-ZONA-003-1, Tax Map #044-1-09-00E2 & F2, Sully District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls need to be addressed for this redevelopment (PFM 6-0401.2C).

Three (3) bioretention filter facilities are depicted on the plat. Applicant need to provide a BMP map with sub-drainage areas listed on sheet 5. Pre-treatment is required at all points of concentrated inflow to facilities. Pre-treatment generally consists of a vegetated filter strip or channel and an energy dissipation device. (PFM 6-1307.4D)

No information on the water table or bedrock is provided. Applicant needs to show on the site plan that the bottom of each bioretention filter is at least 2 ft above the seasonal high groundwater table and bedrock. (PFM 6-1307.4L).

Clearly state on the plan the maintenance responsibility of the stormwater management facility on the plan.

Floodplain

There are no regulated floodplains on the property.

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



Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). Applicant stated that stormwater detention would be provided by Stormtanks. The use of stackable modular plastic units, including but not limited to Stormtanks is not allowed in Fairfax County since a Moratorium notice to Industry was issued on February 9, 2012. Stormtanks will not be allowed under the innovative BMP provisions of the Public Facilities Manual.

Clearly state on the plan the maintenance responsibility of the stormwater management facility on the plan.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not part of the statement. In addition, the applicant needs to identify the point where the drainage area exceeds 100 times the contributing site area (ZO 9-011.2.J (2)(c)).

The PFM outfall requirements of the extent of review and analysis shall be addressed during site plan submission (PFM 6-0203 & 6-0204).

Additional Comment

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

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

AS/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Greg McLaughlin, Senior Engineer III, North Branch, SDID, DPWES



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

April 9, 2013

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

Re: SEA 88-S-077-06
PCA 88-S-026-03
Sunoco
Tax Map: 44-1

Dear Ms. Berlin:

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

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

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

Sincerely,

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

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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: April 12, 2013

TO: Brent Krasner
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. : PCA 88-S-026-03/SEA-88-S-077-06
Tax Map No. : 044-1-09-0000-E2&F2

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Flatlick Run (T2) watershed. It would be sewerred into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the UOSA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in easement and on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Applications		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

- Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2013

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

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment Application PCA 88-S-026-03 concurrent with Special Exception
Amendment Application SEA 88-S-077-06

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)_____



SPECIAL EXCEPTIONS

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

9-504 Additional Standards for Amusement Arcades

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

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

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

FAIRFAX COUNTY ZONING ORDINANCE

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

APPENDIX 15

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM)

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		