



APPLICATION ACCEPTED: August 23, 2013
PLANNING COMMISSION: June 25, 2014
BOARD OF SUPERVISORS: July 1, 2014 @ 3:30 PM

County of Fairfax, Virginia

June 10, 2014

WS

STAFF REPORT

PCA/FDPA 2003-SU-035-02
(Concurrent with SE 2013-SU-017)

SULLY DISTRICT

APPLICANT: DD South Retail LC

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

PARCEL: **PCA/FDPA:** 34-2 ((1)) 1B
SE: 34-2 ((1)) 1B pt.

ACREAGE: **PCA/FDPA:** 6.36 acres
SE: 1.70 acres

FAR: 0.09 (overall)

OPEN SPACE: 34% (overall)

PLAN MAP: Mixed Use; Alternative Uses

PROPOSAL: **PCA/FDPA:** To amend RZ 2003-SU-035 to permit the development of a child care center, financial institution with drive-through, fast-food restaurant with drive-through, and service station with quick service food store.

SE: To permit the development of a fast-food restaurant with drive-through in the PDC District.

Joe Gorney

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2003-SU-035-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2003-SU-035-02, subject to the proposed development conditions in Appendix 2.

Staff recommends approval of SE 2013-SU-017, subject to the proposed development conditions in Appendix 3.

Staff recommends approval of the waivers listed below:

- Waiver of the barrier requirement between the financial institution and the child care center, pursuant to Para. 1 of Sect. 13-305 of the Zoning Ordinance.
- Waiver of Para. 7.A. of Sect. 6-206 of the Zoning Ordinance, to permit a service station to be located within a commercial center consisting of fewer than three commercial establishments, such commercial establishments to be other than automobile oriented.
- Waiver of Para. 6 of Sect. 11-203 of the Zoning Ordinance, which requires one loading space for the financial institution.

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

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

The approval of this proffered condition amendment, final development plan amendment, and special exception does not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties as they may apply to the property subject to this application.

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

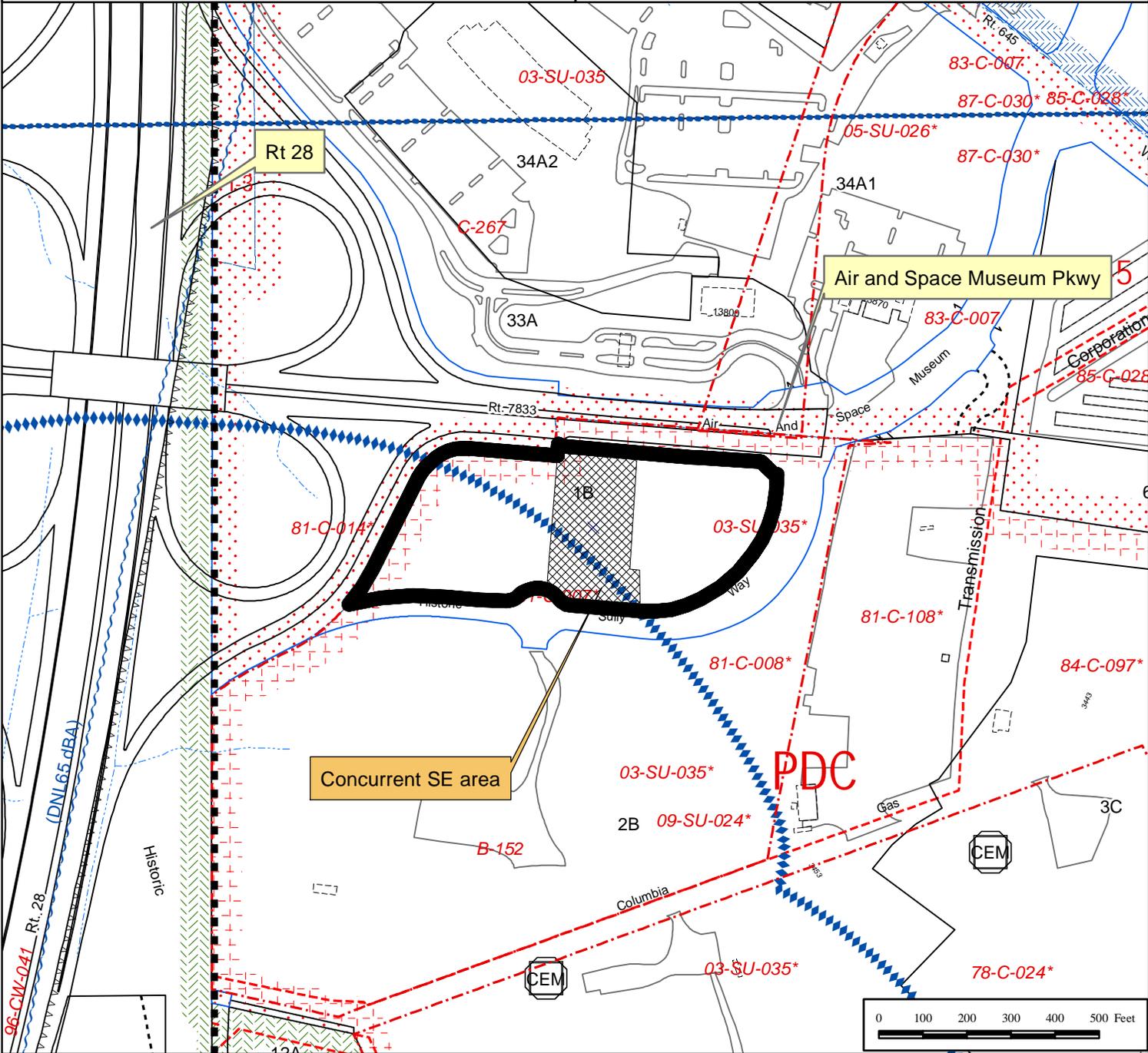
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment	
PCA 2003-SU-035-02	
Applicant:	DD SOUTH RETAIL LC
Accepted:	08/23/2013
Proposed:	AMEND RZ 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT MODIFICATION OF APPROVED PROFFERS
Area:	6.36 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect:	
Located:	BETWEEN AIR & SPACE MUSEUM PARKWAY AND HISTORIC SULLY WAY, EAST OF ROUTE 28, CHANTILLY, VA 20151
Zoning:	PDC
Overlay Dist:	HD WS
Map Ref Num:	034-2- /01/ /0001B

Final Development Plan Amendment	
FDPA 2003-SU-035-02	
Applicant:	DD SOUTH RETAIL LC
Accepted:	08/23/2013
Proposed:	AMEND RZ 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT MODIFICATION OF APPROVED PROFFERS
Area:	6.36 AC OF LAND; DISTRICT - INPUT REQUIRED
Zoning Dist Sect:	
Located:	BETWEEN AIR & SPACE MUSEUM PARKWAY AND HISTORIC SULLY WAY, EAST OF ROUTE 28, CHANTILLY, VA 20151
Zoning:	PDC
Overlay Dist:	HD WS
Map Ref Num:	034-2- /01/ /0001B



Special Exception

SE 2013-SU-017



Applicant: DD SOUTH RETAIL LC
Accepted: 08/23/2013
Proposed: FAST FOOD RESTAURANT WITH DRIVE-THROUGH

Area: 1.6951 AC OF LAND; DISTRICT - INPUT REQUIRED

Zoning Dist Sect: 06-0205

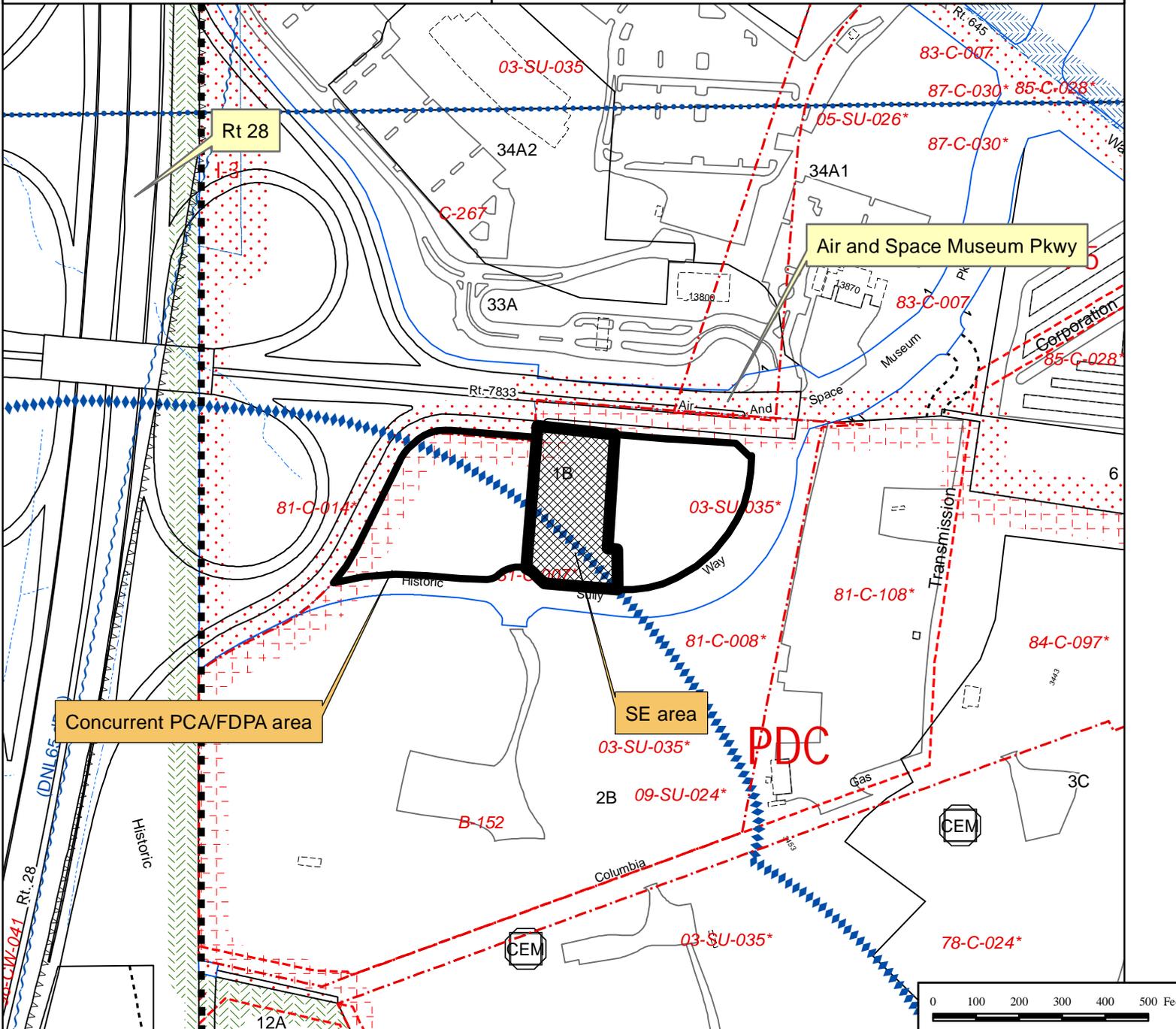
Art 9 Group and Use: 5-11

Located: BETWEEN AIR & SPACE MUSEUM PARKWAY &
HISTORIC SULLY WAY, EAST OF ROUTE 28,
CHANTILLY, VA 20151

Zoning: PDC

Overlay Dist: HD WS

Map Ref Num: 034-2- /01/ /0001B (part)

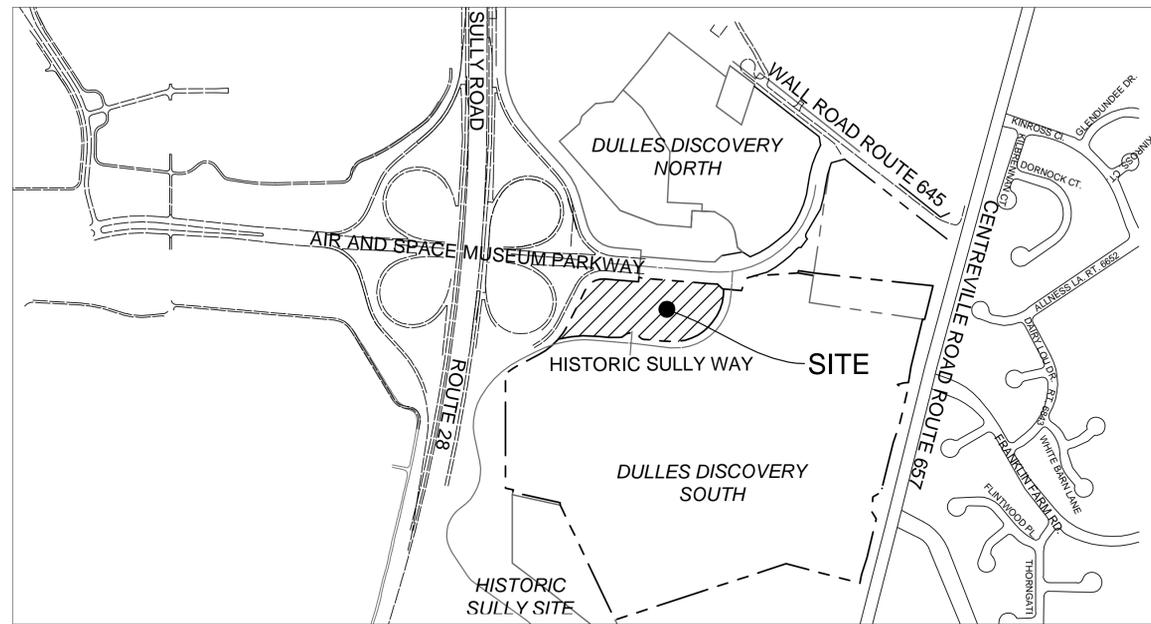


DULLES DISCOVERY SOUTH RETAIL

PROFFERED CONDITION AMENDMENT / FINAL DEVELOPMENT PLAN AMENDMENT / SPECIAL EXCEPTION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PCA 2003-SU-035-02 / FDPA 2003-SU-035-02 / SE 2013-SU-017



VICINITY MAP

SCALE: 1"=500'



APPLICANT / OWNER DD SOUTH RETAIL LC
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CIVIL ENGINEER BOHLER ENGINEERING
22636 DAVID DRIVE
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STERLING, VA 20164
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NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFERED CONDITION AMENDMENT (PCA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) APPLICATIONS IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 034-2(11) 1B. THE PCA / FDPA APPLICATION LAND AREA CONSISTS OF APPROXIMATELY 6.36 ACRES AND IS ZONED TO THE PDC DISTRICT AND THE WS OVERLAY DISTRICT. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE HD (SULLY HISTORIC) OVERLAY DISTRICT. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION (SE) APPLICATION FOR THE PROPOSED FAST FOOD RESTAURANT IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 034-2 (11) PART OF PARCEL 1B AND CONSISTS OF APPROXIMATELY 1.70 ACRES.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A BOUNDARY SURVEY PREPARED BY URBAN, LTD.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET FROM AN AIR SURVEY BY URBAN, LTD.
- THE RIGHT-OF-WAY FOR HISTORIC SULLY WAY WAS APPROVED AS PART OF DULLES DISCOVERY PHASE 4 (SP# 9751-SP-009-02)
- THE SUBJECT PROPERTY IS LOCATED WITHIN LAND UNIT D-4 OF THE DULLES SUBURBAN CENTER OF THE AREA III PORTION OF THE COMPREHENSIVE PLAN. THE PROPERTY IS PLANNED FOR HIGH-QUALITY, CAMPUS-STYLE OFFICE USES UP TO 0.35 FAR WITH RETAIL USES AND SUPPORT SERVICES AS SECONDARY OR ANCILLARY TO THE OFFICE USES. THE SUBJECT PROPERTY IS IMMEDIATELY ADJACENT TO, SURROUNDED BY, AND CONNECTED BY PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM THE DULLES DISCOVERY NORTH (DDN) AND DULLES DISCOVERY SOUTH (DDS) SECURE OFFICE COMPLEXES WHICH ARE LOCATED IMMEDIATELY NORTH OF AIR AND SPACE MUSEUM PARKWAY AND SOUTH OF HISTORIC SULLY WAY. TOGETHER, THE DDN AND DDS COMPLEXES ENCOMPASS APPROXIMATELY 132 ACRES WITH A COMBINED TOTAL OF APPROXIMATELY 2.4 MILLION SQUARE FEET OF OFFICE USES OCCUPIED BY THE SAME TENANT. THE PROPOSED RETAIL AND SUPPORT SERVICE USES WILL PRIMARILY SERVE THE EMPLOYEES AND VISITORS OF THE SECURE OFFICE COMPLEX, AS WELL AS TOURISTS TO THE HISTORIC SULLY SITE AND AIR AND SPACE MUSEUM. THE PROPOSED APPLICATION IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR.
- THE PROPERTY SHOWN HEREON IS LOCATED IN THE SULLY DISTRICT, THE UPPER CUB RUN SANITARY SEWER DISTRICT AND THE CUB RUN WATER SHED.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED AT TIME OF SITE PLAN APPROVAL.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDINGS, WITH THE EXCEPTION OF THE PROPOSED SERVICE STATION AND QUICK SERVICE FOOD STORE, WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED STORED AND DISPOSED OF IN CONJUNCTION WITH THE MAINTENANCE OF THE USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

- THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN AREA AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S.G.S. OR FAIRFAX COUNTY.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO UTILITY EASEMENTS GREATER THAN 25' LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
- THE TRAILS REQUIRED PER THE COUNTYWIDE TRAILS PLAN HAVE BEEN CONSTRUCTED AS SHOWN ON THE PEDESTRIAN CIRCULATION PLAN. THE PROPOSED SIDEWALK SYSTEM FOR THE SUBJECT PROPERTY IS SHOWN ON THE PEDESTRIAN CIRCULATION PLAN.
- THE PROPOSED LANDSCAPING SHOWN ALONG THE WESTERN AND NORTHERN PROPERTY LINES WITHIN THE PUBLIC RIGHT-OF-WAY IS CONSISTENT WITH THE LANDSCAPING SHOWN ON THE CURRENTLY APPROVED CDP/FDPA AND IS SUBJECT TO VDOT APPROVAL.
- THE STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) FOR DULLES DISCOVERY SOUTH, WHICH INCLUDES THE SUBJECT PROPERTY, HAVE BEEN ADDRESSED BY THE OVERALL SWM/BMP PLAN PREVIOUSLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SITE PLAN 9751-SP-004-2N. THE DDS SWM/BMP WILL ACCOMMODATE SWM/BMPs FOR THE PROPOSED DEVELOPMENT.
- THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT.
- PARKING SPACES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS-OF-WAY OR COMMUNITY, PUBLIC FACILITIES OR SPECIAL AMENITIES PROPOSED WITH THIS APPLICATION.
- SIGNAGE FOR THE PROPOSED USES WILL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE OR AS APPROVED WITH A COMPREHENSIVE SIGN PLAN. THE EXACT LOCATION OF THE PROPOSED SIGNAGE SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SUBJECT TO CHANGE.

- IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL REQUISITE PLANS AND PERMITS ARE APPROVED AND IT WILL BE CONSTRUCTED IN ONE CONTINUOUS PHASE.
- THE EXACT LOCATION, SHAPE, AND SIZE OF THE BUILDING FOOTPRINTS SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE GRAPHIC. THE TOTAL GROSS FLOOR AREA AND BUILDING HEIGHTS ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE REPRESENTED ON THE GRAPHIC AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-403 OF THE ZONING ORDINANCE.
- EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS, BUT NOT LIMITED TO, BENCHES, BIKE RACKS, PLANTERS, FLAGPOLES, SIGNS, WALLS, FENCES, LIGHTING FIXTURES, OUTDOOR PLAY EQUIPMENT AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE ZONING ORDINANCE AND THAT REPRESENTED ON THE GRAPHIC.
- NOTWITHSTANDING THE FACT THAT THE CDP/FDPA AND SE PLAT ARE PRESENTED TOGETHER AS ONE DOCUMENT, THE APPLICANT RESERVES THE RIGHT TO FILE FOR ONLY PARTIAL CDP, FDPA AND/OR SE AMENDMENTS IN THE FUTURE IN ACCORDANCE WITH SECT. 9-014, 16-401 AND 16-402 OF THE ZONING ORDINANCE WITHOUT REQUESTING AMENDMENT(S) TO THE CDP, FDPA OR SE.
- A PHASE 1 ARCHAEOLOGICAL SURVEY WAS PREPARED IN CONJUNCTION WITH RZ 2003-SU-035, WHICH INCLUDED THE SUBJECT PROPERTY. THE ARCHAEOLOGICAL SURVEY CONCLUDED THAT NO FURTHER STUDIES OF THE SITE WERE WARRANTED.

WAIVERS / MODIFICATIONS

- THE APPLICANT REQUESTS WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE PROPOSED DRIVE-IN BANK AND CHILD CARE CENTER PURSUANT TO PAR. 1 OF SECT. 13-305 OF THE ZONING ORDINANCE
- THE APPLICANT REQUESTS WAIVER OF PAR. 7A OF SECT. 6-206 OF THE ZONING ORDINANCE TO PERMIT A SERVICE STATION TO BE LOCATED WITHIN A COMMERCIAL CENTER CONSISTING OF FEWER THAN THREE (3) COMMERCIAL ESTABLISHMENTS, WHICH ARE NOT AUTOMOBILE-RELATED PURSUANT TO PAR. 8 OF SECT. 16-401 OF THE ZONING ORDINANCE.
- THE APPLICANT REQUESTS A WAIVER OF THE LOADING SPACE REQUIREMENT SET FORTH IN PAR. 6 OF SECT. 11-203 OF THE ZONING ORDINANCE FOR THE DRIVE-IN BANK. THE PROPOSED DRIVE-IN BANK DOES NOT NECESSITATE FREQUENT DELIVERIES BY LARGE VEHICLES, THEREFORE, A DEDICATED LOADING SPACE IS NOT NECESSARY.

Kimley»Horn

Kimley-Horn
and Associates, Inc.
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Client

Issues / Revisions		
No.	Description	Date
1	1st Submission	07.26.2013
2	2nd Submission	11.13.2013
3	3rd Submission	02.10.2014
4	4th Submission	03.24.2014
5	5th Submission	04.28.2014
6	6th Submission	05.08.2014
7	7th Submission	05.22.2014

Project Name
DULLES DISCOVERY SOUTH
CDPA / FDPA / SE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / OC KVH
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KH Project No. 110257009

Date MAY 22, 2014

Drawing Title
COVER SHEET

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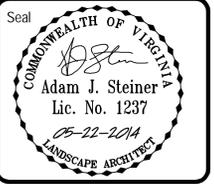
Drawing Number

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Sheet 1 of 16

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Client

Issues / Revisions		
No.	Description	Date
1	1st Submission	07.26.2013
2	2nd Submission	11.13.2013
3	3rd Submission	02.10.2014
4	4th Submission	03.24.2014
5	5th Submission	04.28.2014
6	6th Submission	05.08.2014
7	7th Submission	05.22.2014

Project Name
DULLES DISCOVERY SOUTH
CDPA / FDPA

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / OC KVH
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KH Project No. 110257009

Date MAY 22, 2014

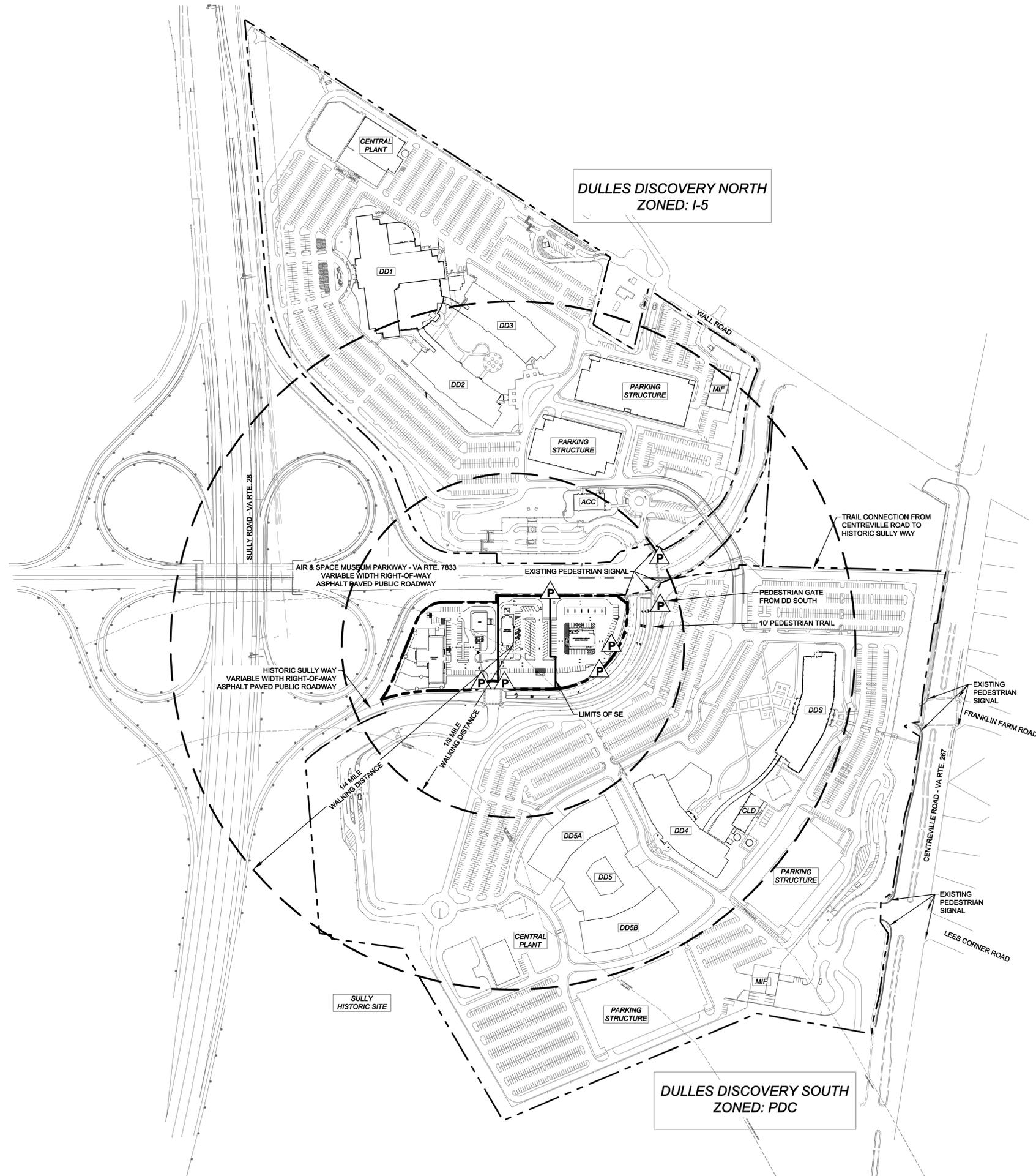
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DULLES DISCOVERY OVERALL CAMPUS

Scale: 1" = 200'-0"

Drawing Number

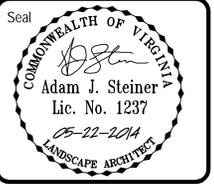
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Sheet 2 of 16



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Project Name
DULLES DISCOVERY SOUTH
CDPA / FDPA

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / QC KVH
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KH Project No. 110257009

Date MAY 22, 2014

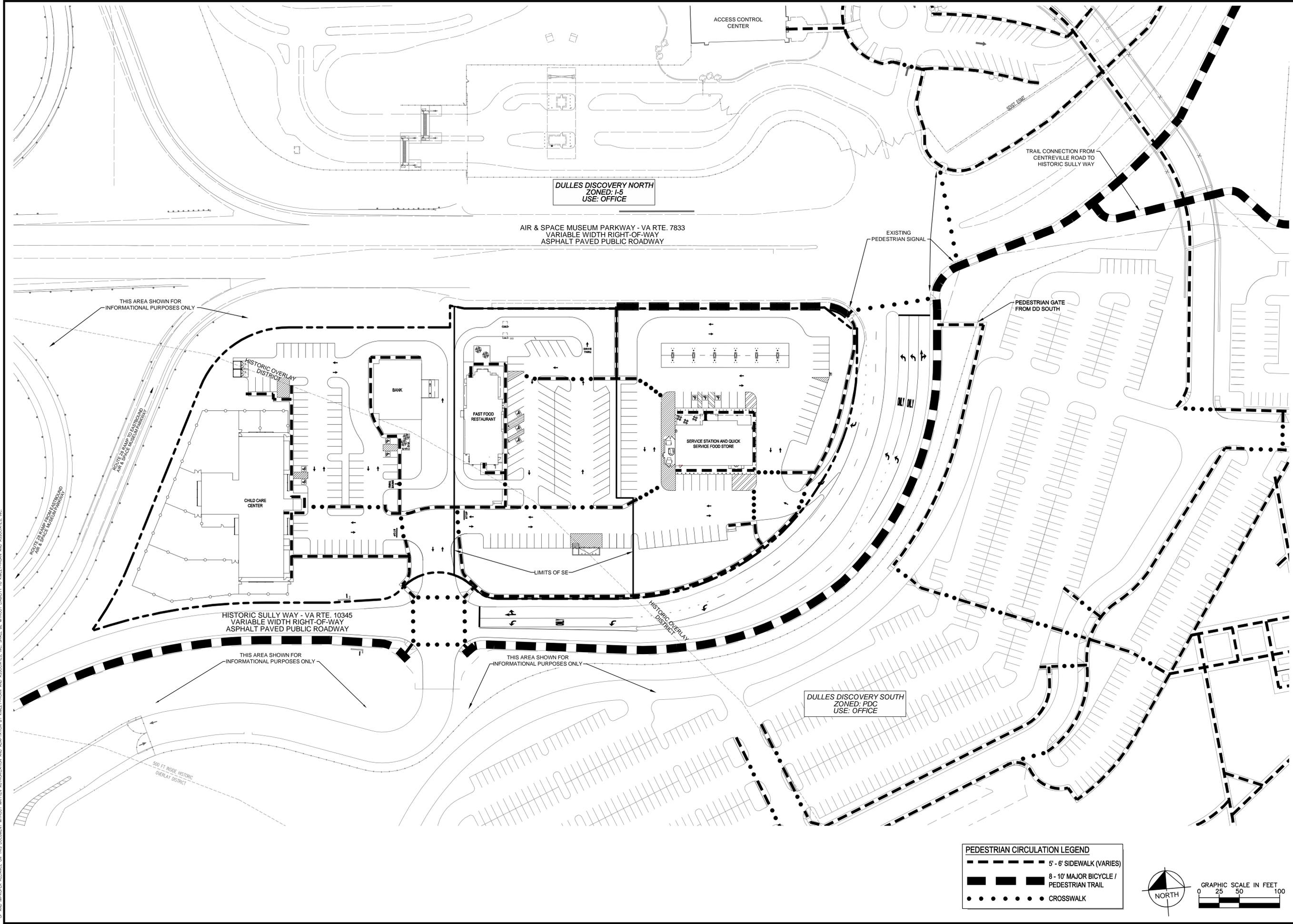
Drawing Title
**PEDESTRIAN
CIRCULATION PLAN
- SITE**

Scale: 1" = 50'-0"

Drawing Number

4

Sheet 4 of 16



DULLES DISCOVERY NORTH
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USE: OFFICE

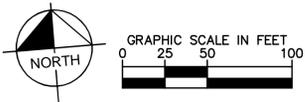
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VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

HISTORIC SULLY WAY - VA RTE. 10345
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

DULLES DISCOVERY SOUTH
ZONED: PDC
USE: OFFICE

PEDESTRIAN CIRCULATION LEGEND

	5' - 6' SIDEWALK (VARIES)
	8' - 10' MAJOR BICYCLE / PEDESTRIAN TRAIL
	CROSSWALK

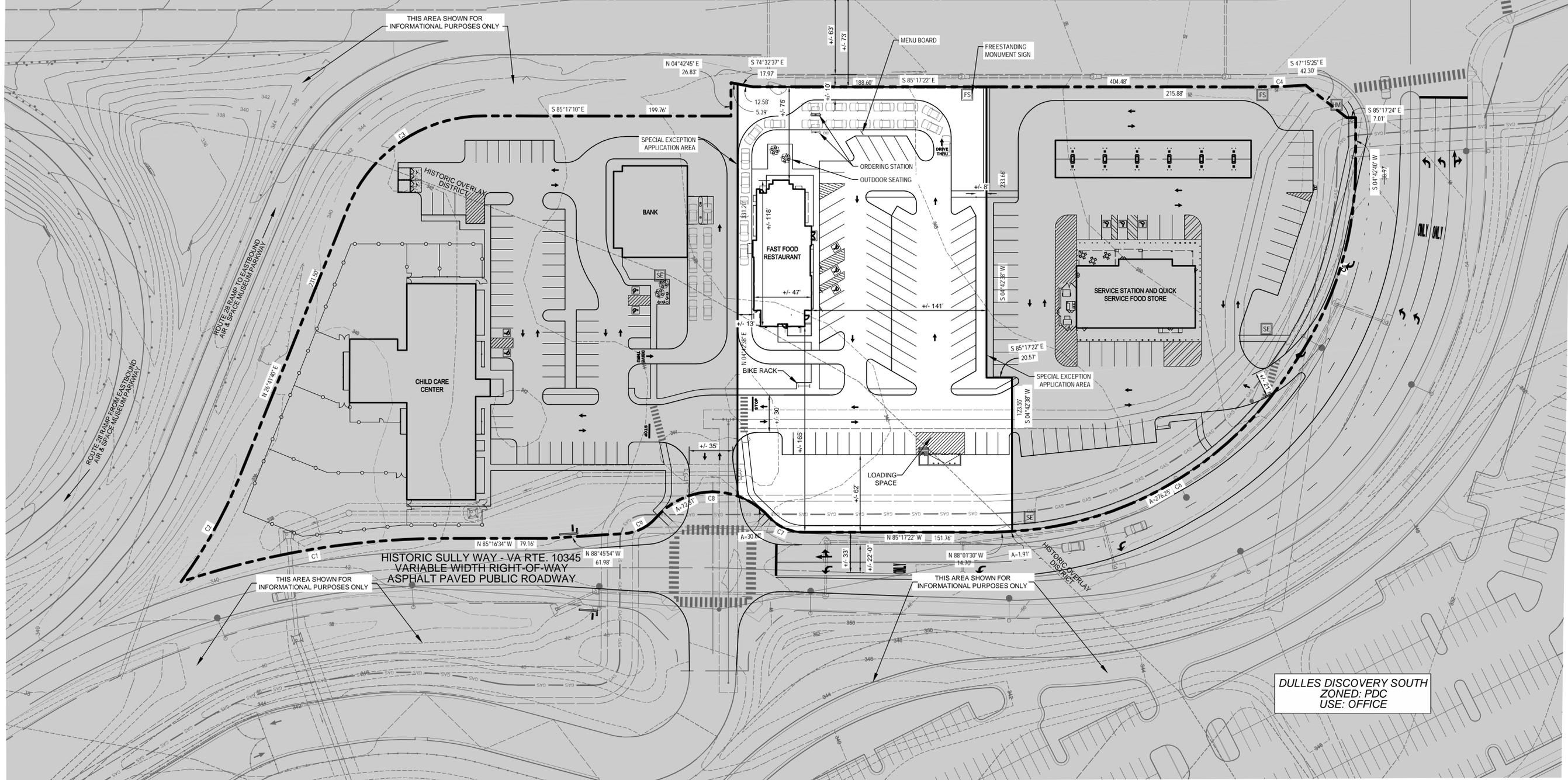


K:\NVA_LALP\110257009_Dulles Discovery CDPA\FigSheets\CDPA_257009_PEDESTRIAN CIRCULATION PLAN.dwg, Layout: 4 PEDESTRIAN CIRCULATION PLAN - SITE, May 22, 2014, jacqui.johnson
 XREFS: XREF: 110257009_XBASE-110257009_XBASE-110257009
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	679.79'	219.37'	218.42'	S 85°29'44" W	18°29'23"	110.65'
C2	396.98'	98.53'	98.28'	N 33°48'18" E	14°13'15"	49.52'
C3	118.11'	140.27'	132.17'	N 60°43'06" E	68°02'51"	79.74'
C4	643.00'	41.71'	41.70'	S 87°08'52" E	3°42'59"	20.86'
C5	278.54'	167.71'	165.19'	S 21°57'10" W	34°29'49"	86.48'
C6	286.43'	278.16'	267.36'	S 64°10'09" W	55°38'27"	151.15'
C7	37.40'	31.29'	30.39'	N 61°19'23" W	47°55'59"	16.63'
C8	61.02'	103.11'	91.27'	N 85°45'43" W	96°48'41"	68.75'
C9	37.40'	30.35'	29.52'	S 69°04'40" W	46°29'28"	16.07'

DULLES DISCOVERY NORTH
ZONED: I-5
USE: OFFICE

AIR & SPACE MUSEUM PARKWAY - VA RTE. 7833
VARIABLE WIDTH RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY



KimleyHorn
Kimley-Horn
and Associates, Inc.
Engineering, Planning and
Environmental Consultants
11400 Commerce Park Drive
Suite 400
Reston, VA 20191
Phone: 703-674-1300
Fax: 703-674-1350
www.Kimley-Horn.com

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Seal
COMMONWEALTH OF VIRGINIA
Adam J. Steiner
Lic. No. 1237
05-22-2014
LANDSCAPE ARCHITECT

Client

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7	7th Submission	05.22.2014

Project Name
**DULLES
DISCOVERY SOUTH
SE**
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn	Checked	QA / QC
EDS	AJS	KVH

KH Project No. 110257009

Date MAY 22, 2014

Drawing Title
**FAST FOOD
RESTAURANT -
SPECIAL
EXCEPTION PLAT**

Scale: 1" = 40'-0"

Drawing Number
5
Sheet 5 of 16

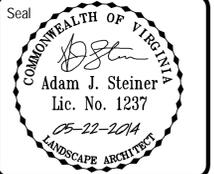
ZONING TABULATIONS FOR SPECIAL EXCEPTION

Land Area:	73,840 SF (1.6951 AC.)
Zoning:	PDC
Gross Floor Area:	4,900 SF
Proposed Floor Area Ratio (FAR):	0.07
Maximum Building Height:	30' (1 Floor)
Proposed Number of Seats:	142 Seats
Required Parking Ratio:	1 Space / 2 Seats (142 Seats)
Parking Required:	71 Spaces
Parking Provided:	71 Spaces
Open Space Required:	15% (±0.25 AC.)
Open Space Provided:	30% (±0.51 AC.)



K:\NVA_LALP\110257009_Dulles Discovery_CDP\CAD\PropSheets\CDP_257009_SPECIAL EXCEPTION AREA.dwg, Layout: 5 FAST FOOD RESTAURANT - SPECIAL EXCEPTION PLAT May 22, 2014 jacqui.johnson
XREFS: XREF: 110257009_XBASE-110257009_XBASE-110257009
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4	4th Submission	03.24.2014
5	5th Submission	04.28.2014
6	6th Submission	05.08.2014
7	7th Submission	05.22.2014

Project Name
DULLES DISCOVERY SOUTH
CDPA / FDPA / SE
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / QC KVH
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KH Project No. 110257009

Date MAY 22, 2014

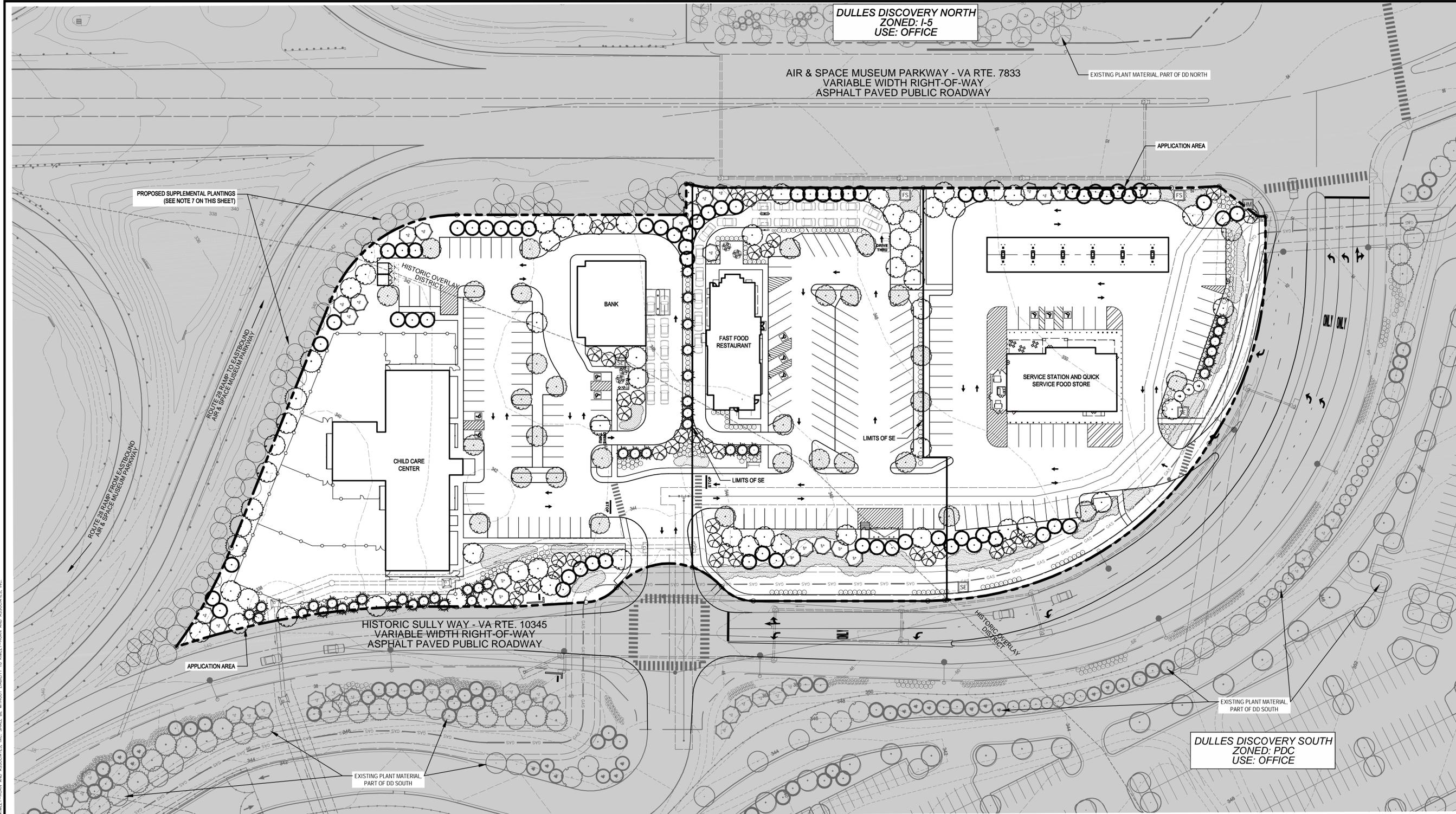
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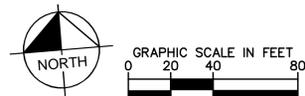
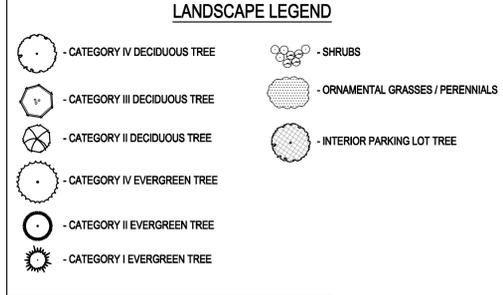
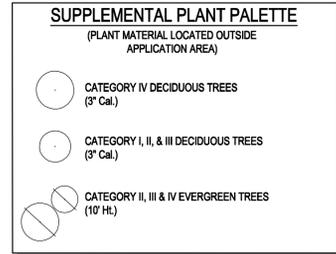
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Sheet 6 of 16

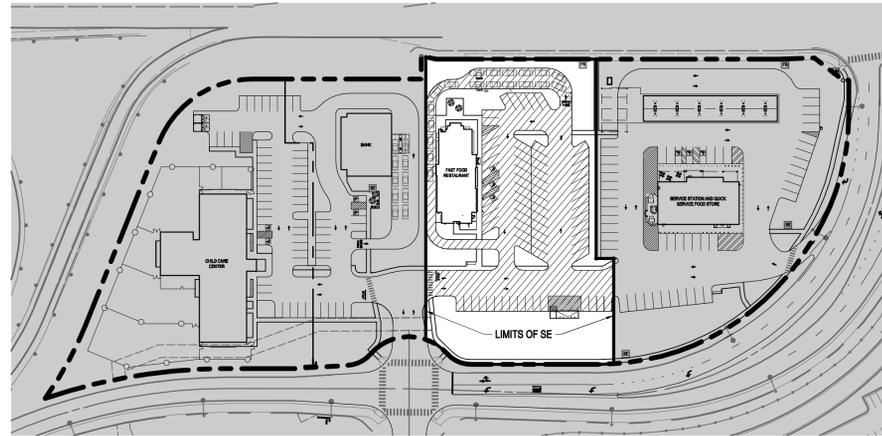


- NOTES**
- SEE SHEET 7 FOR LANDSCAPE COMPUTATIONS
 - NO EXISTING VEGETATION EXISTS ON THE SITE, THEREFORE, AN EXISTING VEGETATION MAP IS NOT APPLICABLE. NO TREE PRESERVATION AREA OR ASSOCIATED EXISTING TREE CANOPY CREDIT IS ASSUMED WITH TREE CANOPY CALCULATIONS.
 - PLANT SELECTIONS SUBJECT TO CHANGE WITH FINAL DESIGN AND ENGINEERING. SPECIES SHOWN ARE INTENDED TO DESCRIBE GENERAL NATURE AND BIODIVERSITY OF PLANT MATERIAL TO BE UTILIZED THROUGHOUT SITE.
 - INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS WILL BE MET USING CATEGORY IV SHADE TREES LOCATED IN PARKING LOT ISLANDS. TREES USED TO MEET INTERIOR PARKING LOT REQUIREMENTS WILL NOT BE COUNTED TOWARD MEETING ANY PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS. SEE GRAPHIC ON SHEET 7 FOR ASSUMED AREA OF PARKING LOT.
 - THE PROPOSED DEVELOPMENT HAS BEEN SPECIFICALLY DESIGNED TO PROVIDE HIGH QUALITY LANDSCAPING WITHIN AND AROUND THE PERIPHERY OF THE SUBJECT PROPERTY. THEREFORE, A WAIVER OF THE BARRIER REQUIREMENT BETWEEN THE PROPOSED DRIVE-IN BANK AND CHILD CARE CENTER IS REQUESTED PURSUANT TO PAR. 1 OF SECT. 13-305 OF THE ZONING ORDINANCE GIVEN THAT THE PROPOSED USES HAVE BEEN DESIGNED AS PART OF A COMMON DEVELOPMENT PLAN.
 - PROPOSED SUPPLEMENTAL PLANTINGS SHOWN OUTSIDE OF APPLICATION AREA ARE SUBJECT TO APPROVAL AND MAINTENANCE AGREEMENT WITH VDOT. SUPPLEMENTAL PLANTINGS ARE NOT CREDITED TOWARDS MEETING CANOPY COVERAGE REQUIREMENTS (SEE NOTE 17, SHEET 1).
 - CONDITION OF SOIL WILL BE ADDRESSED IN ACCORDANCE WITH PFM SECT. 12-0705.3B
 - PURSUANT TO SECT. 13-203 OF THE ZONING ORDINANCE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS WILL BE MET.



K:\NVA_LALP\110257009_Dulles Discovery_CDP\CAD\PlanSheets\CDPA\FDPA\SE\Layout 6 LANDSCAPE PLAN May 22, 2014 jcc@kimley-horn.com
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APPROXIMATE LIMITS OF INTERIOR PARKING LOT AREAS FOR LANDSCAPE COMPUTATIONS
SCALE: 1"=100'

TREE COVER CALCULATIONS	
Gross Site Area	73,845 s.f.
Tree Cover Required (10%)	7,385 s.f.
Proposed Tree Save Area	0 s.f.
Proposed Plantings (10-yr Tree Canopy)	10,400 s.f.
Tree Cover Provided *	10,400 s.f.
	14.1%

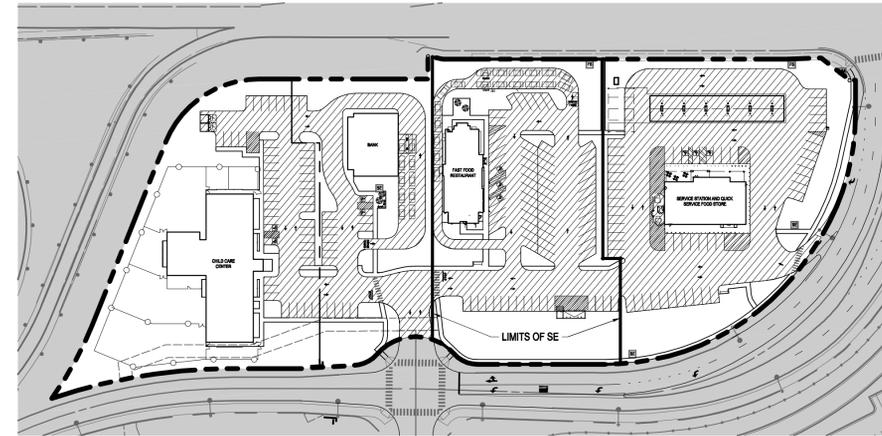
* Plant material located within application area.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening
North - Office (Group 8)	None
South - Office (Group 8)	None
East - Office (Group 8)	None
West - Airport	None

PRELIMINARY INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS	
Area to be Counted (s.f.)	± 38,500
Interior Landscaping Required (s.f.)(5%)	1,925
Total Shade Tree Cover Provided (s.f.):	
13 Trees @ 250 SF each	(8.4%) 3,250

TYPICAL PLANT PALETTE							
Symbol	Quantity	Botanical Name	Common Name	Size	10-Year Canopy Coverage		
Cat. IV Deciduous Trees							
●	21	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	250		
		Liquidambar styraciflua 'Rotundiloba'	Sweetgum	3" Cal.	250		
		Platanus acerifolia 'Bloodgood'	London Planetree	3" Cal.	250		
		Quercus phellos	Willow Oak	3" Cal.	250		
		Tilia americana 'Greenspire'	American Linden	3" Cal.	250		
Cat. III Deciduous Trees							
●	5	Betula nigra 'Heritage'	Heritage river Birch	3" Cal.	175		
		Gelditsia triacanthos 'Skyline'	Skyline Honeylocust	3" Cal.	175		
		Prunus sargentii	Sargent Cherry	3" Cal.	175		
		Prunus yedoensis	Yoshino Cherry	3" Cal.	175		
Cat. II Deciduous Trees							
●	12	Amelanchier laevis	Allegheny Serviceberry	3" Cal.	125		
		Cercis canadensis	Redbud	3" Cal.	125		
		Cornus kousa	Kousa Dogwood	3" Cal.	125		
		Magnolia stellata	Star Magnolia	3" Cal.	125		
		Magnolia virginiana	Sweetbay Magnolia	3" Cal.	125		
Cat. IV Evergreen Trees							
●	3	Magnolia grandiflora	Southern Magnolia	10' Ht.	250		
		Pinus rigida	Pitch Pine	10' Ht.	250		
		Pinus taeda	Loblolly Pine	10' Ht.	250		
		Pinus virginiana	Virginia Pine	10' Ht.	250		
Cat. II Evergreen Trees							
●	15	Ilex opaca	American Holly	10' Ht.	125		
		Juniperus virginiana	Eastern Red Cedar	10' Ht.	125		
		Picea glauca	White Spruce	10' Ht.	125		
		Picea pungens	Colorado Blue Spruce	10' Ht.	125		
		Tsuga canadensis	Canadian Hemlock	10' Ht.	125		
Cat. I Evergreen Trees							
●	2	Ilex x attenuata 'Fosteri'	Fosters Holly	10' Ht.	75		
		Ilex x 'Nellie Stevens'	Nellie Stevens Holly	10' Ht.	75		
		Thuja occidentalis 'Nigra'	American Arborvitae	10' Ht.	75		
Shrubs							
●		Cornus sericea	Redosier Dogwood	24" ht.			
		Forsythia x intermedia	Border Forsythia	24" ht.			
		Ilex glabra	Inkberry	24" ht.			
		Ilex verticillata	Winerberry	24" ht.			
		Myrica pennsylvanica	Northern Bayberry	24" ht.			
		Nandina domestica 'Compacta'	Heavenly Bamboo	24" ht.			
		Prunus laurocerassus 'Otto Luyken'	Otto Luyken Cherry Laurel	24" ht.			
		Rhododendron Nova Zembla	Hybrid Rhododendron	24" ht.			
		Rosa x 'Knockout'	Knockout Rose	24" ht.			
		Viburnum dentatum	Arrowwood Viburnum	24" ht.			
		Viburnum plicatum var. tomentosum 'Mariesi'	Marie's Doublefile Viburnum	24" ht.			
		Itea virginica 'Henry's Gamet'	Virginia Sweetpire	24" ht.			
		Total Canopy Coverage (SF)					10,400

CDPA / FDPA



APPROXIMATE LIMITS OF INTERIOR PARKING LOT AREAS FOR LANDSCAPE COMPUTATIONS
SCALE: 1"=100'

TREE COVER CALCULATIONS	
Gross Site Area	277,011 s.f.
Tree Cover Required (10%)	27,701 s.f.
Proposed Tree Save Area	0 s.f.
Proposed Plantings (10-yr Tree Canopy)	41,000 s.f.
Tree Cover Provided *	41,000 s.f.
	14.8%

* Plant material located within application area.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening
North - Office (Group 8)	None
South - Office (Group 8)	None
East - Office (Group 8)	None
West - Airport	None

PRELIMINARY INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS	
Area to be Counted (s.f.)	± 130,000
Interior Landscaping Required (s.f.)(5%)	6,500
Total Shade Tree Cover Provided (s.f.):	
32 Trees @ 250 SF each	(6%) 8,000

TYPICAL PLANT PALETTE							
Symbol	Quantity	Botanical Name	Common Name	Size	10-Year Canopy Coverage		
Cat. IV Deciduous Trees							
●	80	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal.	250		
		Liquidambar styraciflua 'Rotundiloba'	Sweetgum	3" Cal.	250		
		Platanus acerifolia 'Bloodgood'	London Planetree	3" Cal.	250		
		Quercus phellos	Willow Oak	3" Cal.	250		
		Tilia americana 'Greenspire'	American Linden	3" Cal.	250		
Cat. III Deciduous Trees							
●	20	Betula nigra 'Heritage'	Heritage river Birch	3" Cal.	175		
		Gelditsia triacanthos 'Skyline'	Skyline Honeylocust	3" Cal.	175		
		Prunus sargentii	Sargent Cherry	3" Cal.	175		
		Prunus yedoensis	Yoshino Cherry	3" Cal.	175		
Cat. II Deciduous Trees							
●	37	Amelanchier laevis	Allegheny Serviceberry	3" Cal.	125		
		Cercis canadensis	Redbud	3" Cal.	125		
		Cornus kousa	Kousa Dogwood	3" Cal.	125		
		Magnolia stellata	Star Magnolia	3" Cal.	125		
		Magnolia virginiana	Sweetbay Magnolia	3" Cal.	125		
Cat. IV Evergreen Trees							
●	10	Magnolia grandiflora	Southern Magnolia	10' Ht.	250		
		Pinus rigida	Pitch Pine	10' Ht.	250		
		Pinus taeda	Loblolly Pine	10' Ht.	250		
		Pinus virginiana	Virginia Pine	10' Ht.	250		
Cat. II Evergreen Trees							
●	62	Ilex opaca	American Holly	10' Ht.	125		
		Juniperus virginiana	Eastern Red Cedar	10' Ht.	125		
		Picea glauca	White Spruce	10' Ht.	125		
		Picea pungens	Colorado Blue Spruce	10' Ht.	125		
		Tsuga canadensis	Canadian Hemlock	10' Ht.	125		
Cat. I Evergreen Trees							
●	35	Ilex x attenuata 'Fosteri'	Fosters Holly	10' Ht.	75		
		Ilex x 'Nellie Stevens'	Nellie Stevens Holly	10' Ht.	75		
		Thuja occidentalis 'Nigra'	American Arborvitae	10' Ht.	75		
Shrubs							
●		Cornus sericea	Redosier Dogwood	24" ht.			
		Forsythia x intermedia	Border Forsythia	24" ht.			
		Ilex glabra	Inkberry	24" ht.			
		Ilex verticillata	Winerberry	24" ht.			
		Myrica pennsylvanica	Northern Bayberry	24" ht.			
		Nandina domestica 'Compacta'	Heavenly Bamboo	24" ht.			
		Prunus laurocerassus 'Otto Luyken'	Otto Luyken Cherry Laurel	24" ht.			
		Rhododendron Nova Zembla	Hybrid Rhododendron	24" ht.			
		Rosa x 'Knockout'	Knockout Rose	24" ht.			
		Viburnum dentatum	Arrowwood Viburnum	24" ht.			
		Viburnum plicatum var. tomentosum 'Mariesi'	Marie's Doublefile Viburnum	24" ht.			
		Itea virginica 'Henry's Gamet'	Virginia Sweetpire	24" ht.			
		Total Canopy Coverage (SF)					41,000

NOTE: SEE NOTE #3 ON SHEET 6 - LANDSCAPE PLAN

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Project Name
DULLES DISCOVERY SOUTH CDPA / FDPA / SE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn: EDS
Checked: AJS
QA / QC: KVH

KH Project No. 110257009

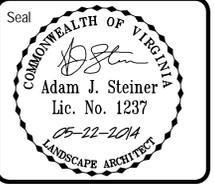
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Drawing Title
LANDSCAPE COMPUTATIONS

Scale: N/A

Drawing Number

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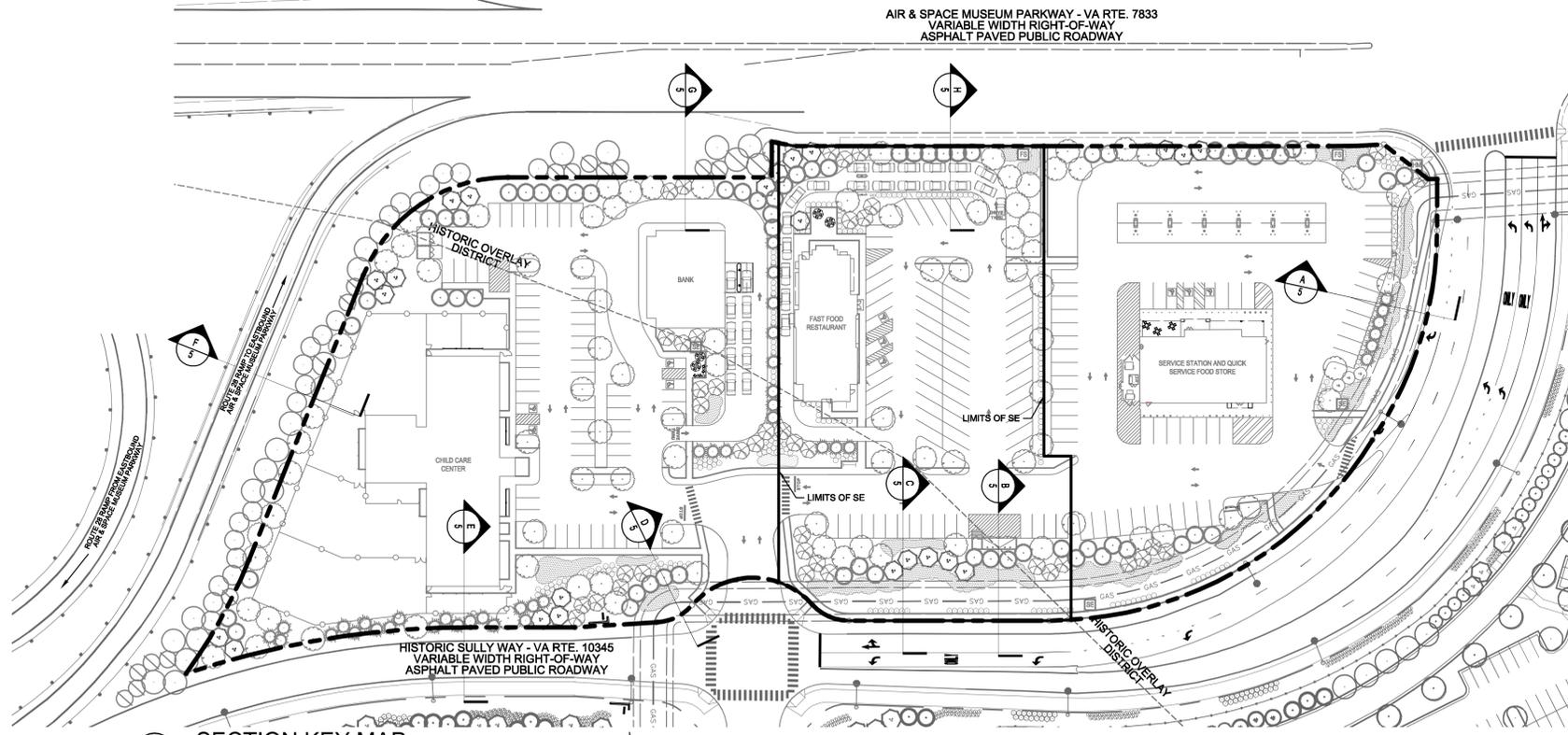
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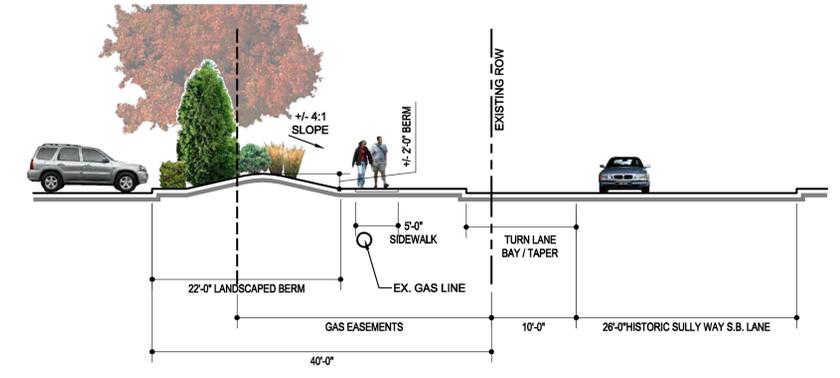
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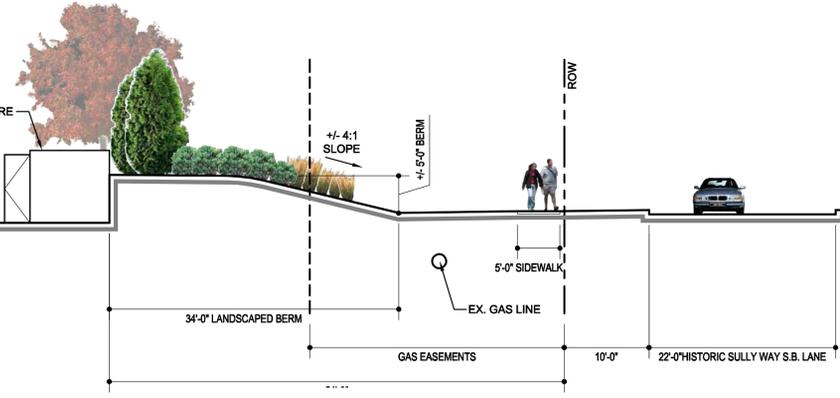
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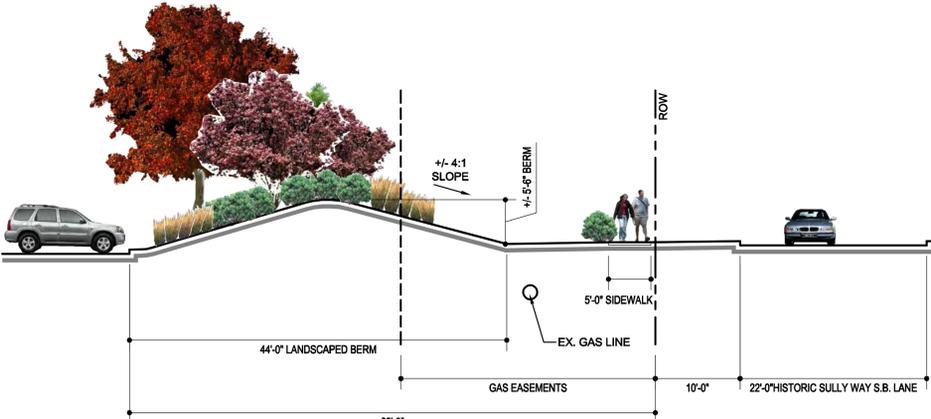
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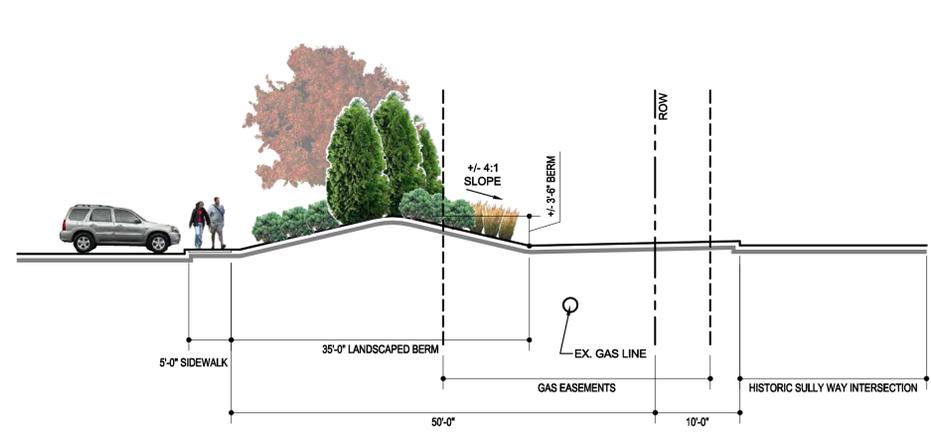
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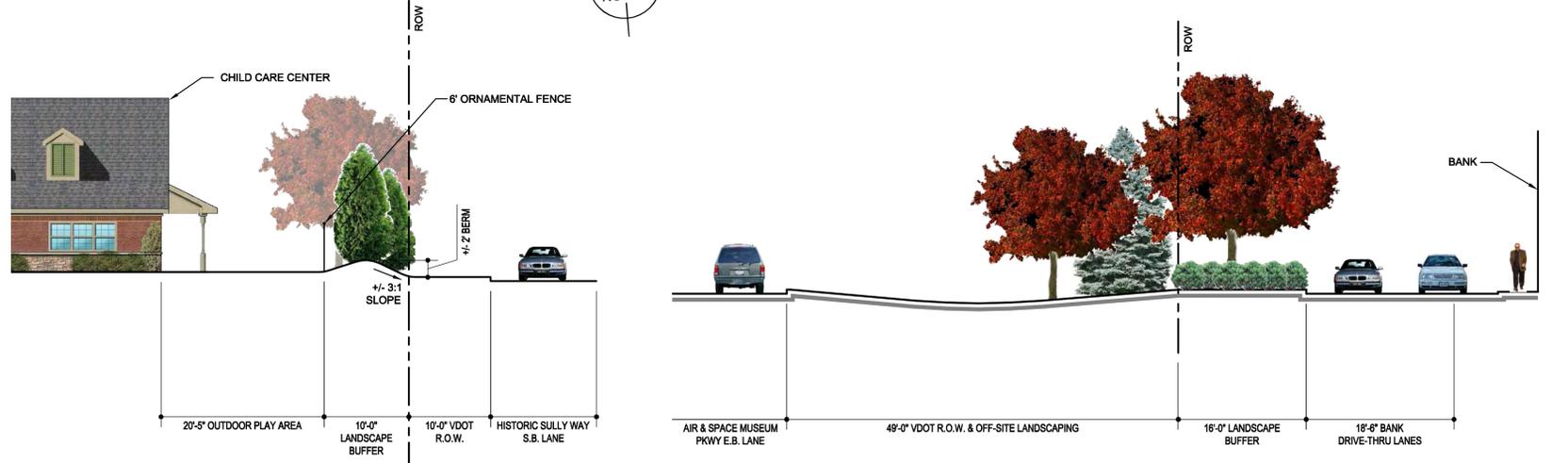
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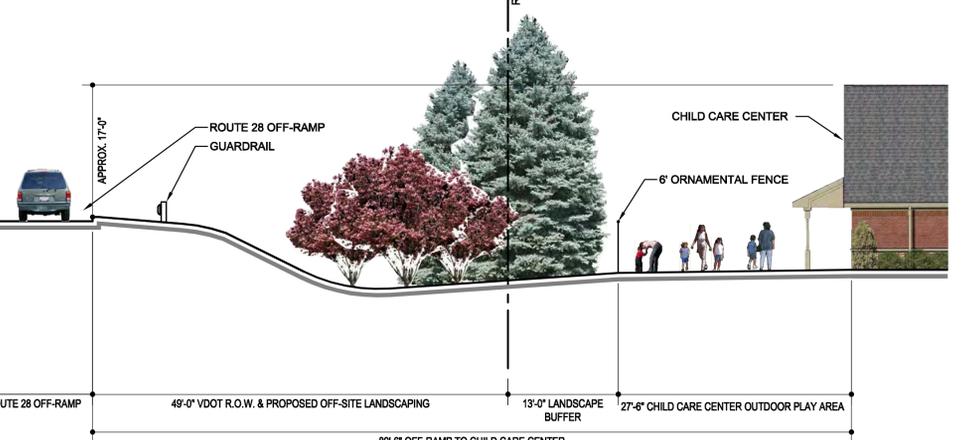
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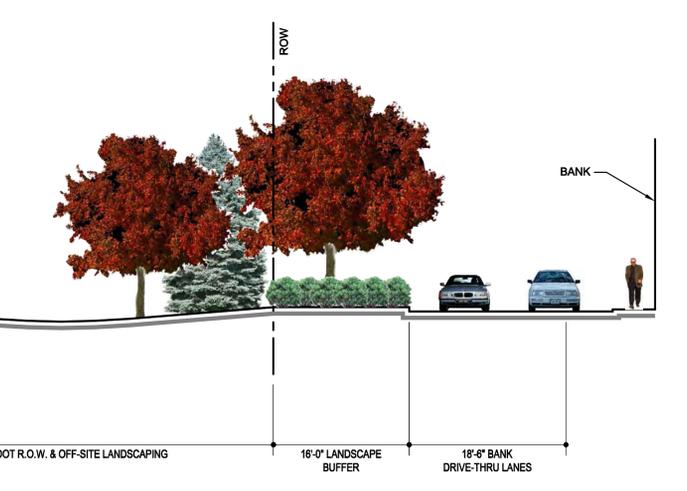
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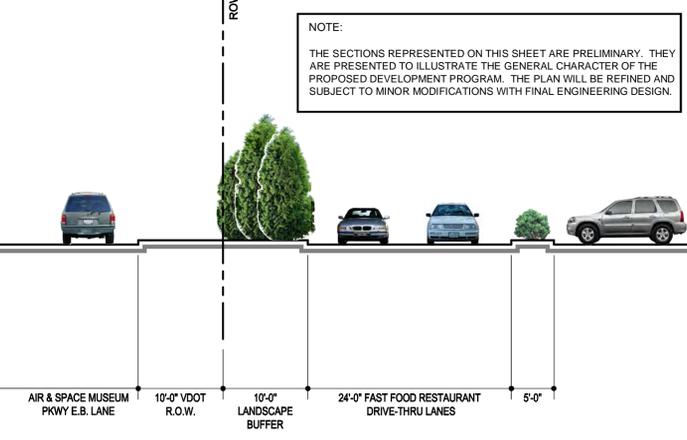
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F ROUTE 28 SECTION
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G AIR & SPACE MUSEUM PKWY SECTION
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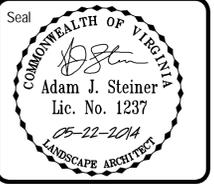


H AIR & SPACE MUSEUM PKWY SECTION
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NOTE:
 THE SECTIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT PROGRAM. THE PLAN WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING DESIGN.

K:\NVA_LALP\110257009_Dulles Discovery CDPA\Drawings\CDPA\257009_LANDSCAPE SECTIONS.dwg, Layout: 8 LANDSCAPE SECTIONS & PLANTING DETAILS, May 22, 2014, jcc@kimley-horn.com
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DISCOVERY SOUTH
CDPA / FDPA / SE**

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

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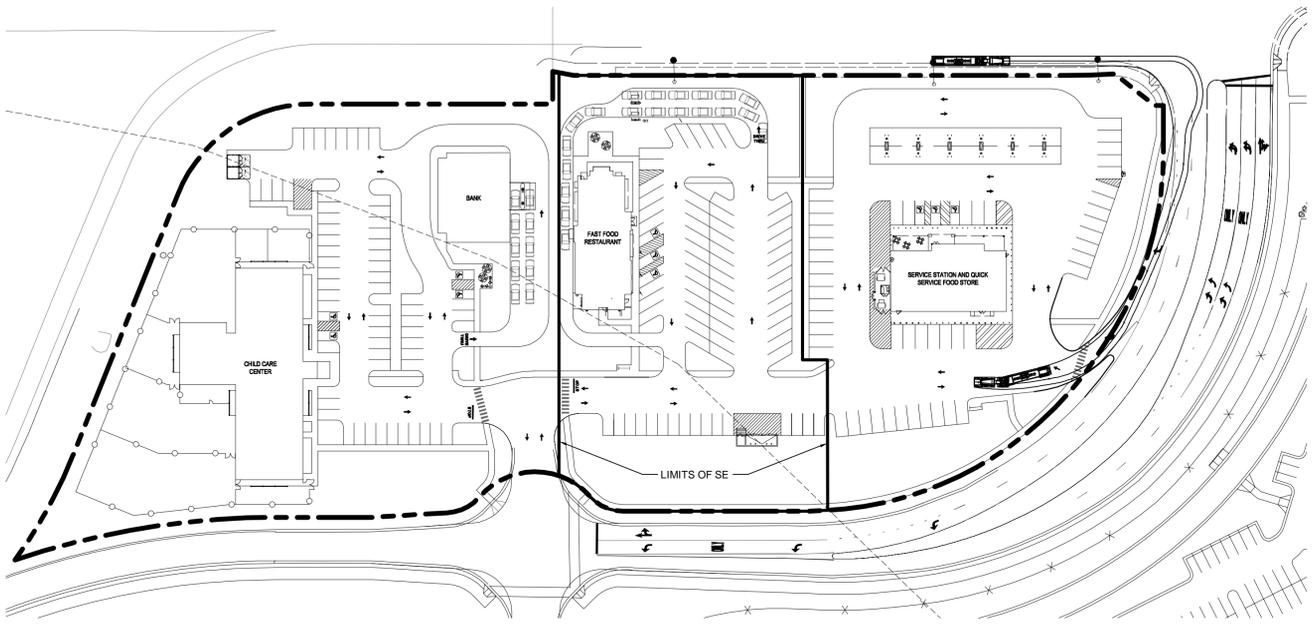
KH Project No. 110257009

Date: MAY 22, 2014

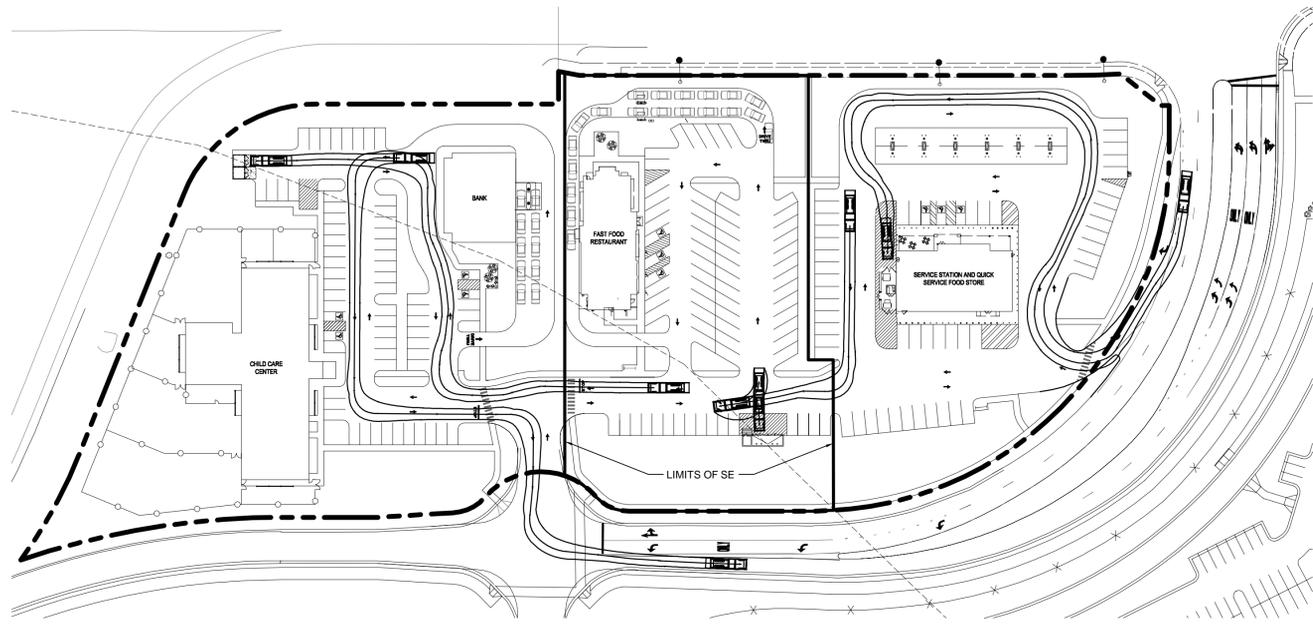
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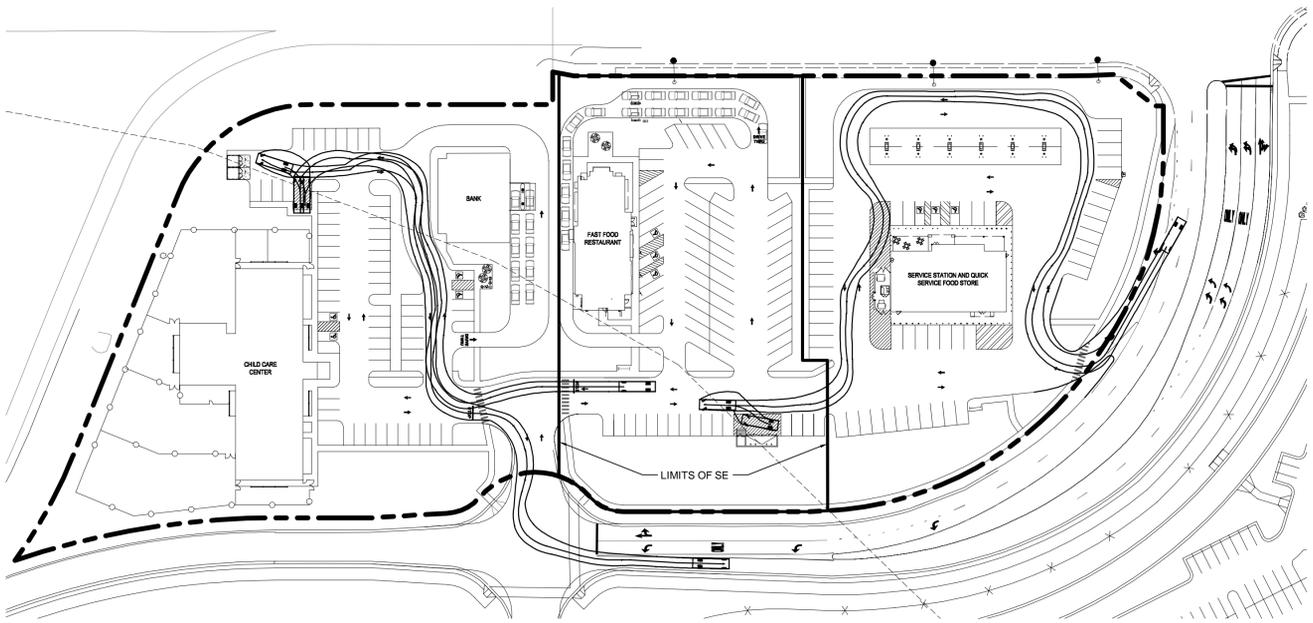
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Sheet 9 of 16



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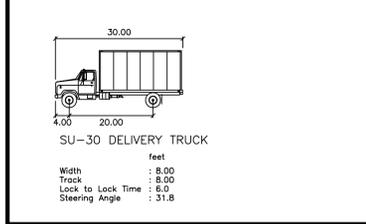
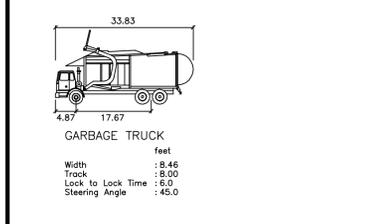
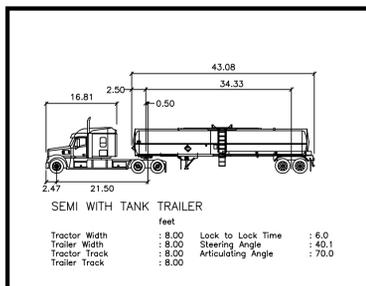


2 GARBAGE TRUCK
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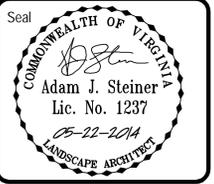
3 SU-30 DELIVERY TRUCK
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AUTOTURN TRUCK LEGEND



K:\NVA_LALP\110257009_Dulles Discovery CDPA\Figures\110257009_AUTOTURN_ANALYSIS_PLAN.dwg, Layout: 9 VEHICULAR CIRCULATION PLAN, May 22, 2014, jacqui.johnson
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Issues / Revisions

No.	Description	Date
1	1st Submission	07.26.2013
2	2nd Submission	11.13.2013
3	3rd Submission	02.10.2014
4	4th Submission	03.24.2014
5	5th Submission	04.28.2014
6	6th Submission	05.08.2014
7	7th Submission	05.22.2014

Project Name
**DULLES
DISCOVERY SOUTH
CDPA / FDPA / SE**

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / QC KVH
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KH Project No. 110257009

Date MAY 22, 2014

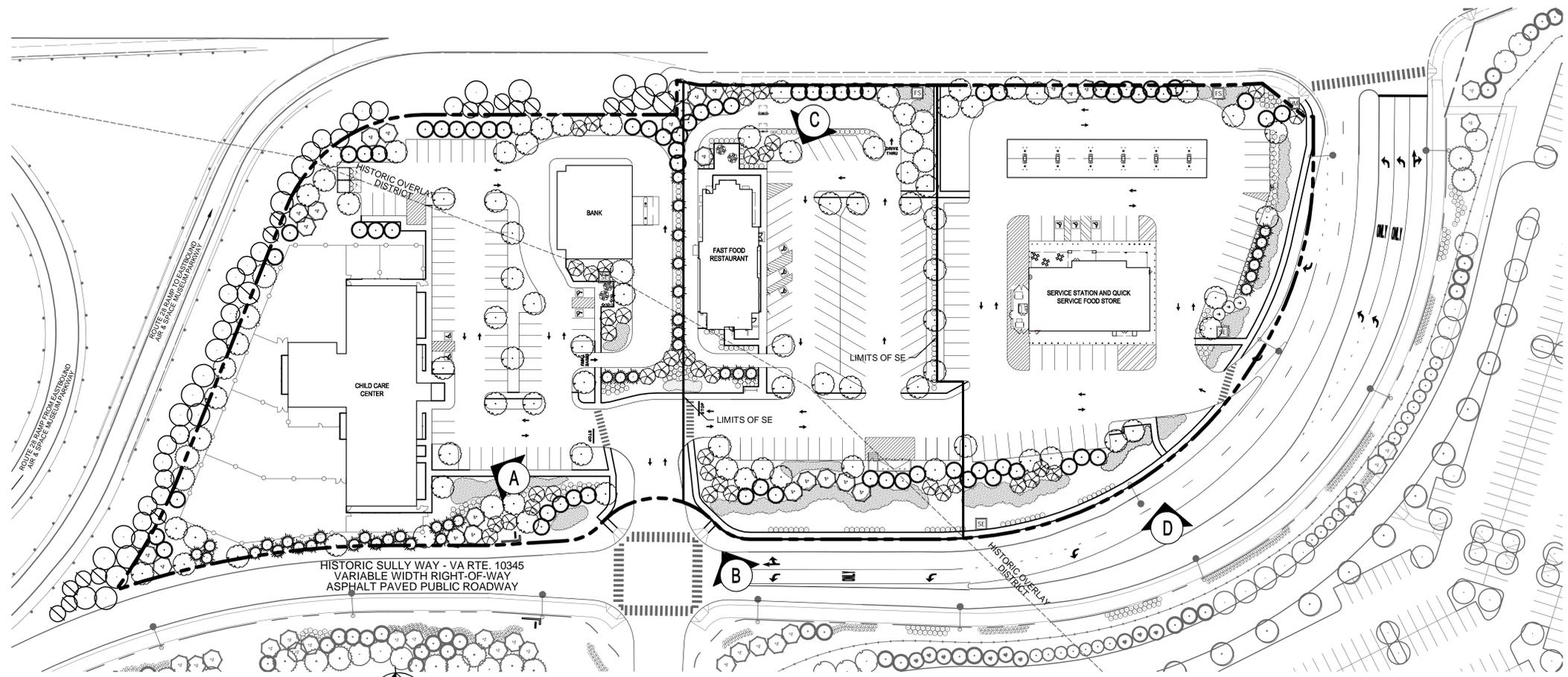
Drawing Title
**PERSPECTIVE
VIEWS**

Scale: AS NOTED

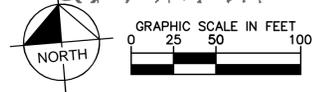
Drawing Number

11

Sheet 11 of 16



1 VIEWS - KEY MAP
Scale: 1" = 50'



VIEW A



VIEW C



VIEW B



VIEW D

NOTE:
THE PERSPECTIVE VIEWS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED DEVELOPMENT. THE BUILDING ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN. FURTHERMORE, THE ELEVATION OF THE CHILD CARE CENTER IS SUBJECT TO CHANGE AS A RESULT OF ARCHITECTURAL REVIEW BOARD (ARB) REVIEW.

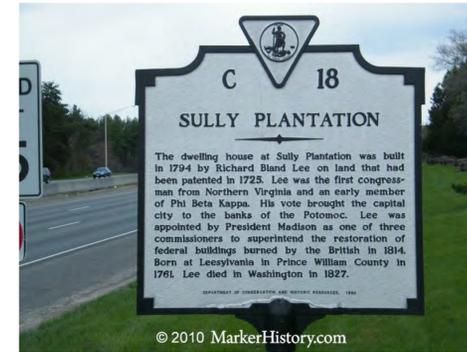
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1 TYPICAL AMENITY BENCH
Scale: N.T.S.



4 CHILD CARE CENTER: FENCE
Scale: N.T.S.



5 HISTORIC MARKER (TYP.)
Scale: N.T.S.



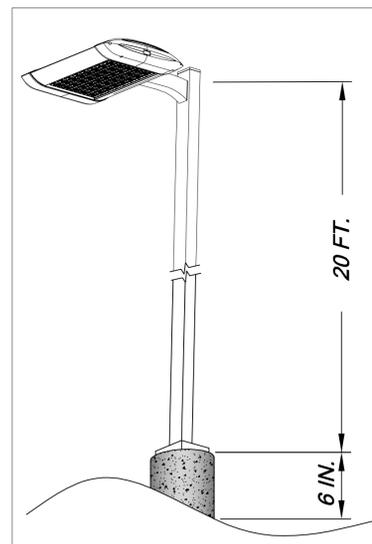
2 TYPICAL BICYCLE RACK
Scale: N.T.S.



6 SULLY EXHIBIT SIGNAGE (TYP.)
Scale: N.T.S.

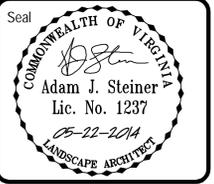


3 TYPICAL LIGHT POLE
Scale: N.T.S.



NOTE:
SITE FURNISHINGS REP AND SIGNAGE RESENTED ON THIS SHEET ARE CONCEPTUAL AND ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL PRODUCT SELECTION MAY VARY AT THE TIME OF SITE PLAN BUT WILL BE CONSISTENT WITH THE QUALITY OF DESIGN REPRESENTED HEREON.

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7	7th Submission	05.22.2014

Project Name
DULLES DISCOVERY SOUTH CDPA / FDPA
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / OC KVH
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KH Project No. 110257009

Date MAY 22, 2014

Drawing Title
SITE AMENITIES

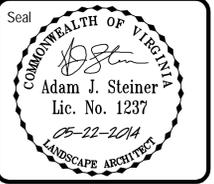
Scale: AS NOTED

Drawing Number

13

K:\NVA_LALP\110257009_Dulles Discovery CDPA\CDPA\PlanSheets\CDPA\257009_SITE AMENITIES PLAN.dwg, Layout:13 SITE AMENITIES May 22, 2014 jacqui.johnson
XREFS: XREF:110257009
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Project Name

DULLES DISCOVERY SOUTH
CDPA / FDPA / SE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn: EDS
Checked: AJS
QA/OC: KVH

KH Project No. 110257009

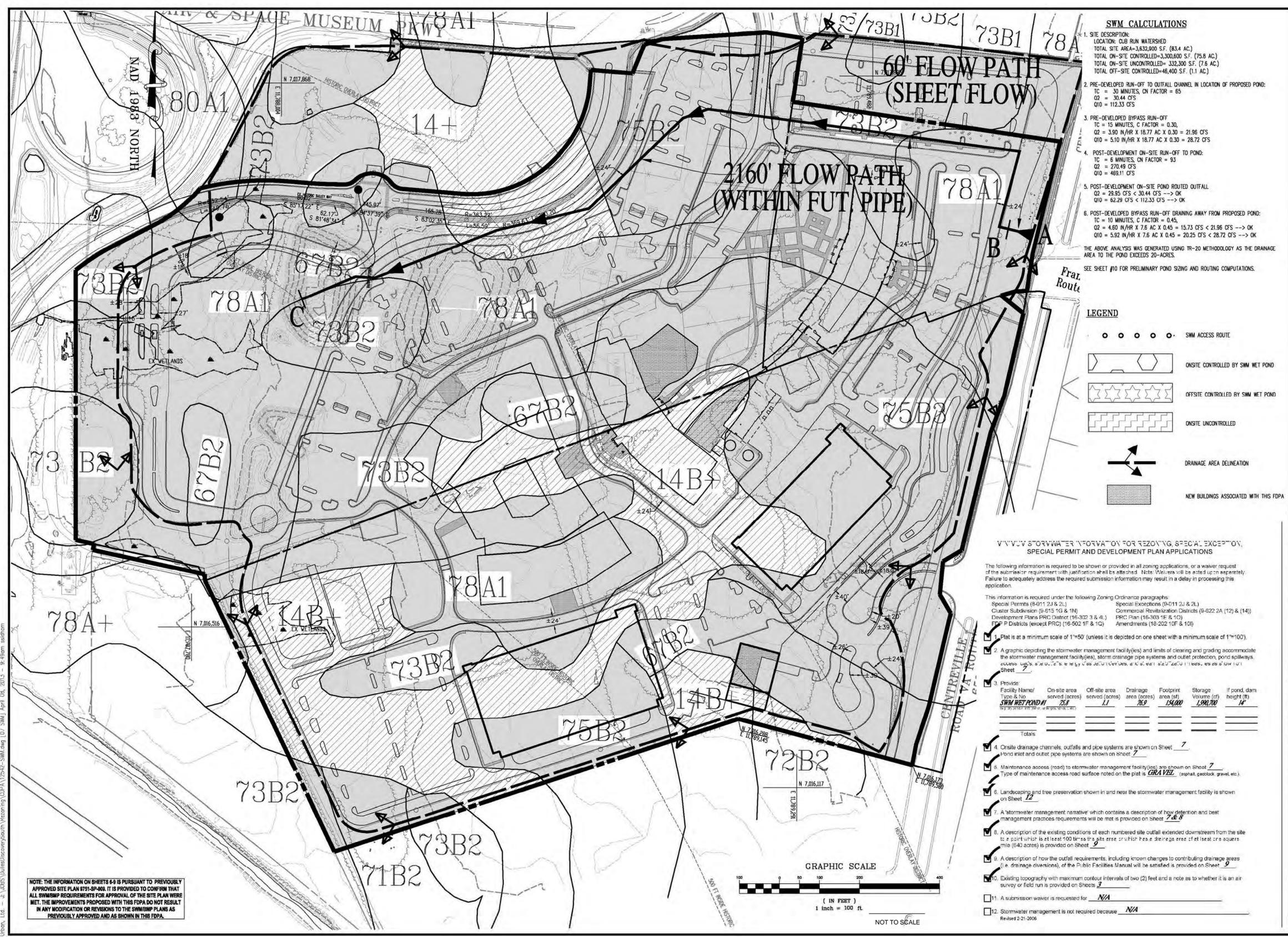
Date: MAY 22, 2014

Drawing Title
SWM - DRAINAGE DIVIDES MAP

Scale: N.T.S.

Drawing Number
14

Sheet 14 of 16

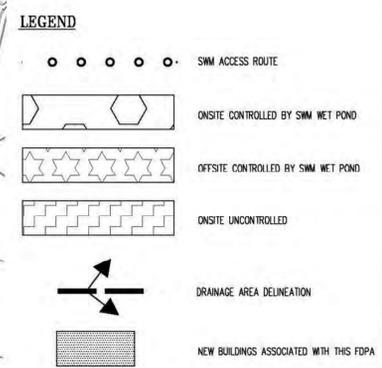


SWM CALCULATIONS

- SITE DESCRIPTION:**
LOCATION: DUB RUN WATERSHED
TOTAL SITE AREA=3,632,900 S.F. (83.4 AC)
TOTAL ON-SITE CONTROLLED=3,300,600 S.F. (75.8 AC)
TOTAL ON-SITE UNCONTROLLED= 332,300 S.F. (7.6 AC)
TOTAL OFF-SITE CONTROLLED=46,400 S.F. (1.1 AC)
- PRE-DEVELOPED RUN-OFF TO OUTFALL CHANNEL IN LOCATION OF PROPOSED POND:**
TC = 30 MINUTES, ON FACTOR = 65
Q2 = 30.44 CFS
Q10 = 112.33 CFS
- PRE-DEVELOPED BYPASS RUN-OFF:**
TC = 15 MINUTES, C FACTOR = 0.30,
Q2 = 3.90 IN/HR X 18.77 AC X 0.30 = 21.96 CFS
Q10 = 5.10 IN/HR X 18.77 AC X 0.30 = 28.72 CFS
- POST-DEVELOPMENT ON-SITE RUN-OFF TO POND:**
TC = 6 MINUTES, ON FACTOR = 93
Q2 = 270.49 CFS
Q10 = 469.11 CFS
- POST-DEVELOPMENT ON-SITE POND ROUTED OUTFALL:**
Q2 = 29.95 CFS < 30.44 CFS --> OK
Q10 = 62.29 CFS < 112.33 CFS --> OK
- POST-DEVELOPED BYPASS RUN-OFF DRAINING AWAY FROM PROPOSED POND:**
TC = 10 MINUTES, C FACTOR = 0.45,
Q2 = 4.60 IN/HR X 7.6 AC X 0.45 = 15.73 CFS < 21.96 CFS --> OK
Q10 = 5.92 IN/HR X 7.6 AC X 0.45 = 20.25 CFS < 28.72 CFS --> OK

THE ABOVE ANALYSIS WAS GENERATED USING TR-20 METHODOLOGY AS THE DRAINAGE AREA TO THE POND EXCEEDS 20-ACRES.

SEE SHEET #10 FOR PRELIMINARY POND SIZING AND ROUTING COMPUTATIONS.



VIEW SWM INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

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

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-015 1G & 1H) Commercial Reutilization Districts (9-022 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4), PRC Plan (16-303 1E & 1C)
PDP Districts (except PRC) (16-502 1F & 1G) Amendments (16-202 10F & 10I)

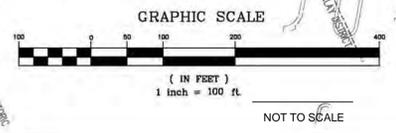
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access ways, access ways, etc. to be fully depicted on the plat at a scale of 1/8"=1' (1/4"=1' for 1/2"=1' sheets, etc. as shown on Sheet 7.

3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SWM WET POND #1	7.6	1.1	767	154,000	1,980,700	14'
Totals						

- 4. Outlet drainage channels, outfalls and pipe systems are shown on Sheet 7.
- 5. Pond inlet and outlet pipe systems are shown on Sheet 7.
- 6. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 7. Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, geotext, gravel, etc.).
- 7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.
- 8. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 7 & 8.
- 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet 9.
- 10. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied, is provided on Sheet 9.
- 11. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 7.
- 12. Stormwater management is not required because N/A



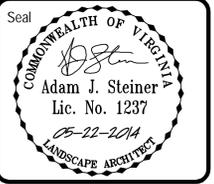
NOTE: THE INFORMATION ON SHEETS 6-9 IS PURSUANT TO PREVIOUSLY APPROVED SITE PLAN 9751-SP-005. IT IS PROVIDED TO CONFIRM THAT ALL SWMMP REQUIREMENTS FOR APPROVAL OF THE SITE PLAN WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS FDPA DO NOT RESULT IN ANY MODIFICATION OR REVISIONS TO THE SWMMP PLANS AS PREVIOUSLY APPROVED AND AS SHOWN IN THIS FDPA.

THIS SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

REFERENCE APPLICATION NO. 9751-SP-005,
DATED 06/13/2012

K:\NVA_LALP\110257009_Dulles Discovery CDPA\Final\Drawings\CDPA\257009_SWM_DRAINAGE DIVIDES MAP.dwg, Layout: 14 SWM - DRAINAGE DIVIDES MAP, May 22, 2014, jrc@kjh.com
 XREFS: XREF: 110257009
 THE INFORMATION ON THIS SHEET IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION ON THE DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION ON THE DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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THIS SEAL & SIGNATURE CERTIFIES THAT THIS DRAWING IS THE APPROVED COPY AND DOES NOT CERTIFY THE ENGINEERING DESIGN HEREON.

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7	7th Submission	05.22.2014

Project Name
DULLES DISCOVERY SOUTH CDPA / FDP / SE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn EDS	Checked AJS	QA / OC KVH
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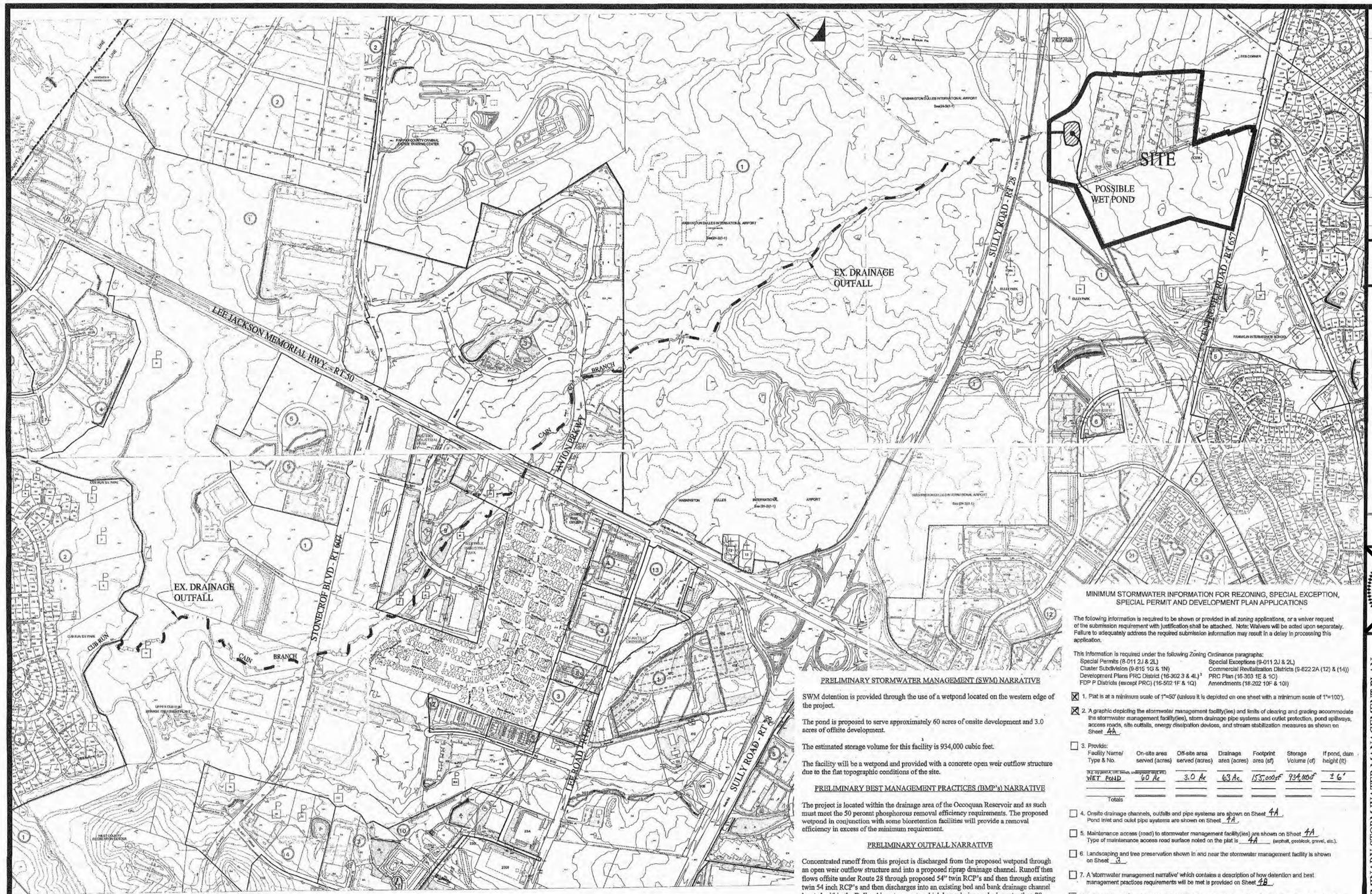
KH Project No. 110257009

Date MAY 22, 2014

Drawing Title
PRELIMINARY STORMWATER MANAGEMENT PLAN

Scale: N.T.S.

Drawing Number
15
Sheet 15 of 16



PRELIMINARY STORMWATER MANAGEMENT (SWM) NARRATIVE

SWM detention is provided through the use of a wetpond located on the western edge of the project.
The pond is proposed to serve approximately 60 acres of onsite development and 3.0 acres of offsite development.
The estimated storage volume for this facility is 934,000 cubic feet.
The facility will be a wetpond and provided with a concrete open weir outflow structure due to the flat topographic conditions of the site.

PRELIMINARY BEST MANAGEMENT PRACTICES (BMP)'S NARRATIVE

The project is located within the drainage area of the Occoquan Reservoir and as such must meet the 50 percent phosphorous removal efficiency requirements. The proposed wetpond in conjunction with some bioretention facilities will provide a removal efficiency in excess of the minimum requirement.

PRELIMINARY OUTFALL NARRATIVE

Concentrated runoff from this project is discharged from the proposed wetpond through an open weir outflow structure and into a proposed riprap drainage channel. Runoff then flows offsite under Route 28 through proposed 54" twin RCP's and then through existing twin 54 inch RCP's and then discharges into an existing bed and bank drainage channel located within the Dulles Airport property which has a drainage shed greater than 70 acres, hence a floodplain. Runoff is then conveyed in this natural channel through the Dulles Airport property for approximately 6,400 linear feet where it crosses under Avion Parkway through a culvert and back into a natural channel identified as Cain Branch on the County GIS system. Cain Branch continues approximately 1,100 linear feet where it crossed Route 50. Downstream of this point it crosses back into a natural channel and drains approximately 1200 linear feet into an existing pond located just upstream of the Westfax Drive road crossing. Runoff continues downstream in Cain Branch where it ties into Cub Run.
Adequate outfall requirements will be satisfied with a detailed analysis of the existing downstream drainage system that will be conducted with the final engineering plans.

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

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

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) Special Exceptions (8-011 2J & 2L)
Cluster Subdivision (8-016 1G & 1H) Commercial Revitalization Districts (6-622 2A (12) & (14))
Development Plans (PRC District (16-302 3 & 4)) PRC Plan (16-303 1E & 1C)
FDP P Districts (except PRC) (16-502 1F & 1G) Amendments (16-202 19F & 10I)

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

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (ac)	Footprint area (sf)	Storage Volume (cf)	If pond, diam height (ft)
WEIR ROAD	4.0 Ac	3.0 Ac	43 Ac	155,000 sf	934,000 cf	± 6'
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet AA.
Pond inlet and outlet pipe systems are shown on Sheet AA.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet AA.
Type of maintenance access road surface noted on the plat is AA (asphalt, peeblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet AA.
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet AA.
- 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet AA.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet AA.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets AA.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

Application No RZ/FDP-2003-SU-035 Staff JDV
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS approval 1-22-07
Sheet 15 of 16

PLAN DATE: 06-07-06
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANVILLE, VIRGINIA 22003 (703) 616-8000

PRELIMINARY STORM WATER MANAGEMENT PLAN
DULLES DISCOVERY
RZ 2003-SU-0035
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE 2006
SCALE: 1"=50'
NOT TO SCALE

SHEET 4B OF 14
FILE No.

THIS SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
REFERENCE APPLICATION #: RZ/FDP-2003-SU-035,
DATED: 01/22/2007

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

APPLICATION DESCRIPTIONS

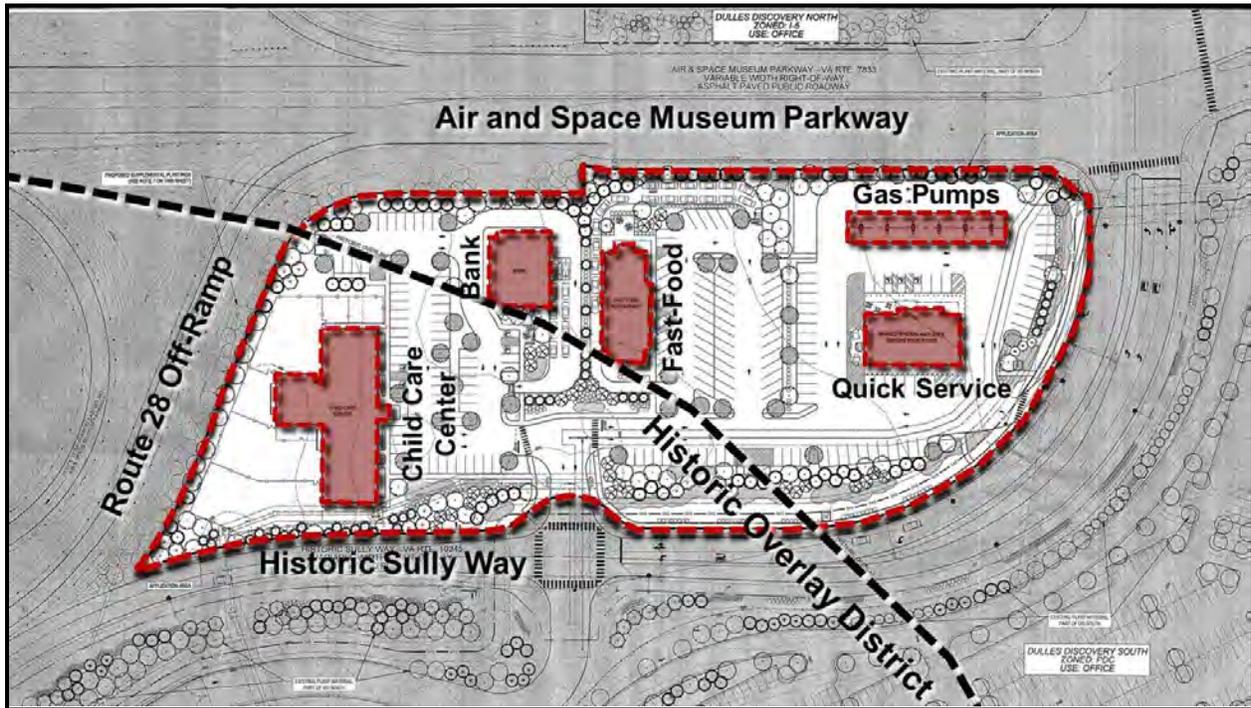
PCA/FDPA 2003-SU-035-02

The applicant, DD South Retail LC, requests approval of a Proffered Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) to RZ 2003-SU-035, originally approved for PDC and PDH-16 Districts, on a single parcel of approximately 6.36 acres (of the 77.74-acre original site), to permit the development of a child care center for 184 children (12,000 square feet (sf)), a financial institution with drive-through (4,000 sf), a fast-food restaurant with drive-through (4,900 sf), and a service station with a quick service food store (5,500 sf), for a total of 26,400 sf of development and a Floor Area Ratio (FAR) of 0.09. The project site was previously approved for 69,260 sf of commercial and office uses with an FAR of 0.25 as part of a larger mixed-use age-restricted community. The project site is located between Air and Space Museum Parkway to the north and Historic Sully Way to the south, east of Route 28, and approximately 1,300 feet west of Centreville Road. The site is located within the Planned Development Commercial (PDC) and Water Supply Protection Overlay (WS) Zoning Districts; approximately 40 percent of the site also lies within the (Sully) Historic Overlay (HD) District.

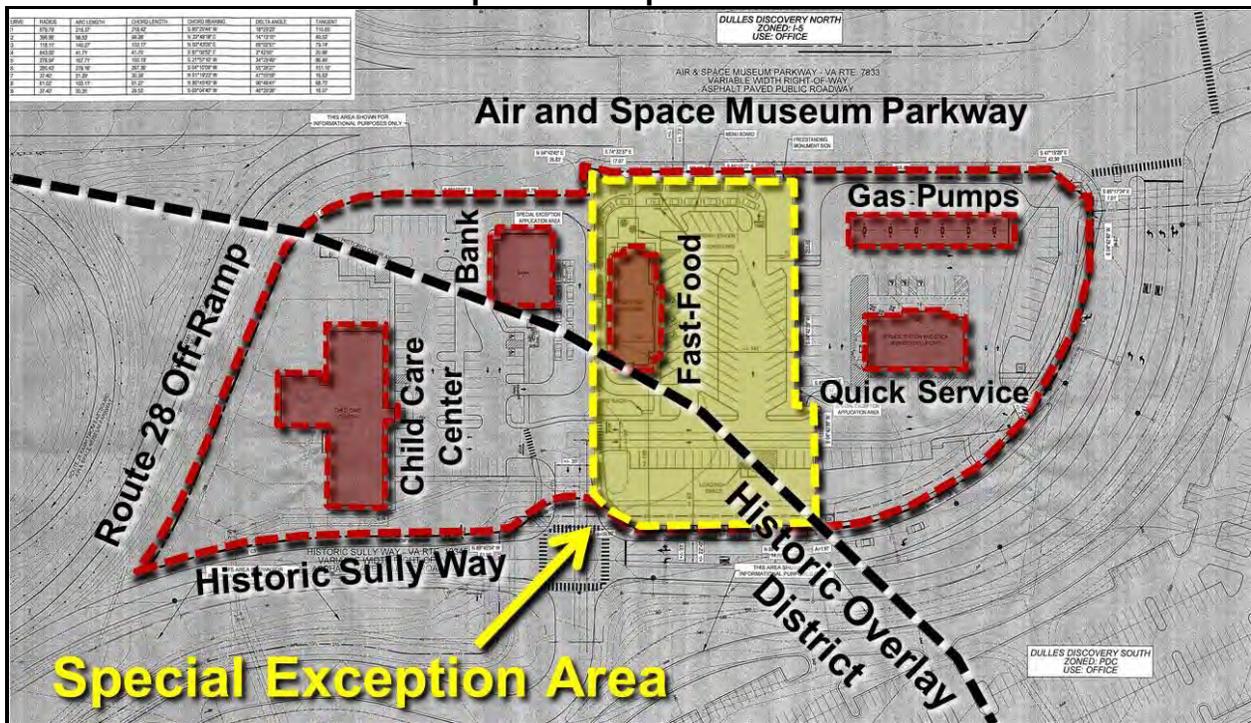
SE 2013-SU-017

The applicant, DD South Retail LC, requests approval of a Special Exception, concurrent with PCA/FDPA 2003-SU-035-02, to permit a fast-food restaurant with drive-through within the PDC District. The Special Exception area totals 1.70 acres, located towards the center of the application site.

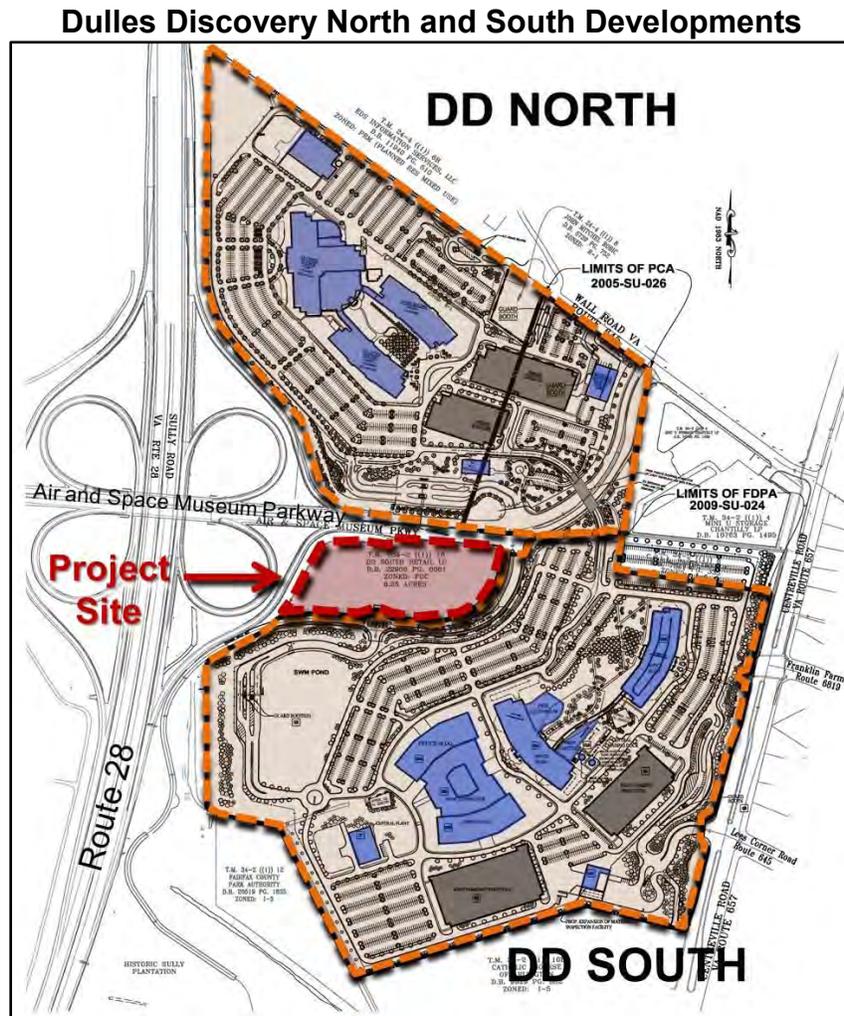
PCA/FDPA Area



Special Exception Area



The project site is located between the secure office campuses of Dulles Discovery North and Dulles Discovery South, which, together, encompass approximately 132 acres with a combined total of approximately 2.4 million square feet of approved office and accessory uses.



Waivers and Modifications:

The applicant requests the following waivers of the Zoning Ordinance requirements:

- Waiver of the barrier requirement between the financial institution and the child care center, pursuant to Para. 1 of Sect. 13-305 of the Zoning Ordinance. Compatibility between these uses is proposed to be addressed through a combination of the location and arrangement of the buildings, and the architectural and landscape treatments;

- Waiver of Para. 7.A. of Sect. 6-206 of the Zoning Ordinance, to permit a service station to be located within a commercial center consisting of fewer than three commercial establishments, such commercial establishments to be other than automobile oriented. The proposal is intended to serve the surrounding office uses through the integration of the four proposed uses within the space available; and
- Waiver of Para. 6 of Sect. 11-203 of the Zoning Ordinance, which requires one loading space for the bank. The applicant does not expect the bank to require frequent deliveries by large vehicles or significant trash removal.

A reduced copy of the submitted Proffered Condition Amendment/Final Development Plan Amendment and Special Exception Plat is included at the front of this report. Copies of the proffers, final development plan amendment conditions, special exception conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1 through 5, respectively. Previously approved proffers, development conditions, and plans related to RZ 2003-SU-035, FDP 2003-SU-035, and CDP 2003-SU-035 are included in Appendices 6 through 9. Staff analyses are included in Appendices 10 through 22.

LOCATION AND CHARACTER

Site Description:

The 6.36-acre PCA/FDPA site is located on Parcel 34-2 ((1)) 1B. The project site is south of Air and Space Museum Parkway, north of Historic Sully Way, east of Route 28, and approximately 1,300 feet west of Centreville Road. The 1.70-acre Special Exception area is centrally located within the PCA/FDPA area.

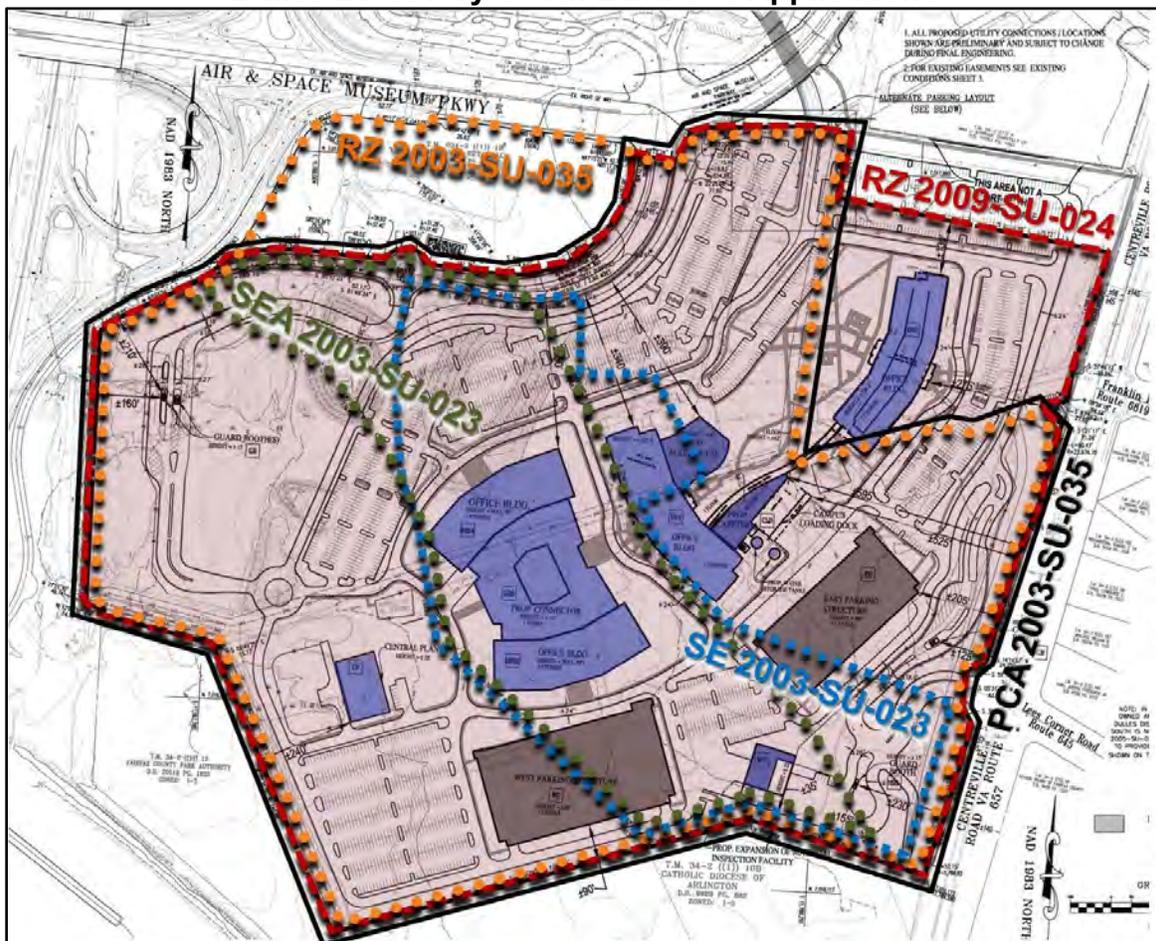
A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	DD North	I-5	Mixed Use, Alternative Uses
East	DD South	PDC	Mixed Use
South	DD South; Sully Plantation	PDC	Mixed Use, Alternative Uses
West	Route 28; Dulles Airport	I-3	Alternative Uses, Public Facilities, Governmental and Institutional

BACKGROUND

The site was reviewed as part of a broader Comprehensive Plan Amendment (S03-III-DS 1), which was approved on April 20, 2006, by the Board of Supervisors. The Amendment established the current Comprehensive Plan guidance for the application site, which recommends office and industrial/flex uses up to 0.35 FAR with retail and support services only as secondary or ancillary uses to the primary uses for the area south and east of the Air and Space Museum Parkway extension. RZ 2003-SU-035 was originally approved on January 22, 2007 for the rezoning of approximately 77.74 acres from I-3 and I-5 to PDC and PDH-16 for a mixed-use development. SE 2003-SU-023 was also approved on January 22, 2007 for an increase in building height from 35 to 60 feet. PCA 2003-SU-035, approved on July 13, 2010, amended the proffers for RZ 2003-SU-035 to permit the inclusion of approximately 68.8 acres into RZ 2009-SU-024. SEA 2003-SU-023, also approved on July 13, 2010 and reaffirmed on July 27, 2010, amended the land area for the previously approved SE and increased the building height for office uses within the Sully Historic Overlay District.

Dulles Discovery South Land Use Applications



Three proffers determinations have been issued for the Dulles Discovery South project. As part of the June 29, 2012 proffers determination, the replacement of a roundabout on Historic Sully Way with a signalized four-way intersection was found to be in substantial conformance with the proffers, CDP/FDP, SEA plat, and the development conditions.

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

Dulles Discovery North & South Land Use Applications

File Number	Campus	Approval Date	Description
RZ 2003-SU-035	DD South	1/22/2007	Original rezoning for a mixed-use development
SE 2003-SU-023	DD South	1/22/2007	Increase in maximum building height from 35' to 60'
RZ 2009-SU-024	DD South	7/13/2010	Rezoning to PDC for DD South office campus
PCA 2003-SU-035	DD South	7/13/2010	Removal of land area from previously approved mixed use development to be rezoned as part of DD South
SEA 2003-SU-023	DD South	7/13/2010 (reaffirmed on 7/27/2010)	Removal of land from previously approved SE and increase in building height for office uses within the Sully Historic Overlay District
FDPA 2009-SU-024	DD South	5/22/2013	Building additions and site modifications
RZ 2005-SU-026	DD North	2/27/2006	Rezoning to I-5 for DD North office campus
SE 2005-SU-023	DD North	2/27/2006	Increase in building height from 75' to 150' for two office buildings in DD North
PCA 2005-SU-026	DD North	6/04/2013	Construction of overpass

COMPREHENSIVE PLAN PROVISIONS

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

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 3-4-2014, Dulles Suburban Center Land Unit Recommendations, Page 101.

CHARACTER

"Land Unit D-4 consists of 157 acres and is bounded on the north by Wall Road, on the west by Route 28, on the southwest and south by the Sully Historic Site Park and on the east by Centreville Road (Figure 27). This land unit contains a portion of the Sully Historic Overlay District, a few scattered warehousing and industrial uses

and a large outdoor storage operation north of Barnsfield Road. In addition, about two-thirds of the land unit remains vacant. Cain Branch of Cub Run crosses the southeastern portion of this land unit."

RECOMMENDATIONS

Land Use

1. "The southern portion of this land unit lies within the Sully Historic Overlay District. Within this overlay district, certain regulations and restrictions apply to protect the Sully landmark and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. These restrictions and regulations include limitations on commercial and industrial uses. Other regulations apply and are discussed in Land Unit D-5 with the complete provisions listed in Appendix 1, A1-300 of the Zoning Ordinance."
2. "As regulated by the Zoning Ordinance provisions for the Sully historic district, the portion of this land unit located south and east of the extension of Air and Space Museum Parkway is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation. Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be designed to serve the employees and residents of Land Unit D-4. These ancillary and retail uses should not constitute a retail shopping center."

ANALYSIS

PCA/CDPA/FDPA and SE:	(copy at front of staff report)
Title:	Dulles Discovery South Retail
Prepared by:	Kimley-Horn and Associates, Inc.
Original and Revision Dates:	July 26, 2013, as revised through May 8, 2014
Number of Pages:	16

Proposal: The proposal includes a child care center for up to 184 children (12,000 sf), a financial institution drive-through (4,000 sf), a fast food restaurant with drive-through (4,900 sf), a service station with 12 fueling stations and a maximum canopy height of 22 feet, and a quick-service food store (5,500 sf). These uses are expected to be used by employees and visitors associated with the Dulles Discovery North and South office campuses, and tourist traffic associated with the Sully Plantation and the Air and Space Museum. The proposed uses include a total of 26,400 sf of development and have a Floor Area Ratio (FAR) of 0.09.

Existing Site Conditions: The project site contains a temporary asphalt parking lot.

Access and Parking: Access and parking would be reconfigured as depicted on the proposed CDPA/FDPA to include the reconfiguration of the intersection of Historic Sully Way and the Dulles Discovery South entrance driveway, the reconfiguration of travel and turn lanes along Historic Sully Way, and the restriping of the southbound exit from Dulles Discovery North.

Land Use Analysis (Appendices 10 and 11)

The subject property is designated as Mixed Use and Alternative Uses by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recognizes high-quality, campus-style office and high-quality industrial/flex uses up to 0.35 FAR. Support services would be appropriate only as secondary or ancillary uses to the primary office and industrial/flex uses. Additionally, approximately 40 percent of the subject site is contained within the Sully Historic Overlay District. (See the Heritage Resources section below for a complete discussion).

Staff review of the project noted that the original development plan for the site and adjacent parcels included age-restricted housing as well as hotel, office, and retail uses. Subsequent to the original zoning application approval, alternative proposals for campus-style office and supportive industrial/flex uses have been approved as part of Dulles Discovery North and Dulles Discovery South and have altered the complexion of the area. Together, the Dulles Discovery North and South developments contain approximately 132 acres and 2.4 million sf of office and accessory uses. The Dulles Discovery South development consists of approximately 1.17 million sf of office and accessory uses on 76.6 acres. Together with the larger CDPA/FDPA project site, the applicable PDC District consists of approximately 1.20 million sf of uses on 83.1 acres.

The applicant proposes new uses as ancillary to the nearby office uses and to serve tourists and residents in the area. The proposed uses are surrounded on three sides by the Dulles Discovery North and South developments and are designed to be subservient to those developments. When considered as part of the larger Dulles Discovery North and South complex, the project site would account for approximately five (5) percent of the land area and approximately one (1) percent of the gross floor area. Given the secure nature of the adjacent office uses, the commercial uses could not be integrated into the office developments. Despite a separation of secure and non-secure uses, proposed roadway and sidewalk improvements have been revised to facilitate circulation between the uses and the applicant has refined the proposal so that employees of the Dulles Discovery North and South developments can safely drive, cycle, or walk between them.

During the most recent Plan Amendment process, Planning staff anticipated possible commercial uses such as restaurants, banks, gas stations and other retail stores for the site. However, drive-through uses were not anticipated. Although the application includes two drive-through uses, the applicant has modified the project design and addressed the mixed-use intent of the Comprehensive Plan language through shared ownership, common access points, enhanced planting areas, internal travel lanes, and the inclusion of pedestrian and bicycle facilities.

Staff also noted that the applicant proposes 188 parking spaces, or 33 spaces above the required number (155), to be used for the child care center and the quick service food store. 188 spaces represent a decrease of approximately 11 percent from the 211 parking spaces initially proposed. Staff encouraged further reductions in the number of parking spaces provided. The applicant responded that the need for the additional parking spaces was warranted based on the nature of these uses and their experience with these uses in other locations, in which patrons might be expected to remain at these establishments longer than similarly defined uses. The applicant also noted that overflow parking, if needed, was not available in the surrounding areas, due to the secure nature of the surrounding uses.

The proposed uses can be expected to serve employees, tourists, and residents in the immediate project area. With consideration of recent modifications to the proposal, the adjacency of a concentrated employment center, the ability to serve local needs, and the inclusion of design measures to serve the needs of pedestrians and cyclists, staff concludes that the mixed-use intent of the Comprehensive Plan is addressed with the application.

Environmental Resources Analysis (Appendices 12 and 13)

The subject property is located within a portion of the Dulles Suburban Center, an area where the Comprehensive Plan provides specific recommendations for green building certification. Based on the Comprehensive Plan guidance, staff recommended a commitment to Green Building through a proffer or a development condition for the attainment of LEED certification or an equivalent for each of the proposed uses. Staff noted that the County has received commitments for LEED certification for each of the proposed uses elsewhere in the County and that the adjacent office buildings and nearby residential development were subject to LEED or equivalent building measures.

Plan Amendment 2013-CW-3CP is currently being considered as an update to the existing Green Building policy in the Policy Plan of the Comprehensive Plan. The amendment proposes a policy update regarding available green building rating systems; green building performance tied to high levels of intensity and density; energy and water performance monitoring; public-private partnerships; support for electric vehicles; and minor clarifications to the existing policy guidance. A Planning Commission public hearing was held on this item on May 7, 2014. The Planning

Commission voted to defer the decision-only to June 12, 2014. A Board of Supervisors public hearing is scheduled for July 1, 2014, at 4:00 p.m. This is the same date as the Board of Supervisors public hearing for the proposed PCA and SE. Based on staff comments, the applicant revised the proffers to address the Green Building policy updates individually for the four proposed uses. Although the applicant has not proffered to LEED certification, the applicant would commit to the major elements of LEED certification for the four proposed uses.

Staff also raised concerns regarding the proximity of the child care center to both Route 28 and aircraft operations at the Dulles International Airport. The applicant subsequently completed and submitted a noise study (on file with ZED) to address both vehicular and aircraft-generated noise. The study demonstrated that noise levels could be expected to remain below the maximum levels identified in the Comprehensive Plan. Additionally, staff noted that the proposed child care center is located outside of the 60 dBA DNL noise contour for the airport. This concern has been addressed.

Heritage Resources Analysis (Appendix 14)

Approximately 40 percent of the project site is located within the Sully Historic Overlay District, which is administered through Sect. 7-204 of the Zoning Ordinance. At its January 9, 2014 meeting, the Architectural Review Board (ARB) made a recommendation for approval, with respect to the location and footprint of the child care center building, and reserved for ARB the review and approval of the building design, lighting, landscaping, site improvements, and materials, which were not part of the proposal. Additionally, the ARB expressed concern regarding the child care center's mass and scale and requested that the applicant address these concerns prior to submitting the architectural design for ARB review. The ARB reserved the ability to manipulate the footprint, scale, and mass of the building so that the design would be compatible with the character of the historic overlay district.

The applicant revised the proffers, which are now consistent with the recommendations of the ARB.

Transportation Analysis – FCDOT (Appendix 15)

FCDOT staff evaluated the proposal to ensure that the trips generated by the four proposed uses would be adequately managed by the proposed transportation facilities and would be appropriately connected to the surrounding transportation network. Additionally, staff reviewed the adequacy and design of the proposed transportation facilities, to include vehicular, bicycle, and pedestrian facilities.

Staff noted that the applicant previously removed a small roundabout from the southern entrance to the project site, following a proffer interpretation, dated June 29, 2012, which found that a signalized intersection would be an acceptable

alternative, consistent with the previous approvals. However, based on the elimination of the roundabout (which facilitated continuous traffic movements at the intersection), staff recommended a modification of the median on Historic Sully Way, to allow a continuous two-lane approach from Air and Space Museum Parkway to the intersection. Such a configuration would address concerns that the queue of left-turning traffic at the intersection might impede through and right-turning traffic. The applicant has updated the development plans consistent with staff recommendations.

Additionally, staff recommended that the applicant reconfigure the right-turn-only lane into the service station and that the applicant commit to a bicycle parking rate, per County guidelines. Staff also made recommendations regarding pedestrian linkages and the southbound vehicular approach from the DD North site to Air and Space Museum Parkway and Historic Sully Way. The applicant updated the plans and proffers to address these recommendations.

Transportation Analysis – VDOT (Appendix 16)

The Virginia Department of Transportation (VDOT) staff raised concerns regarding extended queue lengths along Historic Sully Way and the configuration of the right-turn-only lane along Historic Sully Way into the service station. The applicant updated the plans and proffers to address these recommendations.

Forestry Analysis (Appendix 17)

Urban Forestry staff evaluated the project for compliance with County policies and regulations regarding tree canopy, parking areas, planting schedules, soil conditioning, and plant selection.

The applicant has updated the plans and proffers generally consistent with these recommendations.

Parks Analysis (Appendix 18)

Given the proximity of the Sully Plantation to the project site, FCPA staff made several recommendations regarding sight lines to the existing Sully Historic Site entry feature; the protection of views along Historic Sully Way; pedestrian access to the project site; the involvement of the Site Manager of the Sully Historic Site in the review and approval of the proposed historic marker and interpretive signage; and notification of the Site Manager at the beginning of site construction.

The applicant has updated the plans and proffers to address these recommendations.

Stormwater Management Analysis (Appendix 19)

Stormwater management for the site was addressed through the previous approvals for Dulles Discovery South. Stormwater generated by the site will be handled primarily through an existing stormwater facility, located on the Dulles Discovery South site, south of the project site. Stormwater measures and calculations are included on Sheets 14-16.

Water Service Analysis (Appendix 20)

Water Authority staff stated that the property can be served by Fairfax Water. Adequate domestic water service is available at the site from an existing 12-inch water main located onsite. 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. Additionally, the developer will be responsible for any relocation or removal of existing water mains and appurtenances due to the development of this property. There are no outstanding water issues.

Sanitary Sewer Analysis (Appendix 21)

DPWES staff reviewed the application. The application property is located in the Upper Cub Run (T-1) watershed. It would be sewered into the Upper Occoquan Sewage Authority (UOSA) Treatment Plant. Based upon current and committed flow, there is excess capacity in the UOSA Treatment. An existing 8-inch line located in the Historic Sully Way is adequate for the proposed use at this time. There are no outstanding water issues.

Fire and Rescue Analysis (Appendix 22)

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

ZONING ORDINANCE PROVISIONS (Appendix 23)

P-DISTRICT STANDARDS

The requested PCA/FDPA for the 6.36-acre site must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations, and Article 16, Development Plans, among others.

Section 16-101 - General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions. As discussed earlier in the Comprehensive Plan analysis section of this report, staff feels that the proposed application has generally satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. The proposal includes 34 percent open space, which includes seating areas, internal landscape areas, and peripheral landscape areas. Roadway and sidewalk improvements have been updated to facilitate internal circulation between the uses and the applicant has refined the proposal so that employees of the Dulles Discovery North and South developments can safely drive, bicycle, or walk to the project site. Staff concludes that the planned development district facilitates the integration of the proposed uses in a manner not typically associated with a conventional commercial zoning district surrounded by office uses.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. The planned development would efficiently integrate the four proposed uses. Sheets 6 and 7 of the CDPA/FDPA provide details regarding the planting plan and landscape computations. The landscape plan would yield approximately 41,000 square feet of tree canopy. Given that the site currently houses a temporary parking lot, which is used for construction, employee, and visitor traffic associated with the surrounding office uses, all tree cover requirements would be met through planting. Proffers include details regarding the proposed landscaping and buffer treatments. Staff feels that this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan. The surrounding Dulles Discovery North and South developments encompass approximately 132 acres and have been approved for approximately 2.4 million sf of office uses to be occupied by the same tenant. The proposed uses are intended to serve the employees and visitors of the adjacent office complexes, in addition to tourists to the historic Sully Plantation and the Air and Space Museum. Vehicular, bicycle, and pedestrian travel ways have been designed to facilitate connectivity between these

uses. Additionally, the proposal includes 34 percent open space and compatible building types. Perspectives, architectural details, and site amenities are included on Sheets 11, 12 and 13, respectively, of the CDPA/FDPA. Proposed Proffer #10 states that the building elevations shall be generally consistent in character and materials with the illustrative elevations on Sheet 12 of the CDPA/FDPA. Staff feels that this standard has been met.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed. Adequate utilities are present to serve the site. Additionally, Proffer #19 includes provisions for road improvements to Air and Space Museum Parkway and Historic Sully Way. Staff feels that this standard has been satisfied.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The proposal includes vehicular and pedestrian connections to and within the development. Pedestrian linkages are provided from the existing facilities along both Air and Space Museum Parkway and Historic Sully Way. A Pedestrian Circulation Plan is included as Sheet 4 of the CDPA/FDPA. Staff feels that this standard has been satisfied.

Section 16-102 - Design Standards

While it is the intent of the Zoning Ordinance to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards apply:

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The most similar conventional zoning district to the applicant's proposal is the C-6 District, whose requirements are shown below:

Zoning District Requirements

C-6 (Community Retail Commercial) District Lot Requirements & Parking (Article 4, Part 6; & Article 11, Part 1)		
Standard	Required	Provided
Min. Lot Area	40,000 sf	6.36 acres
Min. Lot Width	200 feet	+/- 850 feet
Max. Building Height	40 feet	30'
Front Yard*	45° angle of bulk plane, not less than 40 feet	31 to 41 feet
Maximum FAR	0.40	0.09
Min. Open Space	15%	34%
Parking	155	188

* All yards of the property are classified as front yards.

The proposal meets all of the lot, bulk, and parking requirements of the associated C-6 District as listed above, with the exception of the front yards, due to the proximity of the proposed child care center to Historic Sully Way. The center lies approximately 31 feet from Historic Sully Way. The applicant has placed the center in this location to maximize the separation of the center from the Route 28 off-ramp and Air and Space Museum Parkway, which are located to the west and north, respectively, and to better integrate the center into the proposed development. Staff notes that the proximity of the building to Historic Sully Way creates a sense of enclosure on the approach to the Sully Plantation. Additionally, the applicant proposes vegetative screening between the building and Historic Sully Way and a proffer regarding the architectural treatment of the building, in order to create an appropriate edge to the development.

With these commitments, staff feels that the proposal generally complements the office development on the adjacent properties and generally meets the bulk regulations and landscaping and screening provisions of the C-6 District.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The CDPA/FDP depicts 34 percent of the site remaining as open space, which is comprised of landscape areas, seating areas, and walkways. The development would provide 188 parking spaces, while 155 spaces are required. With the exception of one loading space for the bank,

loading spaces are provided in accordance with the requirements of the Zoning Ordinance. Staff feels this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. As discussed previously, the applicant proposes modifications to Historic Sully Way to facilitate effective vehicular circulation for both patrons of the proposed uses and for the employees of and visitors to the adjacent office uses. Trails and sidewalks have been proposed to enhance connectivity between the proposed uses and between the project site and the surrounding trails along Historic Sully Way and Air and Space Museum Parkway. Staff feels that this standard has been met.

Section 6-201 - Purpose and Intent

This section states that "[t]he PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure [sic] high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance."

"To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16."

The development proposes four commercial uses at an FAR of 0.09 with 34 percent open space. As referenced in the previous development criteria discussion, staff concludes that the proposed development effectively integrates the four proposed uses in a coherent manner, such that patrons can safely travel between uses. Additionally, staff concludes that the proposed roadway and sidewalk improvements effectively accommodate the existing and future employees and visitors of the adjacent Dulles Discovery North and South campuses. Lastly, the applicant has committed to the enhanced architectural treatments for all buildings and structures and the review and approval of the child care center elevations by the County Architectural Review Board, pursuant to Sect. 7-204 of the Zoning Ordinance. Staff concludes that the development meets the purpose and intent of the PDC District.

Section 6-206 - Use Limitations

Several use limitations are applicable to the project.

Use Limitation 1 states that all development shall conform to the standards set forth in Part 1 of Article 16.

The standards of Part 1 of Article 16 are discussed above. The proposed uses conform to these standards.

Use Limitation 2 states that all uses shall comply with the performance standards set forth in Article 14.

The proposal will be required to comply with the performance standards of Article 14, including noise and outdoor lighting.

Use Limitation 3 states that when a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

The proposed fast food restaurant was evaluated for conformance with Article 9, as discussed below.

Use Limitation 4 states that all uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.

Sect. 16-403 states that "[a]pproval of a final development plan shall be a prerequisite and shall constitute authority for the applicant to prepare a site plan or a subdivision plat." The applicant will seek approval of the FDPA by the Planning Commission prior to the submission of a site plan or subdivision plat.

Use Limitation 5 states that secondary uses shall be permitted only in a PDC District which contains one or more principal uses. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The secondary uses proposed account for approximately two percent of the uses in the applicable PDC District. The principal use is office.

Use Limitation 6 states that secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

These issues were discussed above, in Article 16 standards.

Use Limitation 7 states that service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:

A. "Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related."

B. "There shall be no vehicle or tool rental and 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. In addition, no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time."

The applicant has submitted a waiver request so that the service station is allowed to locate with two other automobile-related uses, as discussed below.

Use Limitation 8 states that signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

Note 22 of Sheet 1 of the development plans states that signage for the proposed uses will be provided in accordance with Article 12 of the Zoning Ordinance or as approved with a comprehensive sign plan.

The applicant requests a waiver to the loading space for the bank, which is discussed below.

Use Limitation 10 (Subpara. B) states that fast food restaurants may be permitted as a secondary use by special exception, in accordance with the following:

(1) "The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development;" and

(2) "The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate

entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.”

The proposed fast food restaurant is discussed below, under Special Exception Uses.

SPECIAL EXCEPTION USES

Section 9-006 - General Standards

All special exception uses shall satisfy the following general standards:

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan.

The Comprehensive Plan states that retail uses and support services may be appropriate only as secondary or ancillary uses to the primary office uses. Ancillary service uses are not to exceed 20 percent of the primary uses and should be designed to serve the employees and residents of the area and should not constitute a retail shopping center.

The Dulles Discovery South development consists of approximately 1.17 million sf of office uses on 76.6 acres. Together with the larger CDPA/FDPA project site, the applicable PDC District consists of approximately 1.20 million sf of uses on 83.1 acres. The proposed fast food restaurant consists of approximately 4,900 sf on 1.7 acres, which equates to approximately 0.4 percent of all the uses within the PDC District and approximately two percent of the total PDC area. Together with the child care center, financial institution, service station, and quick-service food store, the proposed fast food restaurant is surrounded on three sides by the Dulles Discovery North and South developments and is subservient to those developments. Like the other proposed commercial uses, the fast food restaurant has been designed so that employees of the Dulles Discovery North and South developments have convenient access to the use and can safely drive, cycle, or walk between the proposed uses. Given the secure nature of the adjacent office uses, the fast food restaurant, along with the other commercial uses, could not be integrated into the office developments. Despite a separation of secure and non-secure uses, roadway and sidewalk improvements have been proposed to facilitate circulation between the uses.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations.

The PDC was established to encourage the innovative and creative design of commercial development. The proposed fast food restaurant is integrated into the project site with the other three commercial uses, such that patrons can safely travel

between uses. Additionally, the proposed roadway and sidewalk improvements accommodate the existing and future employees and visitors of the adjacent Dulles Discovery North and South campuses and the historic Sully Plantation. Lastly, the applicant has committed to the enhanced architectural treatments of all buildings and structures.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

The fast food restaurant is designed to be compatible with the other proposed uses through the articulation of all four sides of the building and a commitment to the elevations contained on Sheet 12 of the development plan. The fast food restaurant has been integrated into the larger 6.36-acre commercial site, with both vehicular and pedestrian connections, and would not adversely impact the surrounding uses.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The proposed plat identifies pedestrian and vehicular pathways, such that office employees, visitors, and tourists are able to effectively drive, bicycle, or walk between uses.

General Standards 5, 6, and 7 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance.

The facilities necessary to serve the proposed use will be regulated in accordance with the Zoning Ordinance, with the exception of a loading space for the bank, which is discussed below.

General Standard 8 states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance.

Note 22 of Sheet 1 of the development plans states that signage for the proposed uses will be provided in accordance with Article 12 of the Zoning Ordinance or as approved with a comprehensive sign plan.

Section 9-503 - Standards for all Category 5 Uses

All Category 5 special exception uses shall comply with the lot size and bulk regulations of the zoning district in which located; shall comply with the performance standards specified for the zoning district in which located; and shall be subject to the provisions of Article 17, Site Plans.

The proposed fast food restaurant generally complies with the lot size and bulk regulations of the PDC District. The proposed conditions require compliance with the performance standards for the zoning district and the provisions of Article 17, Site Plans. Also, see the previous Zoning District analysis.

Section 9-505 - Additional Standards for Fast Food Restaurants, et alii

In all districts where permitted by special exception, fast food restaurants 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; shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties; and 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.

The fast food restaurant is designed to be compatible with the other proposed uses through the articulation of all four sides of the building and a commitment to the elevations contained on Sheet 12 of the development plan. Pedestrian and vehicular circulation has been coordinated with the surrounding uses through proffered road improvements to Air and Space Museum Parkway and Historic Sully Way. Sheet 4 of the development plan identifies pedestrian circulation travel ways, which connect the various uses. Parking and stacking areas have been located to facilitate access to all site uses.

Staff concludes that the proposed fast food restaurant meets the standards of Sect. 9-505 related to fast food restaurants.

SULLY HISTORIC OVERLAY (HD) DISTRICT (PART 2 OF ARTICLE 7)

Section 7-201 Purpose and Intent

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance. Regulations within

such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation and improvement.

A portion of the project site and all of the child care center is located within the Sully Historic Overlay District. Pursuant to Sect. 7-204 of the Zoning Ordinance, the application was submitted to the County Architectural Review Board (ARB) for its review and recommendation. The applicant attended a workshop with the ARB on December 12, 2013 and provided architectural design sheets to facilitate discussion. The applicant provided revised illustratives at a subsequent meeting on January 9, 2013 to address matters raised by the ARB at the December 12, 2013 workshop. The ARB recommended approval of the proposal at the January 9, 2014 meeting.

WATER SUPPLY PROTECTION OVERLAY (WS) DISTRICT (PART 8 OF ARTICLE 7)

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

The original rezoning proposed a stormwater management pond located along the western boundary of the Dulles Discovery South campus to meet the requirements of the Water Supply Protection Overlay District. The proposed project does not alter the stormwater management facility. Staff notes that the applicant must demonstrate at the site plan review stage that the plans meet phosphorous removal and detention requirements. Staff recommends that the adequacy of these measures be determined at the time of site plan review.

WAIVERS

Barrier

Part 3 of Article 3 of the Zoning Ordinance requires a barrier (Type H) between the bank and the child care center. Barrier H consists of one row of 6-foot trees averaging 50 feet on centers, such trees being a variety of types.

Para. 1 of Sect. 13-305 of the Zoning Ordinance states that "[t]ransitional screening and barriers may be waived or modified between uses that are to be developed under a common development plan in the PDC or PRM Districts or a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments."

The applicant proposes to address compatibility between the uses through a combination of the location and arrangement of the buildings and the architectural and landscape treatments. The main entrance and parking area for the child care center would be on the east side of the center, across the parking lot from the bank. The bank would be separated from the child care center by the parking area and a continuous strip of interior parking lot landscaping. Staff notes that outdoor play areas for the child care center would be placed behind the center, on its west side, and that the bank would not be visible from these areas.

Based on a common development plan for the area, which addresses compatibility of the uses through a combination of the location and arrangement of buildings, staff supports the waiver request in favor of the features shown on the CDPA/FDPA.

Service Station

Para. 7.A. of Sect. 6-206 of the Zoning Ordinance states that "[s]ervice stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions: A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related."

Additionally, Para. 8 of Sect. 16-401 states that "[i]n approving a conceptual development plan, the Board may authorize a variance in the strict application of specific zoning district regulations whenever:

A. Such strict application would inhibit or frustrate the purpose and intent for establishing such a zoning district; and

B. Such variance would promote and comply with the standards set forth in Part 1 above."

The Applicant proposes a service station in a commercial center of four commercial uses, three of which are automobile-oriented.

The proposed uses are intended to serve the employees and visitors of the adjacent office complexes, in addition to tourists to the historic Sully Plantation and the Air and Space Museum. The uses have been designed to serve motorists, cyclists, and

pedestrians. Travel ways have been integrated into the surrounding roadway, trail, and sidewalk network.

Based on the ability to serve the needs of motorists, cyclists, and pedestrians from both the general public and the surrounding office uses, staff supports the waiver request.

Bank Loading Space

Para. 6 of Sect. 11-203 of the Zoning Ordinance requires one loading space for the proposed bank, in accordance with Standard C, which requires one off-street loading space for the first 10,000 square feet of gross floor area, plus one space for each additional 20,000 square feet or major fraction thereof, for financial institutions or drive-in financial institutions.

The applicant does not expect the bank to necessitate frequent deliveries by large vehicles, and requests a waiver to the loading space requirement. Travel lanes are proposed around nearly the entire perimeter of the bank, such that the travel lanes and nearby parking spaces could be used for loading, during the occasions in which loading is necessary for trash, secure items, or other materials.

Staff supports the waiver request, based on the minimal anticipated need for the loading space and in favor of the features shown on the CDPA/FDPA.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes four new uses as ancillary to the nearby office uses and to serve both tourists and residents in the area. Given that the surrounding uses and plans have been modified from that of a mixed-use community to secure office uses, staff concludes that the proposed uses would be a reasonable use of the project site and that the proposal offers reasonable connections to the surrounding office uses, to include vehicular, bicycle, and pedestrian connections.

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

Recommendations

Staff recommends approval of PCA 2003-SU-035-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDPA 2003-SU-035-02, subject to the proposed development conditions in Appendix 2.

Staff recommends approval of SE 2013-SU-017, subject to the proposed development conditions in Appendix 3.

Staff recommends approval of the waivers listed below:

- Waiver of the barrier requirement between the financial institution and the child care center, pursuant to Para. 1 of Sect. 13-305 of the Zoning Ordinance.
- Waiver of Para. 7.A. of Sect. 6-206 of the Zoning Ordinance, to permit a service station to be located within a commercial center consisting of fewer than three commercial establishments, such commercial establishments to be other than automobile oriented.
- Waiver of Para. 6 of Sect. 11-203 of the Zoning Ordinance, which requires one loading space for the bank.

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

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

APPENDICES

1. Proposed Proffers – PCA 2003-SU-035-02
2. Proposed Conditions – FDPA 2003-SU-035-02
3. Proposed Conditions – SE 2013-SU-017
4. Affidavits
5. Statements of Justification
6. Previously Approved Proffers - RZ 2003-SU-035
7. Previously Approved Development Conditions – FDP 2003-SU-035
8. Previously Approved Development Conditions – CDP 2003-SU-035
9. Previously Approved Plans – RZ 2003-SU-035
10. Land Use Analysis - DPZ/PD
11. Land Use Analysis Addendum – DPZ/PD
12. Environmental Analysis – DPZ/PD

13. Environmental Analysis Addendum – DPZ/PD
14. Heritage Resources Analysis – DPZ/PD
15. Transportation Analysis – FCDOT
16. Transportation Analysis – VDOT
17. Forestry Analysis – DPWES/UFM
18. Parks Analysis - FCPA
19. Stormwater Management Analysis – DPWES/SDID
20. Water Service Analysis - FCWA
21. Sanitary Sewer Analysis - DPWES
22. Fire and Rescue Analysis - Fire and Rescue Dept.
23. Zoning Ordinance Provisions
24. Glossary of Terms

**PCA 2003-SU-035-02
DD SOUTH RETAIL LC
PROFFER STATEMENT**

November 13, 2013

March 26, 2014

April 29, 2014

May 8, 2014

May 27, 2014

June 9, 2014

June 10, 2014

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 2003-SU-035-02 (the "Application"), DD SOUTH RETAIL LC (the "Applicant" as Owner and Applicant), for itself and its successors and assigns, hereby proffers that development of Fairfax County Tax Map Parcel 34-2-((1))-1B (the "Property") shall be in conformance with the following proffered conditions, which shall replace and supersede all previous proffers that pertain to the Property. In the event this Application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Substantial Conformity.** The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment ("CDPA/FDPA") consisting of sixteen (16) sheets, dated July 26, 2013 and revised through May 22, 2014, and further modified by these proffered conditions.
2. **Final Development Plan Amendments.** Notwithstanding that the CDPA/FDPA consists of Sheets 1 through 16 and said CDPA is the subject of Paragraph 1 above, it shall be understood that (i) the CDPA shall consist of the entire plan relative to the general layout, points of access to the existing road network, uses, floor area ratio, building heights, peripheral setbacks, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. **Minor Modifications.** Pursuant to Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDPA/FDPA provided such changes are in substantial conformance with the CDPA/FDPA and proffers and do not increase the overall amount of gross floor area, increase building heights, or decrease the amount of open space or peripheral setbacks shown to be provided on the Property.
4. **Pedestrian Circulation System.** Sidewalks shall be constructed to PFM standards generally as depicted on Sheet 4 of the CDPA/FDPA. Specifically, a five (5) foot wide sidewalk shall be constructed along the north side of Historic Sully Way from Air and

Space Museum Parkway to the main entrance to the Property as shown on the CDPA/FDPA. Sidewalks and crosswalks shall be provided on the Property in order to enhance pedestrian connectivity between the proposed uses and to the existing major trail system located on the south side of Historic Sully Way and on Air and Space Museum Parkway as shown on the CDPA/FDPA.

5. **Open Space.** A minimum of thirty-four (34) percent open space shall be retained in open space.
6. **Landscaping.**
 - A. Landscaping shall be generally consistent with the quality, quantity and the locations shown, respectively, on the "Landscape Plan" included as Sheet 6 of the CDPA/FDPA. At the time of planting, the minimum caliper for trees shall be as follows: canopy, including street trees, shall be three (3) inches, and ornamental deciduous shall be three (3) inches. The minimum height for evergreen trees shall be ten (10) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at time of the first and all subsequent submissions of site plans, for review and approval by the Urban Forester, Department of Public Works and Environmental Services ("DPWES"). Such landscape plans shall provide tree coverage and species diversity consistent with the Public Facilities Manual ("PFM") criteria, as determined by the Urban Forester. An irrigation system shall be installed.
 - B. The streetscape, berms and associated landscaping shown on the CDPA/FDPA to be provided along the Property frontage adjacent to Historic Sully Way shall be installed prior to the first Non-Residential Use Permit ("Non-RUP").
 - C. The Applicant shall diligently pursue and make good faith efforts to (i) secure necessary approvals from VDOT to install, prior to the first Non-RUP, landscaping within the public right-of-way adjacent to the Route 28 off-ramp and Air and Space Museum Parkway as shown on the CDPA/FDPA; and (ii) to enter into the necessary license agreement with VDOT for said approval, including Applicant's responsibility to maintain said landscaping located within the public right-of-way.
7. **Buffer Treatments.** Landscaped buffers shall be provided generally as depicted on Sheet 8 of the CDPA/FDPA along Air and Space Museum Parkway and Historic Sully Way and in accordance with Proffer #6 above.
8. **Location of Utilities.** Utility lines shall be generally located so as not to interfere with the landscaping concepts shown on the CDPA/FDPA. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and shall continue to reflect the concepts illustrated on the CDPA/FDPA.
9. **County Architectural Review Board ("ARB").** In accordance with Section 7-204 of the Zoning Ordinance, only for those portions of the Property located within the Sully

Historic Overlay District ("SHOD"), the ARB shall review and make a recommendation on site plans and grading plans. ARB approval shall be required prior to issuance of building permits and sign permits located within the SHOD boundary.

10. **Architectural Elevations.** Building elevations for the proposed uses shall be generally consistent in character and materials, as to architectural style and quality, with the illustrative elevations depicted on Sheet 12 of the CDPA/FDPA. Within the SHOD, the building elevation for the child care center shall be reviewed and approved by the ARB pursuant to the provisions of Section 7-204 of the Zoning Ordinance. Therefore, the Applicant reserves the right to modify the child care center building and related improvements as a result of ARB review without requiring approval of a Proffered Condition Amendment or Final Development Plan Amendment application, provided that such modifications are in substantial conformance with the CDPA/FDPA.
11. **Orientation of Commercial Buildings.** The proposed buildings shall be designed to present an attractive visual orientation toward both public roadways by being architecturally finished on all four sides with similar materials, detailing and features on fronts, sides and rears of buildings, in general accordance with the architectural elevations depicted on the CDPA/FDPA, and subject to the approval of the ARB as to the child care center.
12. **Green Building Practices.** The child care center, drive-in bank, fast food restaurant and quick service food store shall incorporate into the building program for the respective individual building (i) the respective green building elements identified in **Exhibit A** entitled "Dulles Discovery South Retail Green Building Element Checklist" dated May 27, 2014 attached hereto, which elements are based on the principles of the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design for new construction ("LEED-NC") rating system, or (ii) such other equivalent green building elements from LEED-NC or an alternative rating system that may be applicable at the time of the building's design as determined in consultation with the Environment and Development Review Branch of DPZ ("EDRB"). The Applicant will include, as part of the site plan submission for the buildings, a statement certifying that a LEED-accredited professional who is also a professional engineer or a licensed architect is a member of the design team ("LEED-AP"), and that the LEED-AP is working with the team to incorporate the green building elements identified in **Exhibit A**, or other equivalent green building elements, for the respective individual building.

Prior to approval of the building permit for the respective individual building, the Applicant shall post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount identified below for the respective individual building:

- Child Care Center: \$35,000
- Drive-In Bank: \$30,000
- Fast Food Restaurant: \$30,000
- Service Station/Quick Service Food Store: \$30,000

The respective escrows will be in addition to and separate from other bond requirements and each shall be released once the following conditions have been met:

- (i) Prior to final construction bond release for each respective individual building, the LEED-AP shall submit a certification statement including supporting documentation as detailed below, confirming that the green building elements listed in **Exhibit A** for the respective individual building have been incorporated into the design and construction of such building.
- (ii) Concurrence and acceptance of the certification statement by the EDRB.

If the Chief of EDRB does not concur or accept the certification statement, and a review of the documentation determines that the green building elements have not been implemented or included in the design and construction of the respective building, then the Chief of EDRB shall notify the Applicant's LEED-AP. The Applicant's LEED-AP and the Chief of EDRB shall meet to discuss the potential deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefits. Thereafter, if the Applicant provides to the EDRB, within two years after issuance of the final Non-RUP for the respective individual building, a revised certification statement by the LEED-AP with supporting documentation demonstrating that the green building elements have not been attained but that the respective individual building has been determined by the LEED-AP professional to provide 90% of the green building elements identified in **Exhibit A** for such respective individual building, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant fails to provide, within two years after issuance of the final Non-RUP for the respective individual building, a revised certification statement by the LEED-AP with supporting documentation to the EDRB demonstrating that 90% of the green building elements identified in **Exhibit A** for the respective individual building has not been achieved, after sufficient written notice to the Applicant, the entirety of the escrow for that respective individual building will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation demonstrating, to the satisfaction of the EDRB, that implementation of the green building elements for any of the respective individual buildings has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the above two-year time frame for that building may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds for that building shall be made to the Applicant or to the County during the extension.

The following green building elements shall be included in the project and/or in the respective individual building as identified in **Exhibit A**:

1. *The Applicant shall include the LEED-AP as a member of the design team. The LEED-AP will work with the team to incorporate sustainable design elements and innovative technologies into the project. At the time of site plan submission, the Applicant will provide documentation to the EDRB demonstrating compliance with the commitment to engage such a professional.*
2. *The Applicant shall provide secure bicycle racks and/or storage for bicycles within 200 yards of a building entrance. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings. The Applicant shall provide proof of installation and plan location.*
3. *The Applicant shall provide five (5) percent of the number of parking spaces provided for each building as preferred parking for low-emissions vehicles. The location of the spaces shall be labeled on the site plan and the spaces shall be demarked with Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation and plan location.*
4. *The Applicant shall meet but not exceed the minimum number of parking spaces required for each building. The Applicant shall provide proof of installation and plan location.*
5. *The Applicant shall provide 34% open space on the Property which exceeds the fifteen (15%) minimum amount of open space required for the Property. The amount of open space shall be computed based on the total land area of the Property.*
6. *The Applicant shall exclusively use regionally adaptive and non-invasive species for landscape and other plantings on the Property. The Applicant shall provide planting lists showing species and location of plantings.*
7. *The Applicant shall exceed the minimum five (5) percent required interior parking lot landscaping requirements. Interior parking lot landscaping shall be computed based on the total land area of the Property. The Applicant shall provide proof of installation and plan location.*
8. *The Applicant shall provide 25% concrete paving on the Property to reduce the effect of heat islands on non-roof surfaces. The Applicant shall provide proof of installation and plan location.*

9. *The Applicant shall install a roofing membrane on buildings with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e., for a low-sloped roof (<2:12) equal to or greater than 78 for a minimum of 75% of the total roof area; and for a high-sloped roof (>2:12) equal to or greater than 29). The Applicant shall provide proof of installation, roof area calculations and manufacturers' product data.*
10. *The Applicant shall install an irrigation system that reduces the use of potable water by 50% from a calculated midsummer baseline. Reductions may be attributed to any combination of plant species, planting densities, microclimate factors, and irrigation efficiency. The Applicant shall provide proof of installation, irrigation calculations and manufacturers' product data.*
11. *The Applicant shall install water-efficient landscaping. The Applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval of Urban Forest Management Division ("UFMD"), and proof of installation and installation date.*
12. *The Applicant shall provide an exterior site lighting system using full cutoff fixtures and LED technology to minimize light pollution and reduce energy consumption. Control systems for the exterior lighting will provide an after-hours override for the input power to be reduced (by automatic device) by more than the Zoning Ordinance's current minimum of 50%. The Applicant shall provide proof of installation, photometric calculations and manufacturers' product data.*
13. *The Applicant shall provide control systems for lighting and thermal comfort in administrative spaces to enhance productivity. The Applicant shall provide proof of installation, location and manufacturers' product data.*
14. *The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below. The Applicant shall provide proof of installation and manufacturers' product data.*

Water Closet (gallons per flush, gpf) 1.28

Urinal (gpf) 0.5

Showerheads (gallons per minute, gpm) 2.0*

*Lavatory faucets (gpm**) 1.5*

Kitchen and janitor sink faucets 2.20

Metering faucets 0.25

** When measured at a flowing water pressure of 80 pounds per square inch (psi).*

*** When measured at a flowing water pressure of 60 pounds per square inch (psi).*

15. *The Applicant shall hire a commissioning authority and develop and incorporate commissioning requirements into the design and construction of the building. The commissioning authority hired by the Applicant shall develop and implement a commissioning plan and verify the installation and performance of the systems to be commissioned, as well as preparing a final report. The Applicant shall provide the final report.*
16. *The Applicant shall hire a commissioning authority to test and balance the HVAC and ERV systems. Commissioning includes a blower door test to ensure tightness of construction.*
17. *The project shall not have any chlorofluorocarbon (CFC) based refrigerants in any of the building system, or not use refrigerants. The Applicant shall provide manufacturer's specification sheets for any refrigerant installed in the building.*
18. *The project shall demonstrate 20% reduction in energy use by demonstrating a reduction in energy use based on a mutually-agreed upon comparison building. The Applicant shall provide proof of energy savings with by a report detailing the difference between the subject building and comparison building's utilities for the first six months of operation after the issuance of the final Non-RUP.*
19. *One year after issuance of the final Non-RUP, and every year on or around that date for the subsequent five years, the Applicant shall provide nonproprietary energy and water consumption data, as practicable, for each building constructed as part of this application. The data shall be aggregated by building and site, and performance of individual units and tenants will not be reported. The data will be in the format of gallons of water used and kWh used per building, and gallons of water used and kWh used for the entire site. The data shall be provided to the Chief of the EDRB. This data will not be shared in disaggregated form with non-DPZ staff or Planning Commissioners without the written consent of the Applicant. The information obtained shall be for information purposes only and provision of the information will not result in any negative consequences to the Applicant. This proffer may be modified in relation to the amount, type, format, frequency, and scope of data provided and the duration of the data provision requirement upon the mutual agreement of DPZ and the Applicant without requiring a PCA. Additionally, if the required data cannot be obtained by the Applicant from utility providers or tenants because of applicable law, the utility provider's policy, privacy issues, legal precedence, or collection of the data is administratively burdensome to the Applicant or the County, then the Applicant or*

the County, as applicable, shall provide written notice to the Chief of the EDRB or the Applicant, as applicable, describing why the data cannot be obtained and/or why provision of that data is administratively burdensome. The Applicant and DPZ shall thereafter meet to discuss possible modifications to this proffer. If, after the meeting between the Applicant and DPZ, the Applicant or DPZ determines that provision of the data, as provided herein or as modified, is not practicable, then they shall provide notice of the same and the Applicant shall be relieved of the obligation to provide the data required under this proffer.

- 20. *The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. There shall be a dedicated area for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract.*
- 21. *The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance.*
- 22. *The Applicant shall use building materials that have been produced or manufactured within 500 miles of the Property. The Applicant shall provide proof of installation and invoice receipts, with manufacturer's data showing the production or manufacturing location.*
- 23. *The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products, as well as furniture and furnishings if available. Low-emitting is defined according to the following table:*

<i>Application</i>	<i>(VOC Limit g/L less water)</i>
<i>Carpet Adhesive</i>	<i>50</i>
<i>Rubber floor adhesive</i>	<i>60</i>
<i>Ceramic tile adhesive</i>	<i>65</i>
<i>Anti-corrosive/ anti-rust paint</i>	<i>250</i>
<i>Clear wood finishes</i>	<i>350</i>

The Applicant shall provide proof of installation and the manufacturers' product data.

- 24. *For any carpet, the Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green*

Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data.

25. *For tile flooring, the Applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The Applicant shall provide proof of installation and the manufacturers' product data and certification letter.*
26. *The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 50% of the spaces. Areas excluded from this requirement calculation are the mechanical room and parts storage. The Applicant shall provide proof of installation, installation locations on the architectural plans and installation area calculation indicating 50% of the building area.*
27. *The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The Applicant shall provide proof of installation, energy usage calculations and manufacturers' product data.*
28. *The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, water coolers, and other appliances (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.*
29. *The Applicant shall install roof overhangs to provide shading of the building façade and exterior pedestrian areas. Overhangs will be a minimum of 6' deep and comprise a minimum of 30% of the building perimeter. The Applicant shall provide proof of installation and plan location.*
30. *The Applicant shall install low-e windows with a "U" factor of 0.35 and a SHGC of 0.40. The Applicant shall provide proof of installation and the manufacturers' product data.*
31. *The Applicant will "cocoon" the attic space with spray foam insulation which will result in the HVAC units and ductwork being located in a conditioned space. The Applicant shall provide proof of installation and the manufacturers' product data.*

32. *As a result of the “cocooning” noted above, the Applicant will install acoustical tile, in lieu of drywall, on ceilings which will provide enhanced acoustical performance in interior spaces. The Applicant shall provide proof of installation and the manufacturers’ product data.*
33. *The Applicant will provide Energy Recovery Units (ERU) which allow a greater volume of outside air without a corresponding increase in energy costs and will improve indoor air quality. The Applicant can monitor outdoor air flow exhaust and better control humidity which will help prevent mold. By “de-coupling” the outdoor air from the heating /cooling system there will be greater thermal comfort and control.*
13. **Signage.**
- A. **Project Signage.** All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance. One permanent freestanding monument sign shall be provided on the Property, with the exception of the historical marker and interpretative signage referenced in Proffer 18 below, (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. The monument sign shall be of comparable materials and consistent in character with the architectural treatment of the building elevations for the proposed uses. Pole signs shall not be permitted on the Property. In accordance with Article 4 of Chapter 10 of the Code, a second sign for providing fuel pricing for the service station/quick-service food store shall be provided as shown on the CDPA/FDPA.
- B. **Illegal Signs.** No temporary signs (including "popsicle" paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant, or at the Applicant's direction to assist in the marketing and/or sale of any of the proposed retail and support service uses located on the Property. Furthermore, the Applicant and any tenants shall direct their respective agents and employees involved in marketing the Property to adhere to this Proffer.
14. **Lighting.** All lighting, including of signage, shall be provided in accordance with the requirements of Sections 14-900 (Outdoor Lighting Standards) and 7-200 (SHOD) of the Zoning Ordinance.
15. **Stormwater Management.** Stormwater management/Best Management Practices ("SWM/BMPs") for the Property shall be provided pursuant to the overall SWM/BMP plan previously constructed on adjacent Tax Map Parcel 34-2-((1))-2B pursuant to Site Plan 9751-SP-004-2N for Dulles Discovery South.
16. **Parking.** Parking shall be provided in accordance with Article 11 of the Zoning Ordinance as shown on the CDPA/FDPA.

17. **Historic Sully Contact Information.** Prior to commencement of construction on the Property, the Applicant shall provide to the Site Manager of the Sully Historic Site contact information for the Applicant or the entity managing the Property for purposes of coordinating communication regarding issues of mutual interest between said parties.
18. **Sully Historic Site Historical Marker and Interpretative Signs.** Prior to final bond release for the improvements related to the second building on the Property, the Applicant shall fund the cost of (not to exceed a maximum amount of \$15,000.00 cost for such designs, materials and installation) and erect one historical marker and up to three (3) interpretive signs for the Sully Historic Site, as shown on Sheet 13 of the CDPA/FDPA, within the Historic Sully Way right-of-way (subject to VDOT approval) and/or in other alternate locations on the Property, as determined by the Applicant in consultation with Sully Foundation. The historical marker and interpretative signs shall be located in a manner that avoids conflicts with landscaping, berming treatments and/or utility easements shown on the CDPA/FDPA. The initial design and text of said marker and interpretive signs shall be provided to the Applicant by Sully Foundation. The Applicant shall provide its final design of said marker and interpretative signs to Sully Foundation for approval prior to installation. The Applicant's obligation to erect the historical marker and interpretive signs shall be contingent upon Sully Foundation obtaining necessary approvals from the Site Manager of the Sully Historic Site, Fairfax County History Commission and/or ARB, as may be applicable. The location of the proposed historical marker and interpretative signs shown on the CDPA/FDPA are approximate and subject to change without requiring approval of a PCA and/or an FDPA.

In addition, the fast food restaurant shall include framed pictures (or prints) of the Sully Plantation (or some other integrated design treatment) as part of its interior decorating, in consultation with the Sully Foundation, to highlight the presence of the Sully Plantation.

19. **Road Improvements.** The following road improvements shall be provided by the Applicant, subject to and as approved by VDOT and DPWES.
 - A. **Air and Space Museum Parkway/Site Entrance at Dulles Discovery North ("DDN").** The Applicant shall obtain the DDN owner's permission to, and shall restripe the southbound lane configuration exiting DDN onto Air and Space Museum Parkway, to accommodate two right turn lanes and a shared left/through lane, prior to the issuance of the Non-RUP for the first building constructed on the Property. Signage shall be installed to prohibit right turns on red from the center lane, subject to VDOT approval.
 - B. **Historic Sully Way.**
 - i. As shown on the CDPA/FDPA, the Applicant shall modify the existing intersection on Historic Sully Way at the main entrance to the Property and to the Dulles Discovery South office ("DDS Office") development to provide a standard curb design, subject to VDOT approval.

- ii. At time of site plan approval for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way up to an additional 12 feet along the relevant frontage of the Property as necessary for construction of a right turn lane into the Property's northernmost entrance and, if approved by VDOT, shall construct a right turn lane on Historic Sully Way at the northernmost entrance to the Property prior to issuance of the non-RUP for the first building on the Property. The Applicant shall install signage at this entrance to restrict access to right-turn in movements only.
 - iii. The Applicant shall restripe Historic Sully Way at its intersection with the Property and DDS Office to provide a westbound left turn lane and one westbound, shared through/right turn lane prior to issuance of the non-RUP for the first building on the Property.
 - iv. As set forth in the Proffer Interpretation for DDS Office dated June 29, 2012 for RZ/FDP 2009-SU-024, PCA 2003-SU-035, SEA 2003-SU-023 (the "Proffer Interpretation"), a traffic signal at the main entrance to the Property and DDS Office shall be installed by Sully East L.C. or the then-current DDS office owner ("DDS Owner"), related entity of The Peterson Companies, if and when warranted by VDOT. If warrants for installing a traffic signal are not met prior to occupancy of the DDS-DD4 Office building, funds shall be escrowed by the DDS Owner for the design and installation of a traffic signal at this intersection as set forth in the Proffer Interpretation, and when ultimately warranted, the DDS Owner shall draw down said escrowed funds and shall install said signal.
 - v. The Applicant shall extend the westbound left turn lane on Historic Sully Way to create two continuous lanes along Historic Sully Way from the right-in only entrance to the main entrance to the Property. The timing of this improvement is to coincide with the construction of the traffic signal at Historic Sully Way referenced in Proffer 19.B.iv above.
20. **Traffic Signal Timing Modifications.** If necessary, the Applicant shall submit a traffic signal timing modification analysis to VDOT for the Air and Space Museum Parkway/DDN Site Entrance intersection traffic signal prior to the issuance of the Non-RUP for the first building constructed on the Property. Such respective traffic signal timing modification analysis shall be for the purpose of determining whether the adjustment to the signal timings of the Air and Space Museum Parkway/DDN Site entrance intersection traffic signal are warranted due to the additional right turn lane and shared left/through lane configuration as set forth in Proffer 19A above. In the event that VDOT determines that adjustments to the signal timings are warranted, then the Applicant shall make such adjustments prior to issuance of the Non-RUP for the last building on the Property. Should no timing adjustments be deemed necessary for the Air and Space Museum Parkway/DDN Site entrance traffic signal based upon such respective analyses, then the Applicant's respective obligation for traffic signal timing modification under this proffer shall be deemed satisfied.

21. **Bicycle Parking.** The Applicant shall provide bicycle racks throughout the Property, the specific locations of which shall be determined at the time of site plan subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings.
22. **Service Station/Quick Service Food Store.**
 - A. **Canopy.** The material of the service station canopy shall consist of steel with a standing seam metal roof as generally shown on Sheet 12 of the CDPA/FDPA. Any lighting on the canopy fascia shall be downlit, so long as such lighting is in conformance with the lighting standards set forth in Article 14 of the Zoning Ordinance. There shall be no signage on the canopy.
 - B. **Gas Pumps.** There shall be no monitors or other similar programmable changing electronic displays used for recorded announcements, music, or advertising.
 - C. **Loudspeakers.** No outdoor loudspeakers shall be permitted.
23. **Trash Enclosures.** Trash areas/enclosures shall be constructed of materials that are compatible with the building design. All dumpsters shall be fully screened from view through the use of opaque gates or doors.
24. **Severability.** Any portion of the Property may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other portions of the Property, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other sections. Previously approved proffered conditions or development conditions applicable the section(s) not the subject of the PCA, CDPA and/or FDPA shall otherwise remain in full force and effect.
25. **Successors and Assigns.** Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.
26. **Counterparts.** These Proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original and all of which when taken together shall constitute but one and the same instrument.

[SIGNATURES ON THE FOLLOWING PAGES]

DD SOUTH RETAIL LC
Applicant and Title Owner

BY: MVP Management, LLC, its Manager

By: _____
Name: _____
Title: _____

PRIMROSE SCHOOL FRANCHISING
COMPANY

*As Contract Purchaser of a portion of Parcel 34-2-
(1)-1B, Primrose School Franchising Company
acknowledges that it will be bound by these proffers
and any amendments or interpretations relating
thereto, as they apply to the acquired property,
upon acquisition of said property.*

By: _____

Name: _____

Title: _____

Exhibit A

Dulles Discovery South Retail - Green Building Element Checklist

06/10/2014

Element Description	Child Care Center	Bank	Fast Food Restaurant	Quick Service Food Store
1 LEED AP professional	X	X	X	X
2 Bike racks	X	X	X	X
3 Preferred low emission parking	X	X	X	X
4 Minimum parking spaces		X	X	
5 Open space	X	X	X	X
6 Non-invasive plants	X	X	X	X
7 Interior parking lot landscaping	X	X	X	X
8 25% concrete to reduce heat island			X	
9 White roof		X	X	X
10 Irrigation system	X	X	X	X
11 Water efficient landscaping	X	X	X	X
12 LED exterior lighting	X	X	X	X**
13 Interior lighting controls		X	X	
14 Low flow plumbing fixtures	X*	X	X	X***
15 Enhanced Commissioning			X	
16 HVAC Commissioning	X			
17 CFC refrigerants		X	X	X
18 Reduction in energy use		X	X	
19 Energy data	X	X	X	X
20 Recycling areas	X	X	X	X
21 Construction waste management	X	X		
22 Regional materials		X		
23 Low VOC materials	X	X	X	X
24 Carpet	X		X	X
25 Vinyl flooring	X		X	
26 Natural lighting	X	X		
27 LED lamps	X	X	X	X
28 Energy Star appliances			X	X****
29 Roof overhangs	X			X
30 Low-e glazing at storefront	X	X		X
31 Cocoon attic space	X			
32 Acoustical performance	X			
33 Energy Recovery Units	X			

- * The junior size water closets are not readily available w/ <1.28 gpf. All other fixtures will comply as noted.
- ** The food market is open 24 hours and does not have "after-hours".
- *** Excludes kitchen and janitor sink faucets pending further confirmation.
- **** Limited to equipment that is not proprietary to Wawa.

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2003-SU-035-02

June 10, 2014

If it is the intent of the Planning Commission to approve Final Development Plan Amendment 2003-SU-035-02, on property located at Tax Map parcel 34-2 ((1)) 1B, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the final development plan amendment (FDPA) entitled "Dulles Discovery South Retail," prepared by Kimley-Horn and Associates, Inc., dated July 26, 2013, and revised through May 22, 2014, consisting of 15 sheets, to include Sheets 1-4 and 6-16, and these conditions.

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

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-SU-017

June 10, 2014

If it is the intent of the Board of Supervisors to approve SE 2013-SU-017, located at Tax Map 34-2 ((1)) 1B (part), to permit a fast food restaurant with drive-through pursuant to Sect. 6-205 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions for the subject property:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the special exception (SE) plat entitled "Dulles Discovery South Retail" prepared by Kimley-Horn and Associates, Inc., dated July 26, 2013, and revised through May 22, 2014, consisting of 12 sheets, to include Sheet 5 and those elements of Sheets 1, 3, 6, 7, 8, 9, 11, 12, 14, 15, and 16 that are directly related to the fast food restaurant with drive-through, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Trash pick-up and deliveries shall be scheduled during times that do not significantly interfere with or impede the normal operations of the uses on Tax Map 34-2 ((1)) 1B.
5. The decibel level of the speaker phone for the drive-through window shall measure no more than 45 decibels at the property line abutting Historic Sully Way.
6. The fast food restaurant owner/operator shall be responsible for the daily removal of litter. On a daily basis, the vicinity of the fast food restaurant shall be inspected and any loose trash shall be picked up and placed in dumpsters.

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 shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: May 16, 2014
 (enter date affidavit is notarized)

I, Francis A. McDermott, do hereby state that I am an
 (enter name of applicant or authorized agent) 1241106

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

in Application No.(s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
DD South Retail LC(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren E. Peterson Taylor O. Chess Richard M. Doyle William D. Over (former)	12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	Applicant/Title Owner of Parcel 34-2-((1))-1B
Chick-fil-A, Inc.(5)	5200 Buffington Road Atlanta, GA 30349-2998	Lessee of a portion of Parcel 34-2-((1))-1B
Wawa, Inc.(7)	260 W. Baltimore Pike Wawa, PA 19063	Lessee of a portion of Parcel 34-2-((1))-1B

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(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)
Primrose School Franchising Company(8) Agents: Mary Jo Kirchner J. Derek Fuller Theodore E. Tillman	3660 Cedarcrest Road Acworth, GA 30101	Contract Purchaser of a portion of Parcel 34-2-((1))-1B
Hunton & Williams LLP(15)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Kimley-Horn & Associates, Inc.(16) Agents: Jeffrey H. Saxe Adam J. Steiner Evan D. Smith (former)	11440 Commerce Park Drive, Suite 400 Reston, VA 20191	Engineers/Landscape Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(17) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp Tricia M. Labud	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultants/Agents for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(18) Agents: Robert W. Brown Kevin P. O'Connor	4200-D Technology Court Chantilly, VA 20151	Engineers/Agents for Applicant

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

REZONING AFFIDAVIT

DATE: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(1)DD South Retail LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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)

MEMBERS: MVP Master Limited Partnership(2) Jon M. Peterson
Lauren E. Peterson Steven B. Peterson
William E. Peterson Peterson Grandchildren Investment L.C.(4)

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

MANAGER: MVP Management, LLC(3)

(check if applicable) [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: May/6, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS: Milton V. Peterson	Jon M. Peterson
Carolyn S. Peterson	Steven B. Peterson
Lauren E. Peterson	
William E. Peterson	

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

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

MANAGERS: Milton V. Peterson	Jon M. Peterson
William E. Peterson	Steven B. Peterson
Lauren E. Peterson	

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

(4)Peterson Grandchildren Investment L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Jillian Alexis Fellows InterVivos Trust	Christopher Milton Peterson InterVivos Trust	Luke Dennis Peterson InterVivos Trust
Megan Elizabeth Fellows InterVivos Trust	Thomas Dunham Peterson InterVivos Trust	Mary Rita Peterson InterVivos Trust
Caralena Christina Peterson InterVivos Trust	Timothy Davis Peterson InterVivos Trust	
Steven David Peterson InterVivos Trust	Nicholas Jon Peterson InterVivos Trust	(No member owns 10% of DD South Retail LC)

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

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

MANAGER:
MVP Management, LLC(3)

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(5)Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349-2998

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)

Dan T. Cathy S. Truett Cathy Irrevocable Trust U/A dated 5/17/79(6)
 Donald M. Cathy
 Trudy C. White S. Truett Cathy Charitable Remainder Unitrust U/A dated 12/21/93 f/b/o WinShape Foundation, Inc.
 (a Georgia Non-Profit 501(c)(3) organization)(6)

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

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

S. Truett Cathy, Director Donald M. Cathy, EVP/Dir Steven A. Robinson, EVP Roger E. Blythe, Jr., VP
 Jeannette M. Cathy, Sec/Treas/Dir Trudy C. White, Dir (former) Perry A. Ragsdale, EVP (former) Jonathan B. Bridges, VP
 Dan T. Cathy, Chair/Pres/CEO/Dir James B. McCabe, EVP/CFO Timothy P. Tassopoulos, EVP William F. Faulk, VP

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

(5)Chick-fil-A, Inc. (CONTINUED)
5200 Buffington Road
Atlanta, GA 30349-2998

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)

SEE ABOVE

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

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

Rodney Bullard, VP Erwin C. Reid, VP Barry V. White, VP Clifford T. Robinson, VP
 T. Mark Miller, VP Brent D. Ragsdale, VP S. Tammy Pearson, VP David B. Farmer, VP
 David G. Salyers, VP Philip A. Barrett, VP John H. McCleskey, VP Michael F. Erbrick, VP
 Dee Ann Turner, VP B. Lynn Chastain, VP/GC Robert P. Dugas, VP Carrie Kurlander, VP (continued next page)

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(5)Chick-fil-A, Inc. (CONTINUED)
5200 Buffington Road
Atlanta, GA 30349-2998

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)

SEE ABOVE

=====

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

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

Donna W. Kirbow, VP	William J. Dunphy, VP
Sandra T. Moody, VP	Christopher Todd Sweatt, VP
Andrew T. Cathy, VP	Richard C. Matherne, VP

=====

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

INTENTIONALLY LEFT BLANK

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: May 16, 2014

(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02

(enter County-assigned application number (s))

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

(7)Wawa, Inc.
260 W. Baltimore Pike
Wawa, PA 19063

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)

WaWa, Inc. Employee Stock Ownership Plan (The plan has hundreds of members, none of whom owns 10% or more of Wawa, Inc.)

=====

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

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

DIRECTORS: Scott O. Bergren	Leslie E. Goodman	Howard B. Stoeckel
Travis S. Borden	Kim A. Lopdrup	George Wood (nmi)
Stephen L. Cropper	Blythe J. McGarvie	Richard D. Wood, Jr.

=====

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

(7)Wawa, Inc. (CONTINUED)
260 W. Baltimore Pike
Wawa, PA 19063

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)

See Above

=====

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

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

OFFICERS: Christopher T. Gheysens, Pres/CEO	Catherine T. Pulos, SVP	Michael J. Eckhardt, GC/Sec
James P. Morey, SVP/CFO	Peter F. Gilligan, VP	Jared G. Culotta, Treas/Asst Sec
Carol E. Jensen, SVP	Salvatore J. Mattera, VP	Katherine J. Dickinson, Asst Sec
Suzanne Keenan (nmi), SVP	Michael G. Sherlock, VP	Maria Kalogredis (nmi), Ast Sec

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(8)Primrose School Franchising Company
3660 Cedarcrest Road
Acworth, GA 30101

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)

Primrose Holdings, Inc.(9)

=====

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

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

Mary Jo Kirchner, Pres/CEO/Dir	J. Derek Fuller, VP/CFO/Sec/Treas	Gloria D. Julius, VP
Robert A. Benowitz, VP	Paul F. Thaxton, VP	Erik O. Morris, Director
Darin S. Harris, COO (former)	William T. Pierquest, VP	Stephen D. Aronson, Director

=====

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

(9)Primrose Holdings, Inc.
3660 Cedarcrest Road
Acworth, GA 30101

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)

PHC Acquisition, Inc.(10)

=====

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

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

Mary Jo Kirchner, Pres/CEO/Dir	J. Derek Fuller, VP/CFO/Sec	Gloria D. Julius, VP
Robert A. Benowitz, VP	Paul F. Thaxton, VP	Erik O. Morris, Director
Darin S. Harris, COO (former)	William T. Pierquest, VP	Stephen D. Aronson, Director

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(10)PHC Acquisition, Inc.
3660 Cedarcrest Road
Acworth, GA 30101

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)
PIH Corporation(11)
Primrose Holding Corporation(12)

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

Mary Jo Kirchner, Pres/CEO/Dir	J. Derek Fuller, VP/CFO/Sec	Gloria D. Julius, VP
Robert A. Benowitz, VP	Paul F. Thaxton, VP	Erik O. Morris, Director
Darin S. Harris, COO (former)	William T. Pierquest, VP	Stephen D. Aronson, Director

=====
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(11)PIH Corporation
3660 Cedarcrest Road
Acworth, GA 30101

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)
Primrose Holding Corporation(12)

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

Mary Jo Kirchner, Pres/CEO/Dir	J. Derek Fuller, VP/CFO/Sec	Gloria D. Julius, VP
Robert A. Benowitz, VP	Paul F. Thaxton, VP	Erik O. Morris, Director
Darin S. Harris, COO (former)	William T. Pierquest, VP	Stephen D. Aronson, Director

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2; FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(10)Primrose Holding Corporation
3660 Cedarcrest Road
Acworth, GA 30101

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)

RC II Primrose LLC(13)	Mary Jo Kirchner	Mary R. Zurn	Darin S. Harris
American Capital Equity II LLC*	Robert A. Benowitz	J. Derek Fuller	
American Capital Equity I LLC*			

American Capital Strategies Limited* *None of these entities owns 10% of Primrose School Franchising Company

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

Mary Jo Kirchner, Pres/CEO	J. Derek Fuller, VP/CFO	Gloria D. Julius, VP
Robert A. Benowitz, VP	Paul F. Thaxton, VP	Neal K. Aronson, Director
Darin S. Harris, COO (former)	William T. Pierquest, VP	Peter J. Cohen, Director

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

(13)RC II Primrose LLC
1180 Peachtree Street, Suite 2500
Atlanta, GA 30309

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)

Roark Capital Partners II L.P.(14)
Roark Capital Partners II Parallel, L.P. (Does not own 10% of Primrose School Franchising Company)

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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(16)Kimley-Horn & Associates, Inc.
11400 Commerce Park Drive, Suite 400
Reston, VA 20191

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

=====
NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(17)Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. Van Pelt
Erwin N. Andres

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

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

Rezoning Attachment to Par. 1(b)

DATE: May 16, 2014

(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02

(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

J. Edgar Sears
Brian A. Sears

=====

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

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

REZONING AFFIDAVIT

1241186

DATE: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(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)

(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

GENERAL PARTNERS:

MV Peterson Associates L.C. (Does not own 10% of DD South Retail LC)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (Does not own 10% of DD South Retail LC)

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(6)S. Truett Cathy Irrevocable Trust U/A dated 5/17/79
5200 Buffington Road
Atlanta, GA 30349

(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)

BENEFICIARIES:

- Andrew T. Cathy
- Daniel R. Cathy
- Samuel M. Cathy
- James D. Cathy
- Rachel M. Cathy
- Seth M. Cathy
- Joseph L. Cathy
- Joy W. Wilbanks
- John W. White IV
- Angela W. Fiedler
- David E. White
- with one minor child

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

(14)Roark Capital Partners II L.P.
1180 Peachtree Street, Suite 2500
Atlanta, GA 30309

(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:

Roark Capital GenPar II, LLC Does not own 10% of Primrose School
Franchising Company

LIMITED PARTNERS:

There are over 50 limited partners/private
equity investors, none of whom owns 10%
or more of Primrose School Franchising
Company.

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

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

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

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

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

(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: May 10, 2014

(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02

(enter County-assigned application number (s))

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

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

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

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

Jarrett L. Hale	Michael C. Kerrigan	Alexander G. McGeoch
Leslie S. Hansen	Ryan T. Ketchum	John C. McGranahan, Jr.
Eric J. Hanson	Scott H. Kimpel	Gustavo J. Membiola
Ronald M. Hanson	Robert A. King	Uriel A. Mendieta
Jason W. Harbour	Edward B. Koehler	Mark W. Menezes
Jeffrey L. Harvey	John T. Konther	Gary C. Messplay
John D. Hawkins	Torsten M. Kracht	Peter J. Mignone
Rudene Mercer Haynes	Christopher G. Kulp	Patrick E. Mitchell
Mark S. Hedberg	David Craig Landin	Jack A. Molenkamp
Gregory G. Hesse	Gregory F. Lang	T. Justin Moore, III
David A. Higbee	Andrew W. Lawrence	Thurston R. Moore
Thomas Y. Hiner	Daniel M. LeBey	Robert J. Morrow
D. Bruce Hoffman	Bradley T. Lennie	Ann Marie Mortimer
Robert E. Hogfoss	L. Steven Leshin	Michael J. Mueller
John R. Holzgraefe	Catherine D. Little	Eric J. Murdock
Cecelia Philipps Horner	David C. Lonergan	Ted J. Murphy
George C. Howell, III	Nash E. Long, III	Thomas P. Murphy
Paul C. Huck, Jr.	Kirk A. Lovric	David A. Mustone
Kevin F. Hull	David S. Lowman, Jr.	James P. Naughton
Donald P. Irwin	Kimberly C. MacLeod	Wim Nauwelaerts (nmi)
Jamie Zysk Isani	Michael J. Madden, Jr.	Eric J. Nedell
Judith H. Itkin	Tyler Maddry (nmi)	Michael Nedzbala (nmi)
Makram B. Jaber	Manuel E. Maisog	William L. Newton
Timothy L. Jacobs	Rori H. Malech	Lonnie D. Nunley, III
Lori Elliott Jarvis	Douglas M. Mancino	Michael A. Oakes
Matthew D. Jenkins	Christopher Mangin, Jr. (nmi)	Peter K. O'Brien
Harry M. Johnson, III	Alan J. Marcuis	John T. O'Connor
Karolyn E. ("Kerry") Johnson	Brian R. Marek	Leslie A. Okinaka
James A. Jones, III	Fernando Margarit (nmi)	John D. O'Neill, Jr.
Kevin W. Jones	Laura C. Marshall	Michael A. O'Shea
Laura Ellen Jones	Jeffrey N. Martin	Brian V. Otero
Dan J. Jordanger	John S. Martin	Raj Pande (nmi)
Roland Juarez (nmi)	J. Michael Martinez de Andino	Randall S. Parks
Thomas R. Julin	Walfredo J. Martinez	Peter S. Partee, Sr.
Andrew Kamensky (nmi)	Laurie Uustal Mathews	J. Steven Patterson
Michael G. Keeley	John Gary Maynard, III	William S. Patterson
G. Roth Kehoe, II	William H. McBride	Djordje Petkoski (nmi)
David A. Kelly	Michael C. McCann	Eric R. Pogue
Douglas W. Kenyon	T. Allen McConnell	Robert Dean Pope

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

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

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

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

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

(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: May 10, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number (s))

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

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

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

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

FORMER PARTNERS:

- Charles E. G. Ashton
- Craig A. Bromby
- Thomas J. Cawley
- Cameron N. Cosby
- Barry R. Davidson
- Laura M. Franze
- Ray V. Hartwell, III
- W. Alan Kailer
- Steven R. Loeshelle
- Stephen S. Maris
- Thelma Marshall (nmi)
- Fraser A. McAlpine
- Francis A. McDermott
- Frank J. Murphy, Jr.
- Henry V. Nickel
- Pam Gates O'Quinn
- Curtis D. Porterfield
- J. Waverly Pulley, III
- Stuart A. Raphael
- Karen M. Sanzaro
- Robert M. Schulman
- Thomas G. Slater, Jr.
- Brooks M. Smith
- Andrew J. Tapscott
- Rodger L. Tate
- Surasak Vajasit (nmi)
- William A. Walsh, Jr.
- Lynnette R. Warman
- Evan D. Wolff

(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

1241186

DATE: May 10, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2003-SU-035-2/FDPA 2003-SU-035-02
(enter County-assigned application number(s))

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

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

NONE.

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

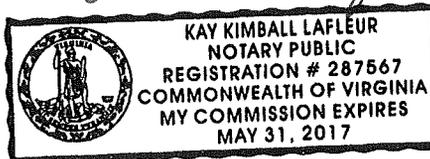
Francis A. McDermott, Attorney and Agent for Applicant

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

Subscribed and sworn to before me this 16th day of MAY, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

Kay Kimball Lafleur
Notary Public

My commission expires: 5/31/2017



SPECIAL EXCEPTION AFFIDAVIT

DATE: May 16, 2014
(enter date affidavit is notarized)

I, Francis A. McDermott, do hereby state that I am an
(enter name of applicant or authorized agent)

1241206

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

in Application No.(s): SE 2013-SU-017
(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)
DD South Retail LC(1) Agents: Jon M. Peterson Milton V. Peterson William E. Peterson Steven B. Peterson Lauren E. Peterson Taylor O. Chess Richard M. Doyle William D. Over (former)	12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033	Applicant; Title Owner of Parcel 34-2-((1))-1B
Chick-fil-A, Inc.(5)	5200 Buffington Road Atlanta, GA 30349-2998	Lessee of a portion of parcel 34-2-((1))-1B
Hunton & Williams LLP(7)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(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)
Francis A. McDermott John C. McGranahan, Jr. Nicholas H. Grainger	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
Kimley-Horn & Associates, Inc.(8) Agents: Jeffrey H. Saxe Adam J. Steiner Evan D. Smith (former)	11440 Commerce Park Drive, Suite 400 Reston, VA 20191	Engineers/Landscape Architects/Agents for Applicant
Gorove/Slade Associates, Inc.(9) Agents: Christopher M. Tacinelli Chad A. Baird Cheryl L. Sharp Tricia M. Labud	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultants/Agents for Applicant
Urban Engineering & Associates, Inc. d/b/a Urban, Ltd.(10) Agents: Robert W. Brown Kevin P. O'Connor	4200-D Technology Court Chantilly, VA 20151	Engineers/Agents for Applicant

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(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) (1)DD South Retail LC
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS:	MANAGER:
MVP Master Limited Partnership(2)	MVP Management, LLC(3)
Lauren E. Peterson	
William E. Peterson	
Jon M. Peterson	
Steven B. Peterson	
Peterson Grandchildren Investment L.C.(4)	

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

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

Special Exception Attachment to Par. 1(b)

DATE: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(enter County-assigned application number (s))

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Milton V. Peterson, Manager/Member Steven B. Peterson, Manager/Member
Carolyn S. Peterson, Member Lauren E. Peterson, Manager/Member
William E. Peterson, Manager/Member
Jon M. Peterson, Manager/Member

=====

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

(4)Peterson Grandchildren Investment L.C.
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

DESCRIPTION OF CORPORATION: (check one statement)

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

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

MEMBERS: Christopher Milton Peterson InterVivos Tr. (None of the above members owns 10% of
Jillian Alexis Fellows InterVivos Trust Thomas Dunham Peterson InterVivos Trust DD South Retail LC)
Megan Elizabeth Fellows InterVivos Trust Timothy Davis Peterson InterVivos Trust
Caralena Christina Peterson InterVivos Tr. Luke Dennis Peterson InterVivos Trust MANAGER:
Steven David Peterson InterVivos Trust Mary Rita Peterson InterVivos Trust MVP Management, LLC(3)

=====

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(enter County-assigned application number (s))

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

J. Edgar Sears
Brian A. Sears

=====

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(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)
(2)MVP Master Limited Partnership
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

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

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

GENERAL PARTNERS:

MV Peterson Associates L.C. (Does not own 10% of DD South Retail LC)
Milton V. Peterson

LIMITED PARTNERS:

Milton V. Peterson
MVP Investments L.C. (Does not own 10% of DD South Retail LC)

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(enter County-assigned application number (s))

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

(6)S. Truett Cathy Irrevocable Trust U/A dated 5/17/79
5200 Buffington Road
Atlanta, GA 30349

(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)

BENEFICIARIES:

Andrew T. Cathy
Daniel R. Cathy
Samuel M. Cathy
James D. Cathy
Rachel M. Cathy
Seth M. Cathy
Joseph L. Cathy
Joy W. Wilbanks
John W. White IV
Angela W. Fiedler
David E. White
with one minor child

(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: May 16, 2014

(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017

(enter County-assigned application number (s))

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

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

(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

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

(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: May 16, 2014
(enter date affidavit is notarized)for Application No. (s): SE 2013-SU-017
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(7)Hunton & Williams LLP (CONTINUED)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

John D. Hawkins	David Craig Landin	Thurston R. Moore
Rudene Mercer Haynes	Gregory F. Lang	Robert J. Morrow
Mark S. Hedberg	Andrew W. Lawrence	Ann Marie Mortimer
Gregory G. Hesse	Daniel M. LeBey	Michael J. Mueller
David A. Higbee	Bradley T. Lennie	Eric J. Murdock
Thomas Y. Hiner	L. Steven Leshin	Ted J. Murphy
D. Bruce Hoffman	Catherine D. Little	Thomas P. Murphy
Robert E. Hogfoss	David C. Lonergan	David A. Mustone
John R. Holzgraefe	Nash E. Long, III	James P. Naughton
Cecelia Philipps Horner	Kirk A. Lovric	Wim Nauwelaerts (nmi)
George C. Howell, III	David S. Lowman, Jr.	Eric J. Nedell
Paul C. Huck, Jr.	Kimberly C. MacLeod	Michael Nedzbala (nmi)
Kevin F. Hull	Michael J. Madden, Jr.	William L. Newton
Donald P. Irwin	Tyler Maddry (nmi)	Lonnie D. Nunley, III
Jamie Zysk Isani	Manuel E. Maisog	Michael A. Oakes
Judith H. Itkin	Rori H. Malech	Peter K. O'Brien
Makram B. Jaber	Douglas M. Mancino	John T. O'Connor
Timothy L. Jacobs	Christopher Mangin, Jr. (nmi)	Leslie A. Okinaka
Lori Elliott Jarvis	Alan J. Marcuis	John D. O'Neill, Jr.
Matthew D. Jenkins	Brian R. Marek	Michael A. O'Shea
Harry M. Johnson, III	Fernando Margarit (nmi)	Brian V. Otero
Karolyn E. ("Kerry") Johnson	Laura C. Marshall	Raj Pande (nmi)
James A. Jones, III	Jeffrey N. Martin	Randall S. Parks
Kevin W. Jones	John S. Martin	Peter S. Partee, Sr.
Laura Ellen Jones	J. Michael Martinez de Andino	J. Steven Patterson
Dan J. Jordanger	Walfrido J. Martinez	William S. Patterson
Roland Juarez (nmi)	Laurie Uustal Mathews	Djordje Petkoski (nmi)
Thomas R. Julin	John Gary Maynard, III	Eric R. Pogue
Andrew Kamensky (nmi)	William H. McBride	Robert Dean Pope
Michael G. Keeley	Michael C. McCann	Laurence H. Posorske
G. Roth Kehoe, II	T. Allen McConnell	Kurtis A. Powell
David A. Kelly	Alexander G. McGeoch	Lewis F. Powell, III
Douglas W. Kenyon	John C. McGranahan, Jr.	Robert T. Quackenboss
Michael C. Kerrigan	Gustavo J. Membali	Dionne C. Rainey
Ryan T. Ketchum	Uriel A. Mendieta	Katherine E. Ramsey
Scott H. Kimpel	Mark W. Menezes	John Jay Range
Robert A. King	Gary C. Messplay	Robert S. Rausch
Edward B. Koehler	Peter J. Mignone	Belynda B. Reck
John T. Konther	Patrick E. Mitchell	Baker R. Rector
Torsten M. Kracht	Jack A. Molenkamp	Shawn Patrick Regan
Christopher G. Kulp	T. Justin Moore, III	Sona Rewari (nmi)

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(enter County-assigned application number (s))

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

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

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

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

Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Trevor K. Ross
Brent A. Rosser
William L. S. Rowe
Ronald L. Rubin
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Carl F. Schwartz
P. Watson Seaman
James S. SeEVERS, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Rita A. Sheffey
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.

Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Fradyn Suarez (nmi)
Yeongyo Anna Suh
C. Randolph Sullivan
Jeffrey M. Sullivan
Brian J. Tanenbaum
Andrew J. Tapscott
Robert M. Tata
W. Lake Taylor, Jr.
Wendell L. Taylor
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Michael G. Wilson
Susan F. Wiltsie
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Lee B. Zeugin
Manida Zimmerman (nmi)

FORMER PARTNERS:

Charles E. G. Ashton
Craig A. Bromby
Thomas J. Cawley
Cameron N. Cosby
Barry R. Davidson
Laura M. Franze
Ray V. Hartwell, III
W. Alan Kailer
Steven R. Loeshelle
Stephen S. Maris
Thelma Marshall (nmi)
Fraser A. McAlpine
Francis A. McDermott
Frank J. Murphy, Jr.
Henry V. Nickel
Pam Gates O'Quinn
Curtis D. Porterfield
J. Waverly Pulley, III
Stuart A. Raphael
Karen M. Sanzaro
Robert M. Schulman
Thomas G. Slater, Jr.
Brooks M. Smith
Andrew J. Tapscott
Rodger L. Tate
Surasak Vajasit (nmi)
William A. Walsh, Jr.
Lynnette R. Warman
Evan D. Wolff

(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: May 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2013-SU-017
(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 16, 2014
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

Francis A. McDermott

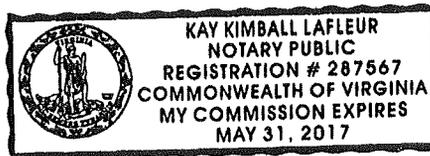
(check one) [] Applicant [x] Applicant's Authorized Agent

Francis A. McDermott, Attorney and Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16th day of May 20 14, in the State/Comm. of Virginia, County/City of Fairfax.

Kay Kimball Lafleur
Notary Public

My commission expires: 5/31/2017



DULLES DISCOVERY SOUTH RETAIL

**DD SOUTH RETAIL LC
PCA/CDPA/FDPA 2003-SU-035-02**

STATEMENT OF JUSTIFICATION

DD South Retail LC (the "Applicant"), a related entity of The Peterson Companies, requests approval of a Proffered Condition Amendment/Conceptual Development Plan Amendment/Final Development Plan Amendment ("Application") on approximately 6.36 acres identified as Fairfax County Tax Map Parcel 34-2 ((1)) 1B (the "Property"). The Property is located between Air and Space Museum Parkway, Historic Sully Way, and Route 28 and is zoned to the PDC District and the WS Overlay District. A portion of the Property is located within the Sully Historic Overlay District ("SHOD"). The Property is surrounded by Dulles Discovery North ("DDN"), located immediately north of the Property across Air and Space Museum Parkway, and the Dulles Discovery South ("DDS") office campus located south and east of Historic Sully Way, both of which are owned by related entities of The Peterson Companies. Together, the Dulles Discovery South and North complexes encompass approximately 132 acres with a combined total of approximately 2.4 million square feet of office uses to be occupied by the same tenant.

ZONING HISTORY

The majority of the DDS office complex and the Property were originally included in RZ 2003-SU-035 ("Original Rezoning"), filed on behalf of Sully East LC, a related entity of The Peterson Companies, consisted of approximately 77.7 acres, and was rezoned to the PDH-16/PDC Districts on January 22, 2007 to permit a mixed use development of age-restricted MF/SFA housing and up to 147,450 square feet of retail, office and hotel uses. The age-restricted housing in the PDH-16 District was located south of Historic Sully Way between Route 28 and Centreville Road. The retail, office and hotel uses in the PDC District consisted of approximately 13.54 acres and were located adjacent to Air and Space Museum Parkway, north and east of Historic Sully Way. The hotel and eating establishment were approved east of Historic Sully Way, and office and retail uses were approved north of Historic Sully Way. The portion of the PDC District located north of Historic Sully Way is the subject of this Application. The Original Rezoning permits development of a two-story office building and retail/restaurant uses consisting of up to 69,260 square feet at 0.25 FAR on the Property. These uses were intended to support the 1,000+ units in the age-restricted housing community with, for example, medical offices and neighborhood-level restaurant/fast food and retail uses. The mix of uses were the subject of a unified development plan with common points of access from the major roadways; a coordinated network of pedestrian trails and sidewalks; and high quality landscaping along the public roadways to create a unifying theme and contribute to the identity of the overall development.

In 2010, RZ 2009-SU-024 and PCA 2003-SU-035 ("2010 RZ/PCA") were approved to permit the development of the DDS secure office campus consisting of approximately 1.17 million square feet on 76.6 acres, including a 68.8-acre portion of the Original Rezoning located

east of Historic Sully Way. The age-restricted housing and the hotel/restaurant uses east of Historic Sully Way were superseded by the 2010 RZ/PCA. The previously approved office and neighborhood-level retail uses located north of Historic Sully Way, which is the subject of this Application, were not included in the 2010 RZ/PCA and, therefore, the proffers and CDP/FDP approved in conjunction with the Original Rezoning currently govern the Property. Although the Property was not included in the 2010 RZ/PCA, the common points of access from the major roadways to the Property and DDS office, as well as the coordinated network of pedestrian trails and sidewalks and high quality landscaping along the public roadways that create a unifying theme and contribute to the identity of the overall development, will continue to be provided.

APPLICATION

Given the change in use from age-restricted housing to the secure office use, the approved office building and neighborhood-level retail uses which were originally envisioned for the Property are no longer viable. Due to the significant concentration of existing and approved office use surrounding the Property, support retail and service uses to serve the employees and visitors of the DDS and DDN secure office complexes are desirable. It is anticipated that over 6,000 employees will work at DDS and DDN. Retail services and support uses have been requested by the tenant which will occupy both campuses. Retail uses in close proximity to the Sully Historic Site and Air and Space Museum will also provide convenience services for tourists to these attractions.

In order to address the need for retail and support services for the office use, the Applicant proposes to modify the approved CDP/FDP uses to accommodate a child care center, drive-in bank, fast food restaurant and service station/quick service food store. The proposed uses will be located at the main entrance to DDS and within walking distance for employees. The total combined gross floor area proposed is 26,400 square feet at a 0.09 FAR, which is significantly less than that currently entitled on the Property. Thirty-four percent (34%) of the Property will remain in open space. A Special Exception ("SE") application to permit the fast food restaurant has been filed concurrent with this Application.

The proposed child care center is located on the western portion of the Property within the SHOD and, therefore, the Applicant will submit the application to the Architectural Review Board ("ARB") for review and recommendation. The child care center will consist of approximately 12,000 square feet and accommodate up to 184 children. The related outdoor recreation area is located to the rear of the child care center, consists of approximately 21,000 square feet, and will be enclosed with a 6-foot high ornamental fence. The outdoor recreation area will be screened with substantial landscaping and buffering along the western property line in order to minimize any visual impacts that may be associated with Route 28 and Historic Sully Way.

The retail uses and other support services will be located outside of the SHOD. All of the proposed uses have been designed to complement the Sully Historic Site in terms of architectural style and building accents. Specifically, the buildings will be constructed primarily in brick and stone materials on all four elevations to provide an attractive appearance toward the public roadways and Historic Sully.

The proposed drive-in bank will be located east of the child care center and consist of approximately 4,000 square feet. The fast food restaurant with drive-through will consist of approximately 4,900 square feet with 148 seats, including an outdoor seating area. The drive-through window will be located on the west side of the building, and two ordering stations will be provided along the northern portion of the site adjacent to and screened from Air and Space Museum Parkway. The drive-through lanes include 19 stacking spaces which exceeds the Zoning Ordinance requirement. The service station/quick service food store will consist of 5,500 square feet of convenience retail and twelve (12) fueling stations. There are no automotive service or repair areas associated with the service station. All of the proposed buildings will be one-story (as opposed to the two-story office) with a maximum building height of thirty (30) feet.

Given that the Property is under common/related ownership with the DDS office complex and both were originally approved under a unified development plan, the Applicant is committed to continuing the high quality design consistent with the Original Rezoning and the 2010 RZ/PCA for the DDS office. Specifically, plant materials consistent with the landscaping in DDS along Air and Space Museum Parkway, Historic Sully Way and Centreville Road will be provided along the Property frontages, with the use of berms, shade trees, ornamental trees, shrubs and ornamental grasses to soften the appearance of the proposed uses from the roadways.

FCDOT Staff has determined that a Transportation Impact Analysis is not required for the Application. The Application significantly decreases the entitled density by 62%, as well as the number of vehicle trips associated with the previously approved office and retail uses. Primary access to the Property will continue to be from Historic Sully Way across from the main entrance to the DDS office. Secondary access, limited to a right turn in only, is provided along Historic Sully Way. Both are consistent with that shown on the Original Rezoning CDP/FDP.

An extensive overall pedestrian circulation system has been established among the Property, the DDS and DDN campuses through on-site and off-site sidewalks, crosswalks and trails that provide connectivity between the office and proposed retail uses to the major trail system located along the south side of Historic Sully Way. Specifically, the on-site and off-site pedestrian circulation system has been designed so that employees/visitors of the DDS and DDN secure office campuses can walk to the proposed retail and support service uses which will be located within ¼ mile from all of the office buildings in DDS and DDN. The internal sidewalk system for DDS has been designed to provide access to the major trail along Historic Sully Way for employees/visitors via a controlled pedestrian access gate located on the northern portion of the DDS office campus. This controlled pedestrian gate was requested by the single tenant of DDS and DDN in order to facilitate pedestrian access to/from the secure office campus and the proposed retail and support service uses based on an understanding of their employees expectations. The DDN secure office campus includes an extensive network of internal sidewalks providing connectivity between the three office buildings, the Access Control Center and the sidewalk/trail system located on both sides of Air and Space Museum Parkway. Internal walking paths that provide connectivity to and among the retail and child care uses are also proposed. Stormwater management/BMPs for the Property are provided in the existing SWM/BMP wet pond on the DDS office campus.

The clustering of the proposed retail uses and support services in this land bay is consistent with the intent of the Original Rezoning and continues to result in a high quality design with substantial landscaping and buffering along Air and Space Museum Parkway and Historic Sully Way; coordinated vehicular access and internal circulation with safe pedestrian linkages within the complex and to the adjacent office uses; and a consistent overall design theme for the proposed retail and child care uses in terms of architectural character, design detail, materials and colors.

COMPREHENSIVE PLAN

DDS, including the Property, is located within Land Unit D-4 of the Dulles Suburban Center, which recommends development of high-quality, campus-style office uses up to 0.35 FAR with retail uses and support services as secondary or ancillary uses to the office use as the baseline. In addition, major planning objectives for the Dulles Suburban Center include:

- Support development that emphasizes local, national...business and commercial endeavors; tourism and visitor services
- Support developments at major employment sites that incorporate retail facilities, day care services, and cultural facilities, with amenities complementing a Suburban Center setting.

The proposed retail uses and support services will serve the DDS and DDN office campuses as well as the visitors and tourists to the nearby Sully Historic Site and Air and Space Museum, which is in conformance with the Comprehensive Plan recommendation for the Property and furthers the objectives for the Dulles Suburban Center. The child care and drive-in bank are support services that are essential to have in close proximity to major employment centers. Eighty percent (80%) of trips on Air and Space Museum Parkway, Historic Sully Way and Wall Road are employees/visitors to the Dulles Discovery sites. Based on empirical data, 75% of the DDN employees access the site by way of Route 28. Similarly, 75% of DDS office employees are projected to use Route 28 and access the DDS office campus by its main entrance opposite the Property. The fast food restaurant and service station/quick service food store are convenience retail uses that will serve these employees and visitors.

The Application is responsive to the development criteria and design guidelines set forth in the Dulles Suburban Center. The CDPA/FDPA has been designed such that the proposed retail development (i) results in an integrated complex of buildings with overall compatibility in terms of architectural character, design detail, materials, and color; (ii) consolidates vehicular access for all uses; (iii) provides a coordinated network of pedestrian trails and sidewalks linking the proposed uses internally as well as to the adjacent office campuses and to the countywide trail system; (iv) includes significant landscaping and buffering with the use of berms, shade trees, ornamental trees, shrubs and ornamental grasses to provide a high quality image along the adjacent roadways and within the Property; and (v) is thus sensitive to its proximity to the Sully Historic Site and will support, not adversely impact, adjacent properties. The Property will contribute to the overall high quality image of the Dulles Suburban Center.

PDC DISTRICT

The Application will result in a high quality commercial development that conforms with the PDC District standards in that it will support the DDS office uses and result in an innovative and creative design sensitive to the nearby Sully Historic Site. The Application complies with the following use limitations for the PDC District:

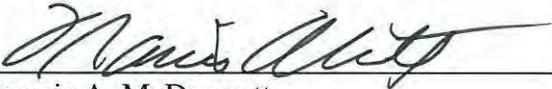
- *Secondary uses shall only be permitted in a PDC District which contains one or more principal uses.* The principal PDC use is the 1.17 million square feet of office, originally part of an overall unified development plan which included the Property as previously approved for office and retail uses. The CDP/FDP for the 2010 RZ/PCA office complex continued to reflect the Property as it was approved with the Original Rezoning, although the land area was not included in the 2010 application.
- *Secondary uses shall be designed to protect the character of the adjacent properties.* The proposed uses have been designed to complement the Sully Historic Site in terms of architectural style and building accents. Specifically, each building will be constructed primarily with brick and stone materials on all four elevations to provide an attractive appearance toward the public roadways and DDN. The use of berms, shade trees, ornamental trees, shrubs and ornamental grasses along the periphery provides a significant screening and buffering as to the adjacent uses and roadways.
- Pursuant to Par. 8 of Sect. 16-401 of the Zoning Ordinance, Board of Supervisors approval is requested to waive the use limitation set forth in Par. 7 of Sect. 6-206 of the Zoning Ordinance, to permit a service station to be located within a commercial center having fewer than three (3) commercial establishments not automobile-related. The proposed service station/quick service food store will include a convenience store of approximately 5,500 square feet and twelve (12) fueling stations. There will be no automotive service or repair areas. A quick service food store is a permitted secondary use in the PDC District. The clustering of automobile-oriented uses is encouraged in order to gain a higher quality design; increased landscaping and buffering; and increased vehicular safety as set forth in the Guidelines for Clustering of Automobile-Oriented Commercial Uses in the Policy Plan of the Comprehensive Plan. The proposed service station/quick service food store is to be developed within an integrated complex of buildings that will be compatible in terms of architectural character, design detail, materials and colors. Vehicular access is consolidated for all of the commercial uses with significant landscaping and buffering along the roadways. Provision of a service station adjacent to the ingress/egress route for so many office employees is paramount to limiting their trips to regional rather than local roads, to keeping those trips routed to Route 28 and the major roads to which it connects.

- *Fast Food restaurants which are not located within a non-residential structure are permitted as a secondary use in the PDC District by SE. A companion SE application has been filed for the proposed fast food restaurant.*

The proposed Application is in conformance with all current applicable development ordinances, regulations and adopted standards with the exception of the waiver requests noted above and below.

1. The Applicant requests Board of Supervisors approval of a waiver of the loading space requirement set forth in Par. 6 of Section 11-203 of the Zoning Ordinance for the drive-in bank. The proposed drive-in bank does not necessitate frequent deliveries by large vehicles, therefore, a dedicated loading space is not necessary. This request is consistent with numerous other bank branches throughout the County.

2. Pursuant to Par. 1 of Sect. 13-305 of the Zoning Ordinance, Board of Supervisors approval is requested to waive the barrier requirement between the proposed drive-in bank and child care center pursuant to Par. 1 of Sect. 13-305 of the Zoning Ordinance. This request is justified since the proposed uses are the subject of a common Development Plan and rezoning, and compatibility between the uses has been addressed through architectural and landscaping treatments.


Francis A. McDermott
Attorney/Agent for Applicant

DULLES DISCOVERY SOUTH RETAIL

**DD SOUTH RETAIL LC
SPECIAL EXCEPTION SE 2013-SU-017**

APPLICANT'S STATEMENT

Pursuant to Sect. 6-205 and 9-206 of the Zoning Ordinance, DD South Retail LC (the "Applicant"), related entity of The Peterson Companies, requests Fairfax County Board of Supervisors ("BOS") approval of a Special Exception ("SE") to permit a freestanding fast food restaurant with drive-through on the approximately 1.7 acres identified as Fairfax County Tax Map Parcel 34-2 ((1)) 1B (pt.) (the "Property"). The Property is within the Dulles Discovery South Retail ("DDS Retail") land bay which is located between Air and Space Museum Parkway and Historic Sully Way, immediately east of Route 28. The Property is surrounded by Dulles Discovery North ("DDN"), located immediately north of the Property across Air and Space Museum Parkway, and the Dulles Discovery South ("DDS") office campus located south and east of Historic Sully Way. Together, the DDS and DDN complexes encompass approximately 132 acres with a combined total of approximately 2.4 million square feet of office uses to be occupied by the same tenant.

The Property is zoned to the PDC District and the WS Overlay District and is subject to proffers approved in conjunction with RZ 2003-SU-035 (the "Original Rezoning"). The Original Rezoning consisted of approximately 77.7 acres and was rezoned to the PDH-12/PDC Districts on January 22, 2007 to permit a mixed use development of age-restricted MF/SFA housing, retail, office and hotel uses. Specifically, the approved CDP/FDP for the DDS Retail land bay permits the development of a two-story office building and retail/restaurant uses consisting of up to 69,260 square feet at a 0.25 FAR on the Property. These uses were intended to support the 1,000+ units in the age-restricted housing community with, for example, medical offices and neighborhood-level restaurant/fast food and retail uses. In 2010, RZ 2009-SU-024 and PCA 2003-SU-035 ("2010 RZ/PCA") were approved to permit the development of the DDS secure office campus consisting of approximately 1.17 million square feet in lieu of the age-restricted residential, hotel and restaurant uses south and east of Historic Sully Way.

The Applicant proposes to develop retail uses and support services on the DDS Retail site to serve the employees and visitors of the DDS and DDN secure office complexes, as well as tourists to the Historic Sully Site and the Air and Space Museum. A concurrent Proffered Condition Amendment ("PCA")/Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") application PCA/CDPA/FDPA 2003-SU-035-02, which includes the Property, proposes to amend the previously approved proffers and CDP/FDP to permit the development of a child care center, drive-in bank, service station/quick service food store and the fast food restaurant which is the subject of this SE application.

The fast food restaurant will provide employees and/or visitors of the DDS and DDN campuses a restaurant option within the sphere of both campuses, easily accessible from them on foot or by vehicle, and among other convenience retail and support service uses that they will frequent. The restaurant will be an integral component of the DDS Retail land bay in a high

quality development with substantial landscaping and buffering along Air and Space Museum Parkway and Historic Sully Way; coordinated vehicular access and internal circulation with safe pedestrian linkages within the complex and to the adjacent office uses; and a consistent overall design theme in terms of architectural character and design detail, materials and colors.

The following information is provided for the proposed fast food restaurant with drive-through in accordance with Par. 7 of Sect. 9-011 of the Zoning Ordinance:

A. Type of Operation.

As depicted on the SE Plat, and subject to BOS approval of the concurrent PCA/CDPA/FDPA applications, a fast food restaurant with drive-through is proposed to be developed on the Property. The fast food restaurant will consist of approximately 4900 square feet with 142 seats, including an outdoor seating area. The drive-through window is proposed to be located on the west side of the building and two ordering stations will be provided along the northern portion of the site, adjacent to and screened from Air and Space Museum Parkway. The drive-through lanes include 19 stacking spaces which exceeds the Zoning Ordinance requirement.

B. Hours of Operation.

The proposed hours of operation for the fast food restaurant and drive-through window are 6:00 AM to 11:00 PM daily. The hours of trash pick up and deliveries are proposed between the hours of 9:00 AM and 9:00 PM Monday through Friday and between the hours of 9:00 AM and 6:00 PM on Saturday.

C. Estimated Number of Patrons.

The estimated number of transactions is approximately 1200-1500 per day.

D. Proposed Number of Employees.

The estimated number of employees is a maximum of 15 on site any one time.

E. Estimated Traffic Impact, Including the Maximum Expected Trip Generation and the Distribution of Such Trips by Mode and Time of Day.

It is estimated that the proposed use will generate approximately 2,431 trips per day, with 223 during the A.M. peak hour and 160 during the P.M. peak hour, which is less than the traffic impacts associated with the currently approved uses on the Property.

F. Vicinity or General Area to be Served.

The fast food restaurant will serve primarily the employees and visitors of the secure office complexes in DDS and DDN as well as some tourists to the Sully Historic Site and the Air and Space Museum.

G. Description of Building Façade and Architecture of Proposed Building.

The proposed fast food restaurant is a one story building with a maximum height of thirty (30) feet. The building will be constructed primarily in brick and stone materials on all four elevations to provide an attractive appearance toward the public roadways. The building has been designed to complement the Sully Historic Site in terms of architectural style, materials, and stone accents.

H. Listing of Known Hazardous or Toxic Substances.

None known at this time.

I. Statement of Conformance with Applicable Provisions of All Ordinances, Regulations and Adopted Standards.

DDS, including the Property, is located within Land Unit D-4 of the Dulles Suburban Center of the Comprehensive Plan, which recommends development of high-quality, campus-style office up to 0.35 FAR with retail uses and support services as secondary or ancillary to the office use as the baseline. In addition, major planning objectives for the Dulles Suburban Center include:

- Support development that emphasizes local, national...business and commercial endeavors; tourism and visitor services....
- Support developments at major employment sites that incorporate retail facilities, day care services, and cultural facilities, with amenities complementing a Suburban Center setting.

The fast food restaurant and other proposed retail uses and support services are intended to serve the DDS and DDN office campuses as well as the visitors and tourists to the nearby Sully Historic Site and Air and Space Museum, which is in conformance with the Comprehensive Plan recommendation for the Property and furthers the objectives for the Dulles Suburban Center. The application is in conformance with all current applicable development ordinances, regulations and adopted standards.

The following information addresses the additional standards that are applicable for fast food restaurants pursuant to Sect. 9-505 of the Zoning Ordinance:

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.

The building will be constructed primarily with brick and stone materials on all four elevations. The building has been designed to be compatible with the child care center, drive-in bank and service station/quick service food store proposed in conjunction with PCA/CDPA/FDPA 2003-SU-035-02, all of which will complement the Sully Historic Site in terms of architectural style and building accents.

B. Such a Use Shall Be Designed so That Pedestrian and Vehicular Circulation Is Coordinated with That on Adjacent Properties.

An extensive overall pedestrian circulation system has been established between the DDS office, DDN and the DDS Retail land bay through the provision of on-site and off-site sidewalks and trails that provide connectivity between the office and proposed retail uses and to the major trail system located along the south side of Historic Sully Way. Sidewalks and crosswalks will be provided on the DDS Retail site to provide connectivity (i) among the proposed fast food restaurant and the other retail uses and support services, and (ii) to the off-site pedestrian circulation system.

The vehicular circulation for the fast food restaurant has been designed to coordinate with the other retail uses and support services on the DDS Retail site and to adjacent properties consistent with the Original Rezoning. Specifically, the primary access to the proposed fast food restaurant and the other retail uses is from Historic Sully Way across from the main entrance to the DDS office campus. A secondary entrance, limited to right-in turns only, will also be provided on Historic Sully Way east of the main entrance. Both are consistent with that shown on the Original Rezoning and the 2010 CDP/FDP and related interpretations.

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 a Manner As To Facilitate Safe and Convenient Vehicle and Pedestrian Access to All Uses on the Site.

The fast food restaurant has been designed to minimize turning movement conflicts and provide safe and efficient on-site circulation. The drive-through and stacking spaces are located on the western and northern portion of the Property away from travel aisles and sidewalks. The number of stacking spaces provided is in excess of the Zoning Ordinance requirement.

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.

The proposed fast food restaurant is located in an area that is surrounded by office uses to the north, east and south and the Route 28/Air and Space Museum Parkway interchange to the west. The fast food restaurant will not adversely affect any existing or planned residential areas.

The following information addresses the use limitations for fast food restaurants in the PDC District as set forth in Par.10.B. of Sect. 6-206 of the Zoning Ordinance:

(1) The Structure Containing the Fast Food Restaurant Shall Be Designed As an Integral Component of a Building Complex, and Shall Be Reviewed for Compatibility with the Approved PDC Development.

The fast food restaurant has been designed as an integral component of the proposed retail uses and support services within the DDS Retail land bay as well as the DDS secure office

campus, also zoned PDC, through coordinated access points and the extensive onsite and off-site pedestrian circulation systems which were established with the overall unified development plan approved with the Original Rezoning as well as the 2010 RZ/PCA.

All of the proposed buildings on the DDS Retail land bay, including the fast food restaurant, have been designed with compatible architecture to complement the Sully Historic Site in terms of architectural style and building accents.

- (2) The Fast Food Restaurant Shall Be Safely and Conveniently Accessible from Surrounding Uses via a Clearly Defined Pedestrian Circulation System Which Minimizes Points of Conflict Between Vehicular and Pedestrian Traffic. Pedestrian Ways Shall Be Prominently Identified Through Design Features Such As, but Not Limited to, the Use of Special Pavement Treatments for Walkways and Crosswalks, and/or the Use of Consistent and Distinctive Landscaping. Vehicular Access to the Use Shall be Provided via the Internal Circulation System of the Building Complex, and No Separate Entrance to the Use Shall Be Permitted from Any Thoroughfare Intended to Carry Through Traffic.

The pedestrian circulation system has been clearly defined to minimize conflicts between vehicular and pedestrian traffic. Sidewalks and crosswalks are proposed to provide connectivity between the fast food restaurant and the adjacent retail uses and support services as well as to the sidewalk/trail to be located on Historic Sully Way. Access to the fast food restaurant is provided via the internal circulation of the building complex. No separate entrance to the fast food restaurant is proposed.

**RZ 2003-SU-035
DULLES DISCOVERY
PROFFER STATEMENT**

August 21, 2006
September 15, 2006
September 28, 2006
October 13, 2006
November 16, 2006
December 12, 2006
January 4, 2007

Pursuant to Section 15.2-2303 (A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of rezoning application RZ 2003-SU-035, as proposed, from the I-3, I-5, WS and HD Districts to the PDH-16, PDC, WS, and HD Districts, Sully East L.C. (the "Applicant") and the property owners, for themselves and their successors and assigns, hereby proffer that development of Tax Map Parcels 34-2-((1))-1A, 2, 3A, 10A, 27, 33 (Part) and 35 plus approximately 1.55 acres of right-of-way to be vacated (collectively known as the "Property"), totaling approximately 77.74 acres, shall be in accordance with the following proffered conditions, which shall replace any and all existing proffered conditions pertaining to the Property:

1. **Substantial Conformity.** The Property shall be developed in substantial conformance with the Conceptual Development Plan and Final Development Plan ("CDP/FDP") consisting of Sheets 1 through 14 prepared by Land Design, Inc., entitled "Dulles Discovery Conceptual Development Plan/Final Development Plan," dated June 15, 2006 and revised through January 3, 2007, and further modified by these proffered conditions.
2. **Final Development Plan Amendments.** Notwithstanding that the CDP/FDP consists of Sheets 1 through 14 and said CDP is the subject of Paragraph 1 above, it shall be understood that (i) the CDP shall consist of the entire plan relative to the general layout, points of access to the existing road network, location and types of units, uses, building heights, peripheral setbacks, the maximum number and type of units, limits of clearing and grading and the location and amount of open space on the Property; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
3. **Minor Modifications.** Pursuant to Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP provided such changes are in substantial conformance with the CDP/FDP and proffers, and do not increase the total number of units, change the unit mix, increase building heights, or decrease the minimum amount of open space or peripheral setbacks shown to be provided on the Property.
4. **Maximum Residential Density.** A maximum of 1001 residential units at a maximum density of 15.6 dwelling units per acre ("du/ac") shall be permitted on the PDH-16

portion of the Property, inclusive of Affordable Dwelling Units ("ADUs") and ADU bonus units. The Applicant reserves the right to develop fewer than the maximum number of units referenced in this paragraph without the need for a Proffered Condition Amendment ("PCA") application or CDPA/FDPA.

5. **Active-Adult Units.** All residential units (except the Independent Living Facility units referenced below) are deemed, for the purpose of this Proffer, as "active-adult" units and shall be age-restricted, as defined pursuant to the Federal Housing For Older Persons Act of 1995 (as may be amended) providing, generally, that: (i) at least one resident of each unit shall be 55 years of age or older, and (ii) no permanent resident shall be less than 20 years of age.
6. **Independent Living Facility.** The multi-family building located in the southeast corner of the Property, south of Turley Hall Drive and adjacent to Centreville Road, shall be an "Independent Living Facility" which shall consist of the following:
 - A. 120 rental apartments in an accessible building;
 - B. Occupancy limited to households where at least one member is 62 years of age or older and all members are at least 55 years of age or older;
 - C. All units in this facility shall provide complete kitchen facilities, support services and design features such as wider doorways and hallways, accessible bathrooms and lower light switches;
 - D. All required ADUs for the entire PDH-16 development shall be provided in this building; and
 - E. All units in this building which are not required ADUs shall be rented to persons whose incomes are no greater than the percentage of the Washington Standard Metropolitan Statistical Area Median Household Income, as published by HUD, ("MHI"), set forth in Proffer 7(B) below.
7. **Affordable Dwelling Units/Work-Force Housing Units.**
 - A. **Affordable Dwelling Units ("ADUs").**
 - i. Seventy-Two (72) ADUs shall be provided in accordance with Article 2 Part 8 of the Zoning Ordinance, subject to the following terms:
 - ii. All ADUs shall consist of multi-family units that are located within a single building (the Independent Living Facility identified in Proffer 6 above) and shall not be dispersed across the PDH-16 application property;
 - iii. All required ADUs shall consist of rental apartments;
 - iv. All 72 ADUs shall be leased to tenants whose household incomes do not exceed sixty percent (60%) of the MHI; and

- v. Unless otherwise allowed by the ADU Advisory Board, RUPs shall not be issued for more than ninety percent (90%) of the total dwelling units approved for the Property until RUPs have been issued for all of the ADU units.

B. Work-Force Units.

- i. Total Number. A total of forty-eight (48) of the dwelling units within the Independent Living Facility shall be "Work-Force Units," i.e., dwelling units subject to the rental restrictions of these Proffers, but not required pursuant to Part 8 of Article 2 of the Zoning Ordinance. Said Work-Force Units shall be provided to renters whose household income (i) for twenty-four (24) of the units, is up to sixty percent (60%) of the MHI; (ii) for twelve (12) of the units, is up to ninety percent (90%) of the MHI; and (iii) for twelve (12) of the units, is up to one hundred percent (100%) of the MHI.
- ii. Timing of Provision of the Work-Force Units. RUPs shall not be issued for more than ninety percent (90%) of all of the total dwelling units approved for the Property, until RUPs have been issued for all of the Work-Force Units required pursuant to this Proffer.
- iii. Administration. It is intended that the Work-Force Units shall be administered in a fashion similar to ADU Units pursuant to specified provisions of Part 8 of Article 2 of the Zoning Ordinance in effect at the time of the execution of these Proffers. The following specific provisions of the Zoning Ordinance shall apply to administration of the Work-Force Units: Sections 2-805, 2-811(3), 2-812(1)(D), 2-812(6) (only as to recording a covenant committing to a thirty year control period), 2-813, 2-817 and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with these Proffers. When these Proffers conflict with any provisions of the Zoning Ordinance, these Proffers shall control including, but not limited to, the calculation of the rental rates of Work-Force Units.
- iv. Alternative Administration. Notwithstanding Subparagraph (iii) above, the Applicant reserves the right to negotiate with the appropriate County agency, to enter into a separate binding written agreement solely as to the terms and conditions of the administration of the Work-Force Units after the approval of this rezoning. The requisite number and pricing/rents of Work-Force Units provided pursuant to these Proffers shall not be altered in any manner by such an agreement. Such an agreement shall only consider administrative issues on terms mutually acceptable to both the Applicant and the County and may only occur after the approval of this rezoning and when the revisions have been deemed to be in substantial conformance with these Proffers. The County shall in no manner be

obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Work-Force Units shall be administered in accordance with such an agreement, and Subparagraph (iii) above may become null and void.

- v. Work-Force Units – Rental Rates. The maximum monthly rental at which each Work-Force Unit may be offered shall be the rental rate for the Washington Standard Metropolitan Statistical Area published by the Virginia Housing Development Authority ("VHDA") for the respective percentage of MHI designated for such unit.

The initial MHI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for any Work-Force Unit. The MHI and the maximum monthly rent, as calculated above, may be adjusted once a year, as published by HUD and VHDA, respectively. A copy of such annual calculation shall be provided to the Fairfax County Department of Housing and Community Development ("HCD").

- vi. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction that any portion of these Proffers related to providing Work-Force Units violates any Federal, State or other local law, then the offending portion of these Proffers shall be deemed null and void and no longer in effect. All remaining conditions of these Proffers shall remain in full force and effect.

- 8. Maximum Building Height. Single-family villas shall not exceed 35 feet in height. Multi-family residential buildings within the outermost 500-feet of the Sully Historic Overlay District ("SHOD"), and as shown on the CDP/FDP, shall not exceed 60 feet in height in accordance with the Zoning Ordinance (65 feet "actual height," which shall be measured from the lowest point of grade to the highest point of the structure). Hotel use shall not exceed 75 feet and shall be located outside the SHOD boundary, as defined by the Zoning Ordinance and as shown on the CDP/FDP. All residential units located within the SHOD shall be limited to 35 feet in height unless the Board approves a Special Exception application for the Property, to allow the height increase of multi-family buildings located within the outermost 500 feet of the SHOD boundary. If approved, the height in that area shall be governed by the Special Exception approval.

- 9. Limitation on Non-Residential Uses within the PDH-16 District. Principal and secondary uses which may be established shall be limited to: single-family attached and multi-family residential; independent living facility; unmanned bank teller machines in multi-family buildings; accessory uses, accessory service uses, and home occupations in accordance with Article 10 of the Zoning Ordinance. Clubhouses may include personal service establishments, support service and retail uses, for the residents and their guests only, such as a coffee shop, sports shop, eating establishment, hairdresser, dry cleaning pickup/delivery, and/or similar uses.

10. **Maximum PDC District FAR and Uses.** Within the approximately 13.54 acres of the Property zoned to the PDC District, up to 147,450 gross square feet at a maximum 0.25 floor area ratio ("FAR") shall be permitted. Permitted uses shall include retail, office, hotel and additional uses as listed on Sheet #2 of the CDP/FDP. No drive-through uses shall be permitted, with the exception of an unmanned bank teller and/or a pharmacy.
11. **Right-of-Way Dedication.** The Applicant shall dedicate all right-of-way ("ROW") referenced below subject to review and approval by the Virginia Department of Transportation ("VDOT"), and the Fairfax County Department of Public Works and Environmental Services ("DPWES"). All road ROW dedicated in conjunction with these proffers and/or as depicted on the CDP/FDP shall be conveyed to the Board in fee simple upon demand by Fairfax County (the "County") or at the time of site plan approval for the contiguous development area, whichever occurs first, and shall be subject to the "Density Credit" proffer below regarding reservation of development intensity to the residue of the Property.
12. **Transportation Improvements.** The following ROW dedication and/or road improvements shall be provided by the Applicant, subject to and as approved by VDOT and DPWES. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement:
 - A. **Historic Sully Way.** Within the right-of-way to be dedicated by the Applicant and conveyed in fee simple to the Board, the Applicant shall construct, or cause to be constructed, a two-lane road beyond the existing traffic circle to the Property's western property line, if not previously built by others, prior to issuance of the first Residential Use Permit ("RUP").
 - B. **Turley Hall Drive and Beale Drive.** In accordance with the CDP/FDP, the Applicant shall dedicate and convey in fee simple to the Board ROW sufficient for, and shall construct on the Property, from Historic Sully Way to Centreville Road, two-lane roads and turn lanes, with parking, as development of the adjacent land area occurs. These roads shall be available for use by the public from Air and Space Museum Parkway to Centreville Road prior to issuance of the 500th RUP.
 - C. **Turn Lanes.** In accordance with those shown on the CDP/FDP, subject to and as approved by VDOT and DPWES, the Applicant shall construct the turn lanes to VDOT standards concurrent with the immediately adjacent roadway improvements.
13. **Traffic Signals.**
 - A. Prior to approval of the first site plan accessing the Air and Space Museum Parkway/Historic Sully Way intersection, the Applicant shall submit a traffic signal warrant study to VDOT, if said signal has not been provided by others. If

warrants have been met, Applicant shall install said signal prior to issuance of the first RUP in the adjoining area, (i) if not funded by the property owner of Tax Map Parcels 34-2-((1))-33 and 34, or (ii) if funded by said owner but not installed, in which event Applicant shall be entitled to receive all such funds so escrowed with DPWES for said signal. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of said signal has been unreasonably delayed by others or by circumstances beyond the Applicant's control, the Zoning Administrator may agree to a later date for the completion of said improvement.

- B. Prior to approval of the first site plan that accesses the Turley Hall Drive/Centreville Road intersection, a traffic signal warrant study shall be submitted to VDOT for that intersection. If the warrants have been met and said signal has not already been provided by others, the Applicant shall design and construct a traffic signal at the Centreville/Turley Hall intersection prior to issuance of the first RUP in said site plan. If said signal has been installed by others, the Applicant shall modify the existing signal in accordance with VDOT standards to convert the then existing signal to a full, four-legged intersection signal.
- C. Any signal installed or modified by the Applicant shall include pedestrian countdown features.

- 14. **Private Streets.** All private streets will be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. The above standard shall not apply to parking bays or parking lots. The Umbrella Owners' Association ("UOA"), Homeowners' Association ("HOA") and Condominium Owners Association ("COA") shall be responsible, respectively, for the maintenance of all private streets and the UOA, HOA and COA documents shall expressly so state. The Applicant, or its representatives, shall disclose to each initial prospective purchaser of a respective residential unit, prior to or at the time of contract, that the HOA/COA is responsible for the maintenance of private streets within the residential development.
- 15. **Roads in Use.** All public streets shall be constructed in accordance with the PFM and/or VDOT requirements, as determined by DPWES or VDOT. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.
- 16. **Stub Streets.** Emergency access shall be provided as approved by the Fire Marshal for the private stub streets.
- 17. **Bus Shelters.** The Applicant shall provide four bus shelters for the Application Property, with the specific location and quantity to be determined by FCDOT. Bus shelter installation shall be limited to the concrete pad, the shelter itself and a trash can. If, by the time of final bond release, FCDOT has not determined the exact quantity and location of said bus shelters, the Applicant shall escrow \$20,000 per shelter whose location has

not been determined, to be used for bus shelters within the Property and adjacent streets. If installed on subject Property internal to the proposed development, the bus shelter and trash can shall be maintained by the Applicant and the UOA/HOA/COA documents shall state such maintenance requirement.

18. **Residential Transportation Demand Management ("TDM")**. Transportation Demand Management ("TDM") strategies shall be utilized to attempt to reduce residential vehicle trips during peak periods. Strategies shall include, but not be limited to, the following and be implemented by the Applicant as buildings are completed:

- A. Owners and tenants shall be advised of this TDM strategy;
- B. TDM coordination duties shall be carried-out by a designated property manager(s) or transportation management coordinator(s) (collectively "TDM Coordinator"). The TDM Coordinator position may be a part of other duties assigned to the individual(s);
- C. TDM-related materials, such as maps, schedules and other transportation information describing available transit options, car/van pooling formation, and alternative work schedules, shall be distributed to building occupants, either through posting in the common-areas of each multi-family building and the community buildings, a newsletter, or use of a website at least once a year;
- D. Broadband, high capacity data/network connections, or equivalent wireless access, provided in all dwellings to facilitate working from home;
- E. A business center containing a fax machine, copier, and at least two computers with internet access shall be provided within the active-adult community for residents' use;
- F. Provision of four bus shelters on the Property, pursuant to Proffer 17 above;
- G. Safe and convenient accessibility by pedestrians to the commercial portions of the planned community, including the provision of cross-walks, lighting and signage;
- H. Provision of conveniently-located bicycle storage for residents' use in each multi-family building except for the Independent Living Facility; and
- I. If a community web site is developed, it shall include information on the TDM program and on multi-modal transportation options.

19. **Trails System**. Trails and sidewalks shall be constructed to PFM standards at the time of development of the respective areas, generally as depicted on the "Pedestrian/Bicycle Circulation Plan" included as Sheet 5 of the CDP/FDP. Trails located along public roadways shall be subject to public access easements, in standard County format, wherever they are located outside of the public ROW or public ownership. Final trail locations shall be subject to the review and approval of DPWES. As depicted on the CDP/FDP, major trails shall be eight feet in width, minor trails shall be six feet in width,

and sidewalks shall be five feet in width. Notwithstanding all of the aforesaid, and with the exception of the off-site trail along Historic Sully Way referenced below, the Applicant shall have no obligation to construct off-site sidewalks or trails.

20. **Off-Site Trail Connection along Historic Sully Way.** Subject to the granting of all necessary easements, the Applicant shall construct off-site, to PFM standards, a six (6)-foot wide trail within the Historic Sully Way right-of-way. As depicted on Sheet 5 of the CDP/FDP, said trail shall provide a connection between the on-site trail and extend from the western property boundary to the future cul-de-sac located on the Sully Historic Site property. Applicant shall diligently and in good faith pursue the acquisition of said easements, and shall, should it fail to acquire said easements, prior to final bond release, demonstrate in writing to DPWES such efforts and escrow with DPWES the cost of constructing said off-site trail connection. Applicant's cost for said off-site trail connection shall be deducted from the off-site recreation contribution in Proffer #43 below.
21. **Vacations/Abandonments.** Prior to final approval of any site plan, and release of the record plat for recordation, for any development section which includes development on an area of ROW to be abandoned/vacated, the Applicant shall obtain vacation and/or abandonment of the relevant portion of Barnsfield Road identified on the CDP/FDP as areas to be vacated/abandoned. Prior to filing any site plan the Applicant shall initiate and diligently pursue such vacation and/or abandonment by the Board. In the event the Board does not approve the vacation and/or abandonment of these portions of public roadway and failure to obtain such approval precludes development in substantial conformance with the CDP/FDP, the Applicant shall obtain a PCA to the extent necessary to develop that portion of the Property, which may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other Cause of Action that otherwise may have arisen out of a Board decision to deny in whole or in part the ROW vacation and/or abandonment request.
22. **Interparcel Access Easements.** The Applicant shall provide vehicular interparcel access easements separately to Tax Map Parcel 34-2-((1))-6 and to Tax Map Parcel 34-2-((1))-7 in the locations depicted on Sheet 4 of the CDP/FDP. The Applicant shall not be responsible for any design or construction of said interparcel access to Parcel 6 or Parcel 7. An interparcel access to Tax Map Parcel 34-2-((1))-10B shall be provided, as depicted generally on Sheet 4 of the CDP/FDP, for which directional signage shall be provided. Said access easements shall be disclosed within the respective HOA/COA documents.
23. **Industrial Buffer and Disclosure.** A minimum 50-foot wide area of landscaping and berming, shall be provided on-site where residential units adjoin industrial uses on adjacent Tax Map Parcels 34-2-((1))-7 and 8, generally as depicted on Sheets 3 and 12 of the CDP/FDP. Prior to entering into a contract of sale, the initial purchasers of residential units directly adjacent to said parcels shall be notified in writing by the Applicant that the adjacent property is zoned to permit industrial use. This disclosure shall also be set forth in the respective HOA/COA documents.

24. **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to the installation of utilities and/or trails, if necessary, as approved by DPWES. All limits of clearing and grading shall be protected by temporary fencing, a minimum of four feet in height. The temporary fencing shall be installed prior to any work being conducted on the site, and signage identifying "Keep Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to construction personnel. Any necessary disturbance beyond that shown on the CDP/FDP shall be coordinated with the Urban Forester and accomplished in the least disruptive manner reasonably possible given engineering, cost, and site design constraints as determined by the Urban Forester. Any area protected by the limits of clearing and grading that must be disturbed due to the installation of trails and/or utilities shall be replanted with a mix of native vegetation to return the area as nearly as reasonably possible to its condition prior to the disturbance, as determined by the Urban Forester.
25. **Open Space.** A minimum of thirty-six (36) percent of the PDH-16 portion of the Property and a minimum of nineteen (19) percent of the PDC portion of the Property shall be retained in open space. At the time of site plan approval for each relevant development area, the Applicant shall convey all open space parcels and all open space areas outside private lot lines to the relevant HOA/COA for ownership and maintenance.
26. **Landscaping.**
- A. Landscaping shall be generally consistent with the quality, quantity and the locations shown, respectively, on the "Landscape Plans" included as Sheets 3, 9, 10, 11, 12 and 13 of the CDP/FDP. At the time of planting, the minimum caliper for trees shall be as follows: canopy, including street trees, shall be three (3) inches, and ornamental deciduous shall be one and one-half (1 ½) inch. The minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of site plans for each respective section, for review and approval by the Urban Forester, Department of Public Works and Environmental Services ("DPWES"). Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester.
 - B. The streetscape, berms and associated landscaping shown on the CDP/FDP to be provided adjacent to Historic Sully Way, between Air and Space Museum Parkway and the western property boundary, shall be installed prior to the first RUP or Non-RUP for the first building adjoining Historic Sully Way.
 - C. The landscaping and pedestrian improvements associated with the private streets shown on the CDP/FDP shall be installed at generally the same time as the private street with which they are associated. Such landscaping and pedestrian improvements shall be maintained by the UOA/HOA/COA as respectively set forth in the UOA/HOA/COA documents.

- D. **Structural Soil.** For trees, relied upon for satisfaction of tree cover requirements, which are not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the Public Facilities Manual ("PFM"), the Applicant shall provide a minimum of 130 square feet of surface area of structural soil for Category 4 shade trees and 90 square feet of surface area of structural soil for Category 3 shade trees, as such trees are identified in the PFM. The structural soil shall have a minimum width of 8-feet and a minimum depth of 36-inches and such planting areas shall be interconnected to the extent feasible, as determined by Urban Forest Management. Geotextile fabric shall be provided between the structural soil and a layer of organic material located on top of the structural soil. At the time of site plan submission, the Applicant shall provide written documentation, including information about the composition of the structural soil, to Urban Forest Management indicating that a qualified and appropriately licensed "company" provided the structural soil. The Applicant shall provide 72-hour notice to Urban Forest Management and the Sully District Supervisor's Office, prior to installation of the soil, to allow verification of the composition of the structural soil and verification that the structural soil is the correct mix and is installed correctly. The Applicant shall provide written confirmation from a certified arborist and/or landscape architect demonstrating and verifying installation of structural soil.
27. **Buffer Treatments.** Landscaped buffers shall be provided generally as depicted on Sheets 3, 11, 12 and 13 of the CDP/FDP along Centreville Road, Route 28 Ramp, Air and Space Museum Parkway, Historic Sully Way, Beale Drive and Turley Hall Drive and in accordance with Proffer #26 above.
28. **Location of Utilities.** Utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the CDP/FDP. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and shall continue to reflect the concepts illustrated on the CDP/FDP. For all other areas of the Property, in the event that during the process of site plan review any landscaping shown on the CDP/FDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by Urban Forest Management.
29. **Recreational Facilities.** The Applicant shall comply with Paragraph 2 of Section 6-110 and with Section 16-404 of the Zoning Ordinance as follows:
- A. In the event the total cost of the on-site recreation expenses is less than the required \$955.00 per market rate unit, the Applicant shall provide a cash contribution to the Park Authority for the remainder of the recreational facility contribution ("Park Contribution"), payable at building permit issuance for the 500th residential unit, to be used solely for development of park facilities on the Sully Historic Site.

- B. Construct, in the eastern portion of the Property, a community clubhouse on the north side of Turley Hall Drive with pool and meeting/activity rooms, as generally depicted on Sheet 4 of the CDP/FDP for use by individual residential unit owners (and their guests) within the "active adult" community.
 - C. Construct, in the western portion of the Property, a major community clubhouse and recreation facility to include an outdoor swimming pool, tennis courts, bocci court, fitness room, game rooms, meeting rooms, business center, waterside plaza, croquet and event lawn, overlook and/or similar facilities, as generally depicted on Sheet 11 of the CDP/FDP for use by individual residential unit owners (and their guests) within the "active adult" community.
 - D. Within the Independent Living Facility, construct areas totaling a minimum of one thousand square feet designated for exercise, reading, computer use, billiard, other games and/or similar uses for the use of the residents of this facility.
 - E. Provide formal community parks and informal pocket parks, generally as shown on Sheets 3, 9 and 10 of the CDP/FDP.
 - F. Construct an interconnected trail network on the Property, for use by all residents of this community and their guests, linking the neighborhoods which comprise the development, generally as shown on Sheet 5 of the CDP/FDP.
30. **County Architectural Review Board ("ARB")**. In accordance with Section 7-204 of the Zoning Ordinance, only for those portions of the Property located within the SHOD, the ARB shall review and make a recommendation on site plans, subdivision plats and grading plans. ARB approval shall be required prior to issuance of building permits and sign permits located within the SHOD boundary. Notice of the requirement for ARB approval shall be provided in accordance with Proffer 47(E) below.
31. **Design Amenities**. Development amenities shall be consistent with the design quality shown on Sheets 8, 9, 10 and 11 of the CDP/FDP, and shall consist of series of streetscapes, augmented by active recreation facilities, pocket parks, courtyards and other formal and informal open space areas, to create a built environment that is visually interesting and pedestrian-friendly. The various site details, such as entry signs, light posts, benches, community mailboxes and similar features shall be of a quality consistent with the drawings included on Sheet 8 of the CDP/FDP.
32. **Prohibition of Gates**. These shall not be gated communities.
33. **Streetscape Concepts**. Streetscape design shall be unified conceptually based upon a hierarchy of roads, landscaping and use of similar forms throughout the development, as depicted on Sheet 4 of the CDP/FDP. Lighting fixtures, benches, trash receptacles and similar site features shall be consistent with one another through-out the development. Single family "villas" adjacent to Centreville Road shall be designed so: (i) the fronts or sides of units are oriented toward the road, with vehicular access to the rear of each unit; (ii) front and side facades contain similar architectural treatments; (iii) an attractive landscape buffer is provided generally as depicted on Sheet 3 of the CDP/FDP; and (iv)

any required noise structures are architecturally compatible with the villas and are appropriately screened with landscaping.

34. **Architectural Elevations.** Building elevations of the proposed residential units and PDC non-residential buildings shall be generally consistent in character and materials, as to architectural style and quality, with the conceptual elevations depicted on Sheets 6 and 7 of the CDP/FDP, subject to approval by the ARB of those elevations within ARB jurisdiction, and as determined by DPWES. Within the SHOD, building elevations shall be reviewed and approved by the ARB pursuant to the provisions of Section 7-204 of the Zoning Ordinance.
35. **Hotel Shuttle.** The hotel shall provide an on-demand shuttle for the hotel patrons to and from Dulles Airport and the nearby Air and Space Museum.
36. **Orientation of Commercial Buildings.** Non-residential buildings located between Air & Space Museum Parkway and Sully Historic Way shall be designed to present an attractive visual orientation toward both public roadways by being architecturally finished on all four sides with similar materials, detailing and features on fronts, side and rears of buildings, in general accordance with the architectural elevations depicted on the CDP/FDP, and subject to approval of the ARB as to the office building.
37. **Energy Efficiency.** All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES, for either electric or gas energy systems.
38. **Illegal Signs.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site, by the Applicant or at the Applicant's or any builders' direction, to assist in the initial sale and/or rental of homes on the Property. This same restriction shall apply to the marketing and/or sale of all retail establishments located on the Property. Furthermore, the Applicant, any builders and any retail tenants shall direct their respective agents and employees involved in the marketing and sale of the residential units on the Property to adhere to this Proffer.
39. **Lighting.** All lighting, including of signage, shall be provided in accordance with the requirements of Sections 14-900 and 7-200 (SHOD) of the Zoning Ordinance.
40. **Stormwater Management.** In accordance with County engineering requirements and subject to approval by DPWES of waivers and/or modifications, a stormwater management/Best Management Practice ("SWM/BMPs") facility shall be provided on-site generally in the location depicted on the CDP/FDP. The Applicant may utilize alternative measures, including innovative BMPs, as supplemental designs at time of site plan submission, subject to the approval of DPWES and Urban Forest Management (UFM) and if in substantial conformance with the CDP/FDP.
 - A. Said stormwater management facility shall be a wet pond, subject to County approval. To implement a wet pond design in a residential neighborhood, it is

understood that the Applicant shall request a waiver from the County. If approved, said wet SWM/BMP pond facility shall be maintained by the UOA/HOA/COA in accordance with the County standards. The UOA/HOA/COA documents shall set forth, among other things, the maintenance responsibility for the wet SWM/BMP pond.

- B. Should the wet pond waiver(s) not be approved, the Applicant shall construct a dry pond(s) in accordance with PFM requirements. In the event that dry pond(s) are required in residential portions of the Property, the Applicant shall: (i) grant an easement to Fairfax County, in a location approved by DPWES at the time of final site plan approval, to provide access to the stormwater facility for maintenance by Fairfax County; and (ii) convey the stormwater management facilities to the relevant HOA for SWM/BMP purposes at the time of recordation of the record plat.
- C. In order to restore, as nearly as practicable, a natural appearance to the proposed SWM/BMP pond, the landscape plan submitted as part of the first and all subsequent submissions of the site plan for the SWM/BMP pond, shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that reasonably will be allowed in the planting areas of the pond outside of that restrictive planting easement, in keeping with the planting policies of Fairfax County, as determined by UFM. The Applicant shall install said landscaping in accordance with said plan, subject to DPWES and UFM approval.
- D. Said pond shall be constructed in the general location shown on the development plan and in accordance with all applicable PFM design requirements, as determined by DPWES. An increase in the amount of clearing and/or grading for this facility from that shown on the development plan (to include clearing and grading associated with any spillways, outfall pipes, and/or maintenance roads) shall be permitted only if the following conditions are met:
- The increase is required to meet PFM requirements as determined by DPWES;
 - The change is in substantial conformance with the development plan and proffers; and,
 - The additional area needed for the facility is accommodated without any reduction in non-stormwater management open space, tree save and/or landscaping area on the Property.

If it is determined that additional clearing and/or grading is required and such does not meet those criteria, a PCA shall be required.

41. **Low Impact Development ("LID")**. Applicant will provide low impact development features such as, but not limited to, at least four rain gardens, porous pavers and/or infiltration trenches.
42. **Off-Site Parcel 34-2-((1))-12 ("Stout Parcel")**. The Applicant shall either acquire the Stout Parcel or shall pay all costs, including reasonable attorney's fees for outside counsel

(if applicable), necessary to condemn the parcel. The Applicant shall use its good faith efforts to diligently pursue acquisition of said parcel and, if successful, shall dedicate the entire parcel to the Fairfax County Park Authority ("FCPA") upon demand. Applicant shall renew its efforts to obtain the Stout Parcel by making a good faith, fair market value offer in writing within 60 days after zoning approval, and shall diligently pursue said acquisition with reasonably repeated efforts until six months after filing of its initial site plan. If, six months subsequent to submission of the first site plan, the Applicant is unable to bring about the dedication of the Stout Parcel or acquire by purchase the Stout Parcel at fair market value, as determined by an MAI (Member of the Appraisal Institute) appraisal, then the Applicant shall demonstrate its efforts in writing to, and shall request that, the FCPA use its powers of Eminent Domain to condemn the Stout Parcel. The Applicant's request shall be forwarded, in writing, to the Manager, Land Acquisition Branch, Planning and Development Division of the FCPA accompanied by:

- A. Plans and plats showing the necessary property to be acquired;
- B. An independent appraisal, by an MAI appraiser who is not employed by the County, of the value of the land to be acquired and damages, if any, to the residue of the affected property;
- C. A sixty (60) year title search certificate of the land to be acquired;
- D. A Letter of Credit in an amount equal to the appraised value of the property to be acquired which can be drawn upon by FCPA. It is also understood that in the event the property owner of the Stout Parcel is awarded more than the Letter of Credit in a condemnation suit, said excess amount of the award shall be paid to FCPA by the Applicant within forty-five (45) days after said award has become final. It is further understood that all reasonable and documented sums expended by FCPA, as defined above, in acquiring the Stout Parcel shall be paid to FCPA by the Applicant within sixty (60) days of written demand; and
- E. A copy of written offers and counteroffers, and evidence of owner's refusal of such offers and counteroffers.

Should the FCPA not authorize, within 180 days of Applicant's aforesaid request, acquisition of the Stout Parcel by Eminent Domain, Applicant's obligation under this Proffer 42 shall be deemed to have been satisfied and Applicant shall be released therefrom.

- 43. **Sully Plantation**. The Applicant shall contribute \$200 per non-ADU unit, prior to issuance of the 500th building permit, to the FCPA for improvements to the Sully Historic Site facilities.
- 44. **Archaeological Studies**. A "Phase I Archaeological Survey" has been performed at the Applicant's expense for the Property by a certified, professional archaeologist, and has been submitted to DPZ for review. The findings of the above-referenced survey concluded that further study of the site is not warranted. Ninety (90) days prior to the beginning of on-site development activities, the Applicant shall grant permission to the

FCPA Cultural Resource Management and Protection Section Manager and her agents, at their own risk and expense, to enter the Property to perform any necessary tests or studies, to monitor the Property at the time of initial clearing and grading and to recover artifacts, provided that such testing, studies, and removal do not unreasonably interfere with or delay the Applicant's construction schedule.

45. **Historical Marker.** Prior to final bond release for the section in which it is located, the Applicant shall fund the cost and erect an historical marker in close proximity to the historically significant area associated with the former "Turley Hall" plantation house. Location, design and text of said marker shall be determined in consultation with the Sully District Supervisor.
46. **Cemeteries.** To protect, during construction activities, the two cemeteries located along the south side of Barnsfield Road, prior to the initiation of clearing and grading the Applicant shall install temporary fencing defined as follows around the perimeter of each cemetery: 4-foot tall, 14-gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground in cement or concrete "foundations", and placed no further than 10 feet apart. Said temporary fencing shall remain until completion of construction in the immediate area, when the Applicant shall provide around each cemetery a 4-foot tall, decorative metal fence, landscaping around the perimeter and a historical marker commemorating each cemetery. A public access easement shall be provided to the cemeteries and the UOA/HOA/COA shall maintain them. The obligation to maintain the cemeteries shall be provided for in the UOA/HOA/COA documents.
47. **Homeowners/Condo Association.**
 - A. **Umbrella Owners' Association.** Prior to the issuance of the first Non-RUP or RUP for any phase of the development of the Property the Applicant shall establish an Umbrella Owners' Association ("UOA") in accordance with Virginia Law.
 - B. **Homeowner and Condominium Owners' Associations.** Prior to the issuance of the first RUP for any residential phase of the development of the Property, the Applicant shall cause either a Homeowners' Association and/or a Condominium Owners' Association ("HOA/COA") to be formed for that phase in accordance with Virginia law.
 - C. **Membership in UOA.** At a minimum, each HOA/COA and the owners of the PDC/Non-residential buildings shall be members of the UOA.
 - D. The UOA/HOA/COA shall be responsible for the care, operation and maintenance of private streets, parking, sidewalks, pedestrian trails, common open space areas and recreational facilities within such development areas which are not owned and/or maintained by others. Prior to entering into a Contract of Sale, the initial purchasers of each respective residential unit shall be notified in writing by the Applicant of their maintenance responsibility for the private streets, wet stormwater management ponds, cemeteries, bus shelter, recreational and open

space areas. This disclosure shall also be set forth in the respective UOA/HOA/COA documents.

- E. The requirement for review and approval by the County Architectural Review Board of exterior design changes for dwellings and other buildings located within the SHOD shall be included in the respective UOA/HOA/COA documents prepared for those portions Property.

48. **Residential Noise Attenuation.** To address noise impacts from Centreville Road, Route 28, and Air and Space Museum Parkway, the Applicant shall use building materials with the following characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of approximately 45 dBA Ldn and a maximum exterior noise level of 65 dBA Ldn in rear yards and outdoor recreation areas as follows:

- A. All residential units located within 190 feet of the centerline of Centreville Road and all residential units located within 950 feet of the centerline of Route 28 which are impacted by highway noise levels of between the 65 and 70 dBA Ldn and not otherwise shielded by structures or topography shall have the following acoustical attributes: Exterior walls shall have a laboratory STC rating of at least 39; and doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than twenty percent (20%) of any façade exposed to exterior noise levels between 65 and 70 dBA Ldn and not otherwise shielded by structures or topography, such facade shall have the same laboratory STC as walls. Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- B. To achieve a maximum exterior noise level of (i) 65 dBA Ldn for rear yards and outdoor recreational areas exposed to noise levels in excess of 65 dBA Ldn, and not otherwise shielded by proposed buildings or topography, the Applicant shall construct noise attenuation structures generally as shown on the CDP/FDP. Said noise attenuation structures shall include acoustical walls, earthen berms and/or combinations thereof (the "Noise Structure"). The Noise Structure shall be flush to the ground and architecturally compatible with the adjacent residential units and solid from ground up with no gaps or openings. Neither the Applicant nor the UOA/HOA/COA shall be responsible for restoration, removal, relocation or reconstruction of said noise barriers if such noise barriers are removed or otherwise altered in conjunction with future roadway improvements.
- C. As an alternative to "A" or "B" above, the Applicant may elect to have a refined acoustical analysis performed, subject to approval of DPZ and DPWES, to verify or amend the noise levels and impact areas set forth above and/or to determine which units or portions thereof may have sufficient shielding from vegetation and other structures to permit a

reduction in the mitigation measures prescribed above; or to determine minimum STC ratings for exterior walls, windows, and doors.

D. The applicant shall demonstrate to the satisfaction of DPZ and DPWES, on units located within the contours cited within Proffer A above, that based on final grade and construction of noise attenuation features, rear yards of the noise-impacted SFA units shall not be affected by noise exceeding 65 dBA.

E. Impacted units shall be depicted on the site plans.

49. **Avigation Easement and Airport Noise Notification.** At the time of site plan approval for each development area, Applicant shall provide an avigation easement over the respective site plan area for the benefit of, and in a form acceptable to, the Metropolitan Washington Airports Authority. The UOA/HOA/COA documents and/or leasing agreements for the residential units shall contain a notification that the site is in close proximity to Dulles International Airport, that the dwelling units may experience aircraft noise, and that noise contour lines may change in the future which could result in some increase in aircraft noise.
50. **Garages and Driveways.** The Applicant shall place a covenant on each single family residential lot prohibiting use of the garage for any purpose which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the UOA/HOA/COA and to the Board. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's Office. The HOA documents shall expressly state this use restriction. Driveways shall be a minimum eighteen (18) feet in length from the back of the sidewalk, if applicable.
51. **Route 28 Prepayment of Taxes.** The Applicant shall provide prepayment of taxes that would have been attributable to the residential (PDH-16) portion of the Property in its current non-residential zoning district, in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within ninety (90) days after the Board of Supervisors approval of this rezoning application. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Boards' formula within 90 days of the Board of Supervisors approval of this rezoning, shall mean that this rezoning shall not become effective and that this rezoning decision shall be void in accordance with Virginia Code Section 15.2-4608(C).
52. **Escalation.** All monetary contributions required by these Proffers shall be adjusted for inflation, in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.
53. **Density Credit.** All intensity of use attributable to land areas dedicated and/or conveyed to the Board or any other County agency at Applicant's expense pursuant to these proffers

(including, without limitation, the dedications referenced above) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

54. **Severability.** Any of the sections or individual land bays may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other sections or land bays, if such PCA, CDPA, and/or FDPA does not have any material adverse effect on such other section or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.
55. **Counterparts.** To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.
56. **Successors and Assigns.** Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

[SIGNATURES ON FOLLOWING PAGES]

SULLY EAST L.C.

Applicant and Title Owner of Parcels

34-2-((1))-1A, 2, 3A, 10A, 27, 35

By: _____

Name: William E. Peterson

Title: Manager

SULLY NORTH INVESTMENTS L.C.

Title Owner of Parcel 34-2-((1))-33

By: _____

Name: William E. Peterson

Title: Manager

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

*Title Owner of approximately 1.5467 acres of
Barnsfield Road Right-of-Way*

By: _____

Name: _____

Title: _____

K. HOVNANIAN DEVELOPMENTS OF
VIRGINIA, INC. (f/k/a K. Hovnanian

Developments of Metro Washington, Inc.)

Contract Purchaser

By: _____

Name: _____

Title: _____

SULLY EAST L.C.

Applicant and Title Owner of Parcels

34-2-((1))-1A, 2, 3A, 10A, 27, 35

By: _____
Name: _____
Title: Manager

SULLY NORTH INVESTMENTS L.C.

Title Owner of Parcel 34-2-((1))-33

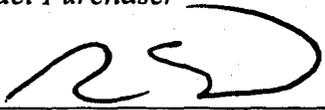
By: _____
Name: _____
Title: _____

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

*Title Owner of approximately 1.5467 acres of
Barnsfield Road Right-of-Way*

By: _____
Name: _____
Title: _____

K. HOVNANIAN DEVELOPMENTS OF
VIRGINIA, INC. (f/k/a K. Hovnanian
Developments of Metro Washington, Inc.)
Contract Purchaser

By: 
Name: MARK D. STEMEN
Title: VICE PRESIDENT

SULLY EAST L.C.

*Applicant and Title Owner of Parcels
34-2-((1))-1A, 2, 3A, 10A, 27, 35*

By: _____
Name: _____
Title: Manager

SULLY NORTH INVESTMENTS L.C.

Title Owner of Parcel 34-2-((1))-33

By: _____
Name: _____
Title: _____

**BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA**

*Title Owner of approximately 1.5467 acres of
Barnsfield Road Right-of-Way*

By: AG Griffin
Name: ANTHONY H. GRIFFIN
Title: COUNTY EXECUTIVE

**K. HOVNANIAN DEVELOPMENTS OF
VIRGINIA, INC. (f/k/a K. Hovnanian**

*Developments of Metro Washington, Inc.)
Contract Purchaser*

By: _____
Name: _____
Title: _____

APPROVED FINAL DEVELOPMENT PLAN CONDITIONS**FDP 2003-SU-035****January 16, 2007**

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDP 2003-SU-035, on property located at Tax Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 33 pt. and 35, plus a portion of Barnsfield Road to be vacated, and or abandoned, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The pool/courtyard at the intersection of Turley Hall Drive and the former segment of Barnsfield Road shall consist of a pool, plaza and clubhouse, up to 6,000 square feet in size, and shall be compatible in terms of quality and materials with the multifamily building adjacent to it.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP, subject to ARB review and approval.
3. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff.
4. As requested by Fairfax Water, the recordation of an amendment to the existing waterline easement agreement shall be required prior to site plan approval.
5. The establishment of the easement for the proposed alignment of the major pedestrian/bike trail detailed in the FDP shall be coordinated with the Fairfax County Park Authority, MWAA and VDOT before the abandonment of Barnsfield Road occurs. Such coordination efforts shall be documented for review and approval by the Park Authority and DPWES.
6. The proposed major off-street trail that generally follows the current alignment of Barnsfield Road, shown on Sheet 5 of the CDP/FDP, shall be 10 feet wide to accommodate shared bicycle and pedestrian use.
7. Striped, mid-block crosswalks on Turley Hall Drive shall be provided at the garage entries for the multi-family development and on the west leg of Turley Hall Drive at the townhome/multi-family entrances subject to VDOT approval.
8. Shuttle service from the hotel to the Air & Space Museum and Dulles Airport shall be available to guests. This same shuttle services shall also be made available to residents of the age-restricted community at a reasonable cost on a space available basis.

**APPROVED CONCEPTUAL DEVELOPMENT
PLAN CONDITIONS**

CDP 2003-SU-035

January 18, 2007

If it is the intent of the Board of Supervisors to approve the Conceptual Development Plan associated with RZ/FDP 2003-SU-035, on property located at Tax Map 34-2 ((1)) 1A, 2, 3A, 10A, 27, 33 pt. and 35, plus a portion of Barnsfield Road to be vacated, and or abandoned, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

1. The applicant shall market in writing, and provide documentation to the Fairfax County Department of Housing and Community Development, the availability of the seventy-two (72) senior rental affordable dwelling units (ADUs) and the forty-eight (48) senior rental workforce housing units to employees working in both the PDC and PDH portions of the development, as well as to employees of the Dulles Discovery office development to the north and Saint Veronica's Church to the south, during the initial leasing period of these units.

DULLES DISCOVERY

CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA RZ 2003-SU-035

DEVELOPER The Peterson Companies
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033
703.227.2000

LANDSCAPE ARCHITECT LandDesign, Inc.
200 S. Peyton St.
Alexandria, VA 22314
703.549.7784

CIVIL ENGINEER Urban Engineering & Assoc., Inc.
7712 Little River Turnpike
Annandale, VA 22003
703.642.8080

ARCHITECT Lessard Group
8521 Leesburg Pike, Suite 700
Vienna, VA 22182
703.760.9344

ATTORNEY Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
703.714.7400

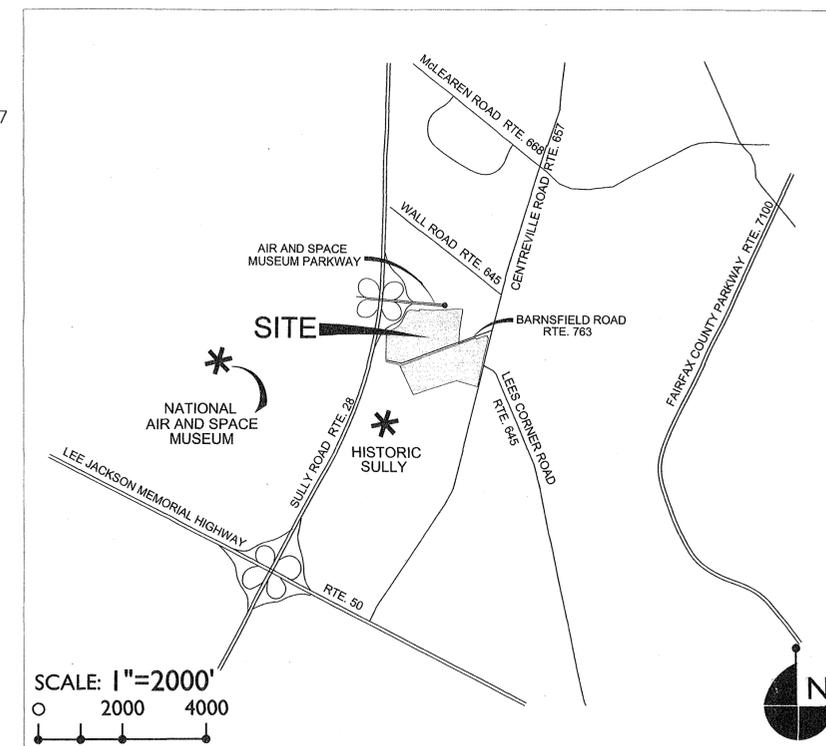
SHEET INDEX:

1	Cover
2	Notes and Tabulations
3	Landscape Plan
4	Conceptual/Final Development Plan
4A	Preliminary SWM/BMP Plan
4B	Preliminary Stormwater Management Plan
5	Pedestrian/Bicycle Circulation Plan
6	Architectural Elevations
7	Architectural Elevations
8	Site Details
9	Openspace Enlargements
10	Openspace Enlargements
11	Openspace Enlargements - Stormwater Pond
12	Typical Transitional Screen / Landscape Area Sections
13	Sections of Typical Landscape Treatment at Areas of Transition
14	Enlargements of Transition Area

REVISIONS:

03-05-04	Initial CDP/FDP Submission
03-29-04	Addressed County comments. Added sheet L-08
07-14-04	Revisions / Addressed County comments
	Added sheets L-8a, L-10a, L-12, L-13, L-14, L-15, L-16, and L-17
09-20-04	Remove proposed PDC zone from CDP-FDP Submission
11-16-04	Addressed County comments, revised sheet numbers
06-15-06	Revised CDP/FDP, added parcel 3A, Added SWM info
09-15-06	Addressed County comments
09-26-06	Addressed transportation comments
10-13-06	Addressed County comments
11-16-06	Addressed County comments
12-12-06	Addressed County comments
01-03-07	Addressed County comments

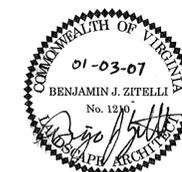
VICINITY MAP



Application No RZ/FDP-2003-SU-035 Staff JDN

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFESS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 1 of 16

RECEIVED
Department of Planning & Zoning
JAN 08 2007
Zoning Evaluation Division



JANUARY 3, 2007
LDI# 2005041
SHEET 1 OF 14

CDP/FDP NOTES

- THE SUBJECT PROPERTY OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP)/ FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 34-2(III) PARCELS 1A, 2, 3A, 10A, 27, 33(PART) AND 35, PLUS APPROXIMATELY 15467 ACRES OF BARNESFIELD ROAD RIGHT OF WAY TO BE VACATED/ABANDONED. THE TOTAL LAND AREA WITHIN THIS CDP/FDP IS APPROXIMATELY 77.7394 ACRES. SEE DETAILS OF EXISTING AND PROPOSED ZONING DISTRICTS PROVIDED IN CHART BELOW.
- THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING PLANS BY URBAN ENGINEERING & ASSOCIATES, LANDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES.
- THE TOPOGRAPHY IS FROM AERIAL PHOTOGRAPHY BY OTHERS. THE CONTOUR INTERVAL IS TWO (2) FEET. LANDESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
- OWNERSHIP INFORMATION IS PROVIDED BELOW.
- THE PROPOSED DEVELOPMENT CONFORMS WITH THE APPLICABLE DEVELOPMENT CRITERIA AND THE ADOPTED COMPREHENSIVE PLAN. THE FOLLOWING MAJOR UTILITY EASEMENTS WERE CREATED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE:
 - 30' & 40' ATLANTIC SEABORD CORP. EASEMENT RECORDED IN DB 3042, PG 12 ON JUNE 17, 1968.
 - 35' COLONIAL PIPELINE EASEMENT RECORDED IN DB 2388, PG 346 ON DECEMBER 12, 1963.
- THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED BY UP TO 5% OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS OR SQUARE FOOTAGE OF NON-RESIDENTIAL SPACE IN EACH BUILDING MAY BE MODIFIED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES AS SHOWN ON THIS PLAN ARE NOT DIMINISHED AND MAXIMUM BUILDING HEIGHT IS NOT INCREASED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS OR SQUARE FEET THAN THAT NUMBER REPRESENTED IN THE TABULATION.
- AFFORDABLE DWELLING UNITS WILL BE PROVIDED IN ACCORDANCE WITH THE PROFFERS.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE II OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED WILL BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS OR NONRESIDENTIAL SQUARE FOOTAGE CONSTRUCTED. TO THE EXTENT RESIDENTIAL GARAGES ARE PROVIDED, THE GARAGE SPACES AND ANY DRIVEWAY SPACE BEHIND WILL COUNT AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING AS LONG AS THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION IS NOT DIMINISHED AND THE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE CDP. ON SITE PARKING MAY BE LOCATED ON THE SURFACE, BENEATH THE BUILDINGS, WITHIN THE BUILDING FOOTPRINTS, AND/OR IN PARKING STRUCTURES. A FINAL NUMBER OF PARKING SPACES, ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING AND DESIGN AND WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE II OF THE ZONING ORDINANCE.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THIS CDP/FDP.
- ARCHITECTURAL ELEVATIONS FOR BUILDINGS THAT ARE AVAILABLE AT THIS TIME ARE INCLUDED IN THIS CDP/FDP.
- THERE ARE NO KNOWN FLOODPLAINS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THE SUBJECT PROPERTY.
- ALL SIDEWALKS AND TRAILS ARE TO BE CONSTRUCTED AS DEPICTED ON THE CDP/FDP.
- THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPED OPEN SPACE AREA REPRESENTED ON THE CDP/FDP ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13, EXCEPT AS MAY BE MODIFIED HEREIN.
- STORM WATER MANAGEMENT (SWM) FOR THE SUBJECT SITE WILL BE PROVIDED GENERALLY AS SHOWN ON THE PLANS AND AS SET FORTH IN THE PROFFERS. BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS (DPWS) AS PERMITTED WITHIN THE ORDINANCES. STORM WATER MANAGEMENT PONDS MAY BE WET PONDS, DRY PONDS OR A COMBINATION. SEE PROFFERS.
- ALL EXISTING UTILITY EASEMENTS GREATER THAN 25' IN WIDTH AND MAJOR UNDERGROUND UTILITY EASEMENTS ARE SHOWN ON THE CDP/FDP.
- THE TWO EXISTING CEMETERIES ON THE SUBJECT SITE SHALL BE PRESERVED AS SHOWN ON THE CDP/FDP AND COMMITTED TO IN THE PROFFERS.
- THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO POSE NO ADVERSE IMPACTS ON ADJACENT OR NEIGHBORING PROPERTIES, AS DEMONSTRATED ON THE VEHICULAR ACCESS PLANS, PROPOSED PLANTINGS AND PERIPHERAL BUILDING SETBACKS.
- ALL EXISTING STRUCTURES ON THE SITE, AS DELINEATED ON THE PLAN, WILL BE DEMOLISHED AT SUCH TIME AS IT BECOMES NECESSARY FOR CONSTRUCTION. THE DATE OF CONSTRUCTION OF EXISTING STRUCTURES IS UNKNOWN.
- ADDITIONAL SITE FEATURES SUCH AS SEATING AREAS, WATER FEATURES, PLANTERS, GAZEBOS, TRELLISES, ENTRANCE SIGNS, PEDESTRIAN GATES, FENCES, WALLS AND SIMILAR FEATURES NOT REPRESENTED HEREON MAY BE PROVIDED, HOWEVER THAT THEY SHALL NOT BE LOCATED WITHIN ANY REQUIRED YARDS, BUFFERS OR TREESAVE AREAS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR OTHERWISE DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
- PUBLIC WATER AND SEWER AND ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
- IF AN AMENDMENT TO ANY PORTION OF THE CDP/FDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL. THE CDP SHALL CONSIST OF THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS TO THE EXISTING ROAD NETWORK, USES, PERIPHERAL SETBACKS, THE MAXIMUM NUMBER AND TYPE OF UNITS, LIMITS OF CLEARING AND GRADING, AND THE LOCATION AND AMOUNT OF OPEN SPACE ON THE PROPERTY. THE APPLICANT HAS THE OPTION TO REQUEST FINAL DEVELOPMENT PLAN AMENDMENT ("FDPA") APPROVALS FROM THE PLANNING COMMISSION IN ACCORDANCE WITH SECTION 16-402 OF THE ZONING ORDINANCE WITH RESPECT TO THE REMAINING ELEMENTS AND FOR PORTIONS OF SUBJECT PROPERTY. SEE PROFFERS.
- THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE.
- THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN THE PDC AREA, BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE II OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.
 - ACCESSORY USES AND ACCESSORY SERVICES USES
 - BUSINESS SERVICE AND SUPPLY SERVICE ESTABLISHMENTS
 - COMMERCIAL RECREATION USES:
 - AMUSEMENT ARCADES
 - BILLIARD AND POOL HALLS
 - BOWLING ALLEYS
 - COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
 - HEALTH CLUBS
 - COMMERCIAL RECREATION RESTAURANTS
 - COMMUNITY USES
 - DRIVE-IN BANK
 - EATING ESTABLISHMENTS
 - OUTDOOR DINING
 - ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
 - FAST FOOD RESTAURANTS WITHOUT DRIVE-THRU
 - FINANCIAL INSTITUTIONS
 - HOTEL
 - INDEPENDENT LIVING
 - INSTITUTIONAL USES (GROUP 3) WITH SPECIAL EXCEPTION OR FDPA
 - LIGHT PUBLIC UTILITY USES (CATEGORY 1)
 - OFFICES
 - PERSONAL SERVICE ESTABLISHMENTS
 - PRIVATE CLUBS AND PUBLIC BENEFIT ASSOCIATIONS
 - PRIVATE SCHOOLS OF SPECIAL EDUCATION
 - PUBLIC USES
 - QUASH-PUBLIC USES
 - QUICK SERVICE FOOD STORES
 - REPAIR SERVICE ESTABLISHMENTS
 - RETAIL SALES ESTABLISHMENTS

(NOTE 25 CONTINUED)

- OUTDOOR DINING
- ESTABLISHMENT FOR SCIENTIFIC RESEARCH, DEVELOPMENT AND TRAINING
- FAST FOOD RESTAURANTS WITHOUT DRIVE-THRU
- FINANCIAL INSTITUTIONS
- HOTEL
- INDEPENDENT LIVING
- INSTITUTIONAL USES (GROUP 3) WITH SPECIAL EXCEPTION OR FDPA
- LIGHT PUBLIC UTILITY USES (CATEGORY 1)
- OFFICES
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- PRIVATE SCHOOLS OF SPECIAL EDUCATION
- PUBLIC USES
- QUASH-PUBLIC USES
- QUICK SERVICE FOOD STORES
- REPAIR SERVICE ESTABLISHMENTS
- RETAIL SALES ESTABLISHMENTS

26. IN ADDITION TO THE PRINCIPAL USES, THE FOLLOWING SECONDARY USES MAY BE ESTABLISHED WITHIN THE BUILDINGS IN THE PDH-16 ZONE, BEFORE ESTABLISHMENT OF SUCH USES, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE II OF THE ZONING ORDINANCE AND APPROPRIATE SITE PLAN APPROVALS WILL BE OBTAINED.

- BANK TELLER MACHINES
- ACCESSORY USES AND ACCESSORY SERVICE USES
- HOME OCCUPATIONS
- PERSONAL SERVICE ESTABLISHMENTS
- SUPPORT SERVICES AND RETAIL

27. THE PROPOSED DEVELOPMENT SHALL INCLUDE ACTIVE AND PASSIVE RECREATION FACILITIES SUCH AS, BUT NOT LIMITED TO SWIMMING POOLS WITH OR WITHOUT CLUBHOUSE, SITTING AREAS, PEDESTRIAN AND BIKE TRAILS, BOCCIE, SHUFFLEBOARD, LANDSCAPE GARDENS OR SIMILAR RECREATIONAL FACILITIES.

28. PLANTING WITHIN PUBLIC RIGHT OF WAY IS SUBJECT TO VDOT APPROVAL.

29. IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.

30. THE LOCATION, DIMENSIONS AND LIGHTING OF PROPOSED SIGNS ARE NOT KNOWN AT THIS TIME. NO MONUMENT SIGN SHALL BE LOCATED WITHIN ANY SIGHT TRIANGLE OR WITHIN ANY R.O.W. ALL SIGNS SHALL CONFORM TO ARTICLE 12 OF THE ZONING ORDINANCE OR TO A COMPREHENSIVE SIGN PROGRAM, IF APPROVED.

31. BARNESFIELD ROAD MAY BE VACATED AS SHOWN SO LONG AS ALTERNATE ACCESS IS PROVIDED TO ADJACENT PARCEL T.M. 34-2 (III) 12 (SEE PROFFERS).

32. TO THE BEST OF OUR KNOWLEDGE, THE APPLICATION CONFORMS WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED BELOW:

- THE PROPOSED DEVELOPMENT IS PURSUANT TO AN APPROVAL OF A PENDING CONCURRENT SPECIAL EXCEPTION TO MODIFY THE SULLY HISTORIC OVERLAY DISTRICT REGULATIONS TO CHANGE THE MAXIMUM BUILDING HEIGHT TO 60 FEET WHEN LOCATED WITHIN 500 FEET OF THE SULLY HISTORIC DISTRICT BOUNDARY AND AS MAY BE PERMITTED BY THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF SECT. 9-607.
- THE APPLICANT REQUESTS THAT THE BOARD WAIVE THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS PURSUANT TO SECTION II-302 OF THE ZONING ORDINANCE TO THAT SHOWN ON THE CDP/FDP.
- THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE LOADING SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL USES PURSUANT TO SECTION II-200 OF THE ZONING ORDINANCE TO ONE LOADING SPACE FOR EACH MULTIFAMILY BUILDING DUE TO THE NATURE AND LAY-OUT OF THE MULTI-FAMILY BUILDINGS.
- THE APPLICANT REQUESTS THAT THE BOARD WAIVE THE FENCING REQUIREMENT WITHIN THE 200 SQUARE FOOT PRIVACY YARD FOR FRONT LOADED SINGLE FAMILY ATTACHED DWELLINGS TO THAT SHOWN ON THE CDP/FDP, PURSUANT TO PARAGRAPH 2 OF SECTION 6-107 OF THE ZONING ORDINANCE.
- THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE BARRIER REQUIREMENT ALONG THE CENTERVILLE ROAD FRONTAGE AND THE BOUNDARY WITH PARCEL 10B, PURSUANT TO ARTICLE 13-304 PARAGRAPH 3 TO ALLOW A 3 FEET TO 6 FEET HEIGHT UNDULATING, LANDSCAPED EARTHEN BERM TO BE SUBSTITUTED FOR THE BARRIER REQUIREMENTS IN THE REQUIRED 25' TRANSITIONAL SCREEN YARD.
- THE APPLICANT REQUESTS THAT THE BOARD MODIFY THE TRANSITIONAL SCREEN YARD REQUIREMENTS PURSUANT TO ARTICLE 13-304 PARAGRAPH 3, TO ALLOW A REDUCTION IN THE WIDTH OF THE TRANSITIONAL SCREEN IN AREAS WHERE FIRE ACCESS LANES AND UTILITY EASEMENTS DO NOT ALLOW PLANTING OF TREES AND SHRUBS. THOSE AREAS OF THE 25' TRANSITIONAL SCREEN YARD THAT FALL WITHIN SUCH ACCESS LANES AND EASEMENTS SHALL BE MAINTAINED AS TURF. THE ADJACENT PORTION OF THE TRANSITIONAL SCREEN YARD WILL BE PLANTED AS SHOWN ON THE CDP/FDP.
- PURSUANT TO ARTICLE 13-304 PARAGRAPH 1, THE APPLICANT REQUEST THAT THE TRANSITIONAL SCREEN YARD REQUIREMENTS BE WAIVED FOR AREAS BETWEEN DIFFERENT USE TYPES WHICH FALL WITHIN THE PROPOSED DEVELOPMENT.

33. EVERGREEN TREES PLANTED IN REQUIRED TRANSITIONAL SCREENING AREAS SHALL BE INSTALLED IN A MIX OF 3 SIZES, WITH ONE HALF OF TREES INSTALLED WITH A MINIMUM HEIGHT OF 6', ONE THIRD OF TREES INSTALLED WITH A MINIMUM HEIGHT OF 8', AND ONE SIXTH OF TREE INSTALLED WITH A MINIMUM HEIGHT OF 10'.

TOTAL SITE AREA: 77.7394 ACRES

PROPOSED PDH-16 DISTRICT

EXISTING ZONING:	I-5, WS, HD
PROPOSED ZONING:	PDH-16, WS, HD
SITE AREA:	+/- 64.20 ACRES
PROPOSED R.O.W. DEDICATION:	+/- 6.19 ACRES

RESIDENTIAL DENSITY TABULATION

SINGLE FAMILY ATTACHED	129 UNITS
MULTIFAMILY (MARKET RATE)	752 UNITS
SENIOR INDEPENDENT LIVING	120 UNITS
TOTAL UNITS	1001 UNITS *64.2 ACRES = DENSITY: 15.6 DU/AC

PROPOSED MAJOR CLUBHOUSE

PROPOSED MAJOR CLUBHOUSE	MAX 25,000 sf
PROPOSED MINOR CLUBHOUSE	MAX 6,000 sf

PARKING TABULATION (SEE NOTE #8)

SINGLE FAMILY ATTACHED	297 SPACES • 2.3 / UNIT
MULTIFAMILY	1203 SPACES • 1.6 / UNIT
INDEPENDENT LIVING (120 units)	40 SPACES • 0.25 / UNIT + 10 EMPLOYEES
TOTAL PARKING REQUIRED	1540 SPACES
TOTAL PARKING PROVIDED	1839 SPACES
LOADING SPACES REQUIRED	28 SPACES
LOADING SPACES PROVIDED	14 SPACES (SEE NOTE 32.C)

OPEN SPACE TABULATION

OPEN SPACE REQUIRED:	35% (22.47 ACRES)
OPEN SPACE PROVIDED:	+/- 36% (23.1 ACRES)
DEVELOPED RECREATIONAL OPEN SPACE:	+/- 4.2 ACRES

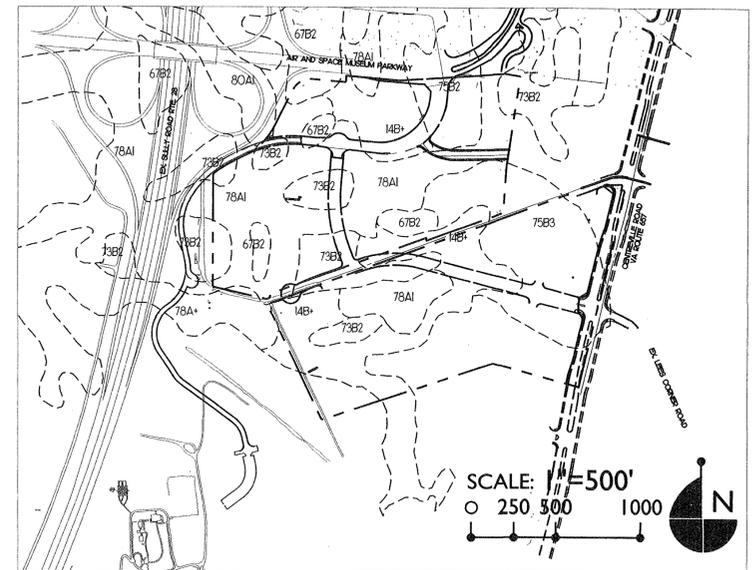
(INCLUDES POOLS, TENNIS, RECREATIONAL FACILITIES AT CLUBHOUSES, GAZEBO, AMENITY COURTYARDS, PLOIC AREAS AND TRAILS)

BUILDING HEIGHT TABULATION

	SINGLE FAMILY ATTACHED	MULTIFAMILY INSIDE OF HISTORIC DIST. (SEE NOTE 33)	MULTIFAMILY OUTSIDE OF HISTORIC DIST.
MAXIMUM NUMBER OF STORIES	2 STORIES	4 STORIES	4 STORIES
MAXIMUM BUILDING HEIGHT AS DEFINED IN SECTION 20-300 OF THE ZONING ORDINANCE	35'	60'	75'
MAXIMUM ACTUAL BUILDING HEIGHT, AS MEASURED FROM GRADE TO TOP OF ANY ROOF OR ROOFTOP STRUCTURE.	35'	65'	75'

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 APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)
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SOILS MAP



SOIL LEGEND

- 14B+ MANASSAS SILT LOAM (2-7% SLOPE)
- 67B2 PENN FINE SANDY LOAM, UNDULATING PHASE (2-7% SLOPE)
- 73B2 PENN SILT LOAM, UNDULATING PHASE (2-7% SLOPE)
- 75B3 PENN LOAM, ERODED UNDULATING PHASE (2-7% SLOPE)
- 78A+ CALVERTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
- 78A1 CALVERTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
- 80A1 CROTON SILT LOAM, NEARLY LEVEL PHASE (0-2% SLOPE)
- 273B1 READINGTON SILT LOAM, NEARLY LEVEL PHASE (2-7% SLOPE)

PROPERTY OWNERSHIP

PARCEL ID	OWNER	DEED BOOK/PAGE
34-2-(III)-1A, 25	SULLY EAST L.C.	BOOK 18504 PAGE 1478
34-2-(III)-2, 27	SULLY EAST L.C.	BOOK 18300 PAGE 1517
34-2-(III)-3A	SULLY EAST L.C.	BOOK 18248 PAGE 795
34-2-(III)-10A	SULLY EAST L.C.	BOOK 17211 PAGE 153
34-2-(III)-33	SULLY NORTH INVESTMENTS L.C.	BOOK 17328 PAGE 1750

ANGLE OF BULK PLANE:

MINIMUM REQUIRED YARD FOR MULTIFAMILY BUILDINGS WITH 60' HEIGHT AT PERIPHERAL BOUNDARIES OF PDH-16 DISTRICT WITH 35' HEIGHT AT PERIPHERAL BOUNDARIES OF PDH-16 DISTRICT

YARD	ANGLE	DISTANCE
FRONT	25 DEGREES	28' (NOT LESS THAN 20')
SIDE	25 DEGREES	28' (NOT LESS THAN 10')
REAR	25 DEGREES	28' (NOT LESS THAN 25')

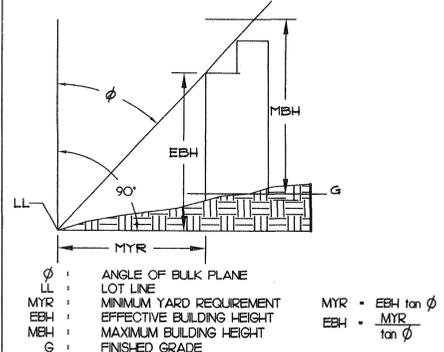
MINIMUM REQUIRED YARD FOR SINGLE FAMILY BUILDINGS, (INCLUDING SINGLE FAMILY ATTACHED - PER 3-1607 PAR 6) WITH 35' HEIGHT AT PERIPHERAL BOUNDARIES OF PDH-16 DISTRICT

YARD	ANGLE	DISTANCE
FRONT	15 DEGREES	12'-9" (NOT LESS THAN 5')
SIDE	15 DEGREES	12'-9" (NOT LESS THAN 10')
REAR	30 DEGREES	24'-6" (NOT LESS THAN 20')

MINIMUM REQUIRED YARD FOR BUILDINGS WITH 35' HEIGHT AT PERIPHERAL BOUNDARIES OF PDC DISTRICT

YARD	ANGLE	DISTANCE
FRONT	45 DEGREES	40' (NOT LESS THAN 40')
SIDE		NO REQUIREMENT
REAR		NO REQUIREMENT

NOT LESS THAN 20'



NOTE: THERE ARE NO ANGLE OF BULK PLANE REQUIREMENTS SPECIFIED FOR THE PDH-16 OR PDC DISTRICTS. THIS GRAPHIC DEPICTION OF THE R-16 AND C-6 DISTRICT REQUIREMENTS IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PART I OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS ARE SHOWN ON THE CDP/FDP.

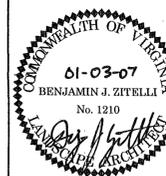
DULLES DISCOVERY
 RZ 2003-SU-035
 THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
 NOTES AND TABULATIONS

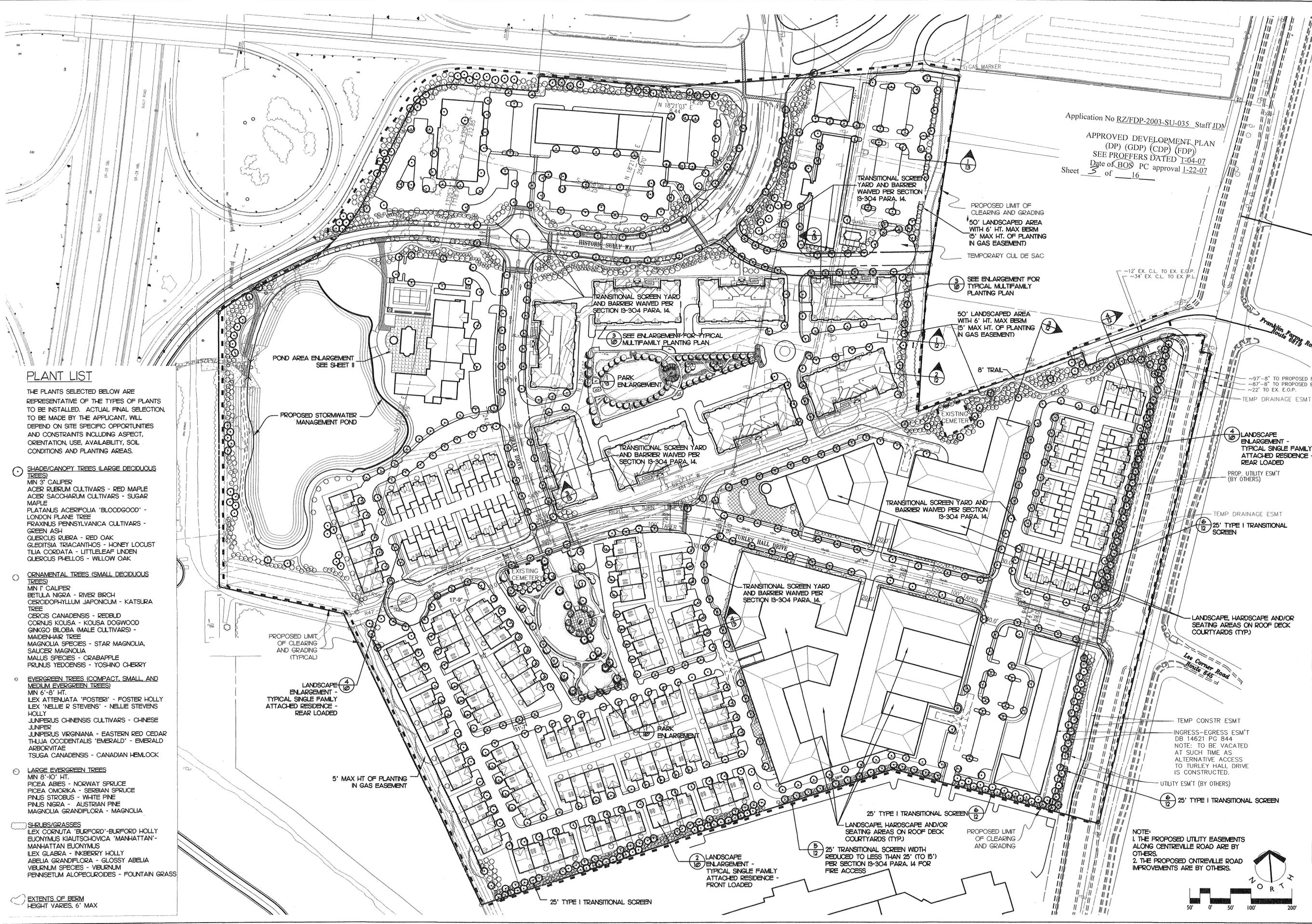
REVISIONS:
 03-29-04 - Addressed County comments
 07-14-04 - Revisions / Addressed County Comments
 07-20-04 - Removed proposed PDC zone
 08-11-04 - Revised CDP/FDP, Added parcel 3A
 08-15-06 - Added SWM info
 09-15-06 - Addressed County Comments
 07-23-06 - Addressed transportation comments
 11-16-06 - Addressed County Comments
 12-12-06 - Addressed County Comments
 01-03-07 - Addressed County Comments

DATE: 01-03-07
 DESIGNED BY: BZ
 CHECKED BY: BZ
 C.D.P. BY: BZ, KT
 SCALE: AS SHOWN
 PROJECT #: 2003041
 SHEET NUMBER:
2 OF 14

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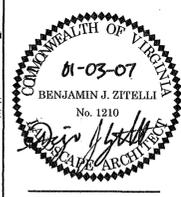
Application No RZ/FDP-2003-SU-035 Staff JDN
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
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 Date of BOS PC approval 1-22-07
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PLANT LIST
 THE PLANTS SELECTED BELOW ARE REPRESENTATIVE OF THE TYPES OF PLANTS TO BE INSTALLED. ACTUAL FINAL SELECTION TO BE MADE BY THE APPLICANT, WILL DEPEND ON SITE SPECIFIC OPPORTUNITIES AND CONSTRAINTS INCLUDING ASPECT, ORIENTATION, USE, AVAILABILITY, SOIL CONDITIONS AND PLANTING AREAS.

- ① **SHADE/CANOPY TREES (LARGE DECIDUOUS TREES)**
 MIN 3" CALIPER
 ACER RUBRUM CULTIVARS - RED MAPLE
 ACER SACCHARUM CULTIVARS - SUGAR MAPLE
 PLATANUS ACERIFOLIA 'BLOODGOOD' - LONDON PLANE TREE
 FRAXINUS PENNSYLVANICA CULTIVARS - GREEN ASH
 QUERCUS RUBRA - RED OAK
 GLEDITSIA TRIACANTHOS - HONEY LOCUST
 TILIA CORDATA - LITTLELEAF LINDEN
 QUERCUS PHELLOS - WILLOW OAK
- ② **ORNAMENTAL TREES (SMALL DECIDUOUS TREES)**
 MIN 1" CALIPER
 BETULA NIGRA - RIVER BIRCH
 CERCIDOPHYLLUM JAPONICUM - KATSURA TREE
 CERCIS CANADENSIS - REDBUD
 CORNUS KOUSA - KOUSA DOGWOOD
 GINKGO BILOBA (MALE CULTIVARS) - MAIDENHAIR TREE
 MAGNOLIA SPECIES - STAR MAGNOLIA, SAUCER MAGNOLIA
 MALUS SPECIES - CRABAPPLE
 PRUNUS YEDOENSIS - YOSHINO CHERRY
- ③ **EVERGREEN TREES (COMPACT, SMALL, AND MEDIUM EVERGREEN TREES)**
 MIN 6"-8" HT.
 ILEX ATTENUATA 'FOSTERI' - FOSTER HOLLY
 ILEX 'NELLIE R STEVENS' - NELLIE STEVENS HOLLY
 JUNIPERUS CHINENSIS CULTIVARS - CHINESE JUNIPER
 JUNIPERUS VIRGINIANA - EASTERN RED CEDAR
 TAXUS OCCIDENTALIS 'EMERALD' - EMERALD ARBORVITAE
 TSUGA CANADENSIS - CANADIAN HEMLOCK
- ④ **LARGE EVERGREEN TREES**
 MIN 8'-10' HT.
 PICEA ABIES - NORWAY SPRUCE
 PICEA OMORICA - SERBIAN SPRUCE
 PINUS STROBUS - WHITE PINE
 PINUS NIGRA - AUSTRIAN PINE
 MAGNOLIA GRANDIFLORA - MAGNOLIA
- ⑤ **SHRUBS/GRASSES**
 ILEX CORNUTA 'BURFORD' - BURFORD HOLLY
 EUONYMUS KIAUTSCHOVICA 'MANHATTAN' - MANHATTAN EUONYMUS
 ILEX GLABRA - INKBERY HOLLY
 ABELIA GRANDIFLORA - GLOSSY ABELIA
 VIBURNUM SPECIES - VIBURNUM
 PENNISETUM ALOPECUROIDES - FOUNTAIN GRASS
- ⑥ **EXTENTS OF BERM**
 HEIGHT VARIES, 6" MAX

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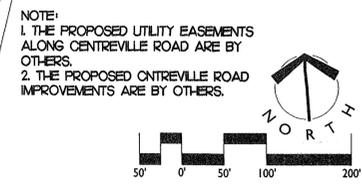
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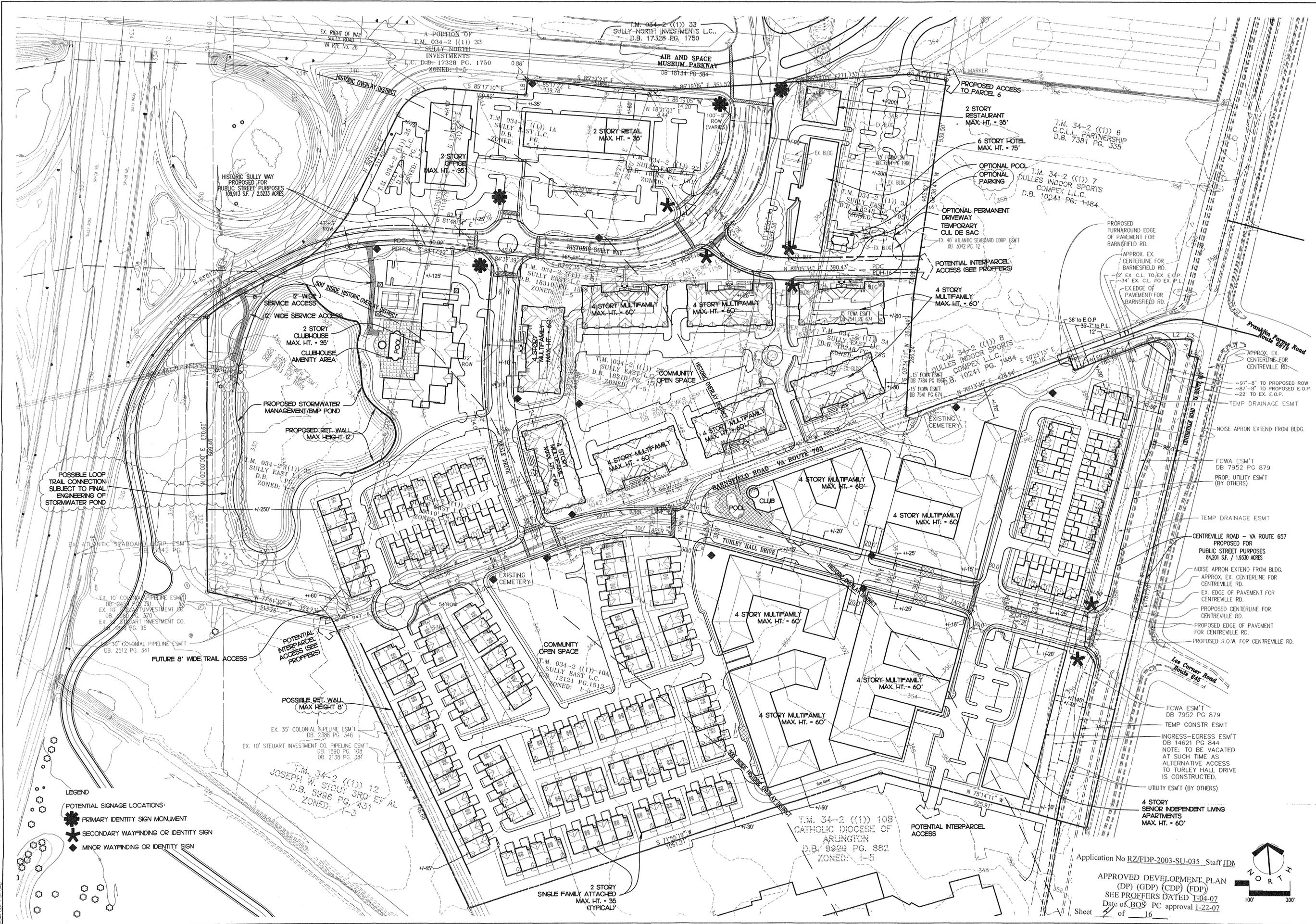
DULLES DISCOVERY
RZ 2003-SU-035
 THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
 LANDSCAPE PLAN

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 DESIGNED BY: BZ
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 SCALE: 1" = 100'
 PROJECT #: 2003041
 SHEET NUMBER:
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REVISIONS:
 03-29-04 - Addressed County Comments
 07-14-04 - Revisions / Addressed County Comments
 11-16-04 - Addressed County Comments
 06-15-06 - Revised CDP/FDP, Added parcel 3A, Added SWM info.
 09-15-06 - Addressed County Comments
 10-13-06 - Addressed County Comments
 11-16-06 - Addressed County Comments
 12-12-06 - Addressed County Comments
 01-03-07 - Addressed County Comments



NOTE:
 1. THE PROPOSED UTILITY EASEMENTS ALONG CENTREVILLE ROAD ARE BY OTHERS.
 2. THE PROPOSED CENTREVILLE ROAD IMPROVEMENTS ARE BY OTHERS.



- LEGEND**
- POTENTIAL SIGNAGE LOCATIONS:
 - ☼ PRIMARY IDENTITY SIGN MONUMENT
 - ✱ SECONDARY WAYFINDING OR IDENTITY SIGN
 - ◆ MINOR WAYFINDING OR IDENTITY SIGN

Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1-04-07

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DULLES DISCOVERY
RZ 2003-SU-035
 THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
 CONCEPTUAL / FINAL DEVELOPMENT PLAN

REVISIONS:

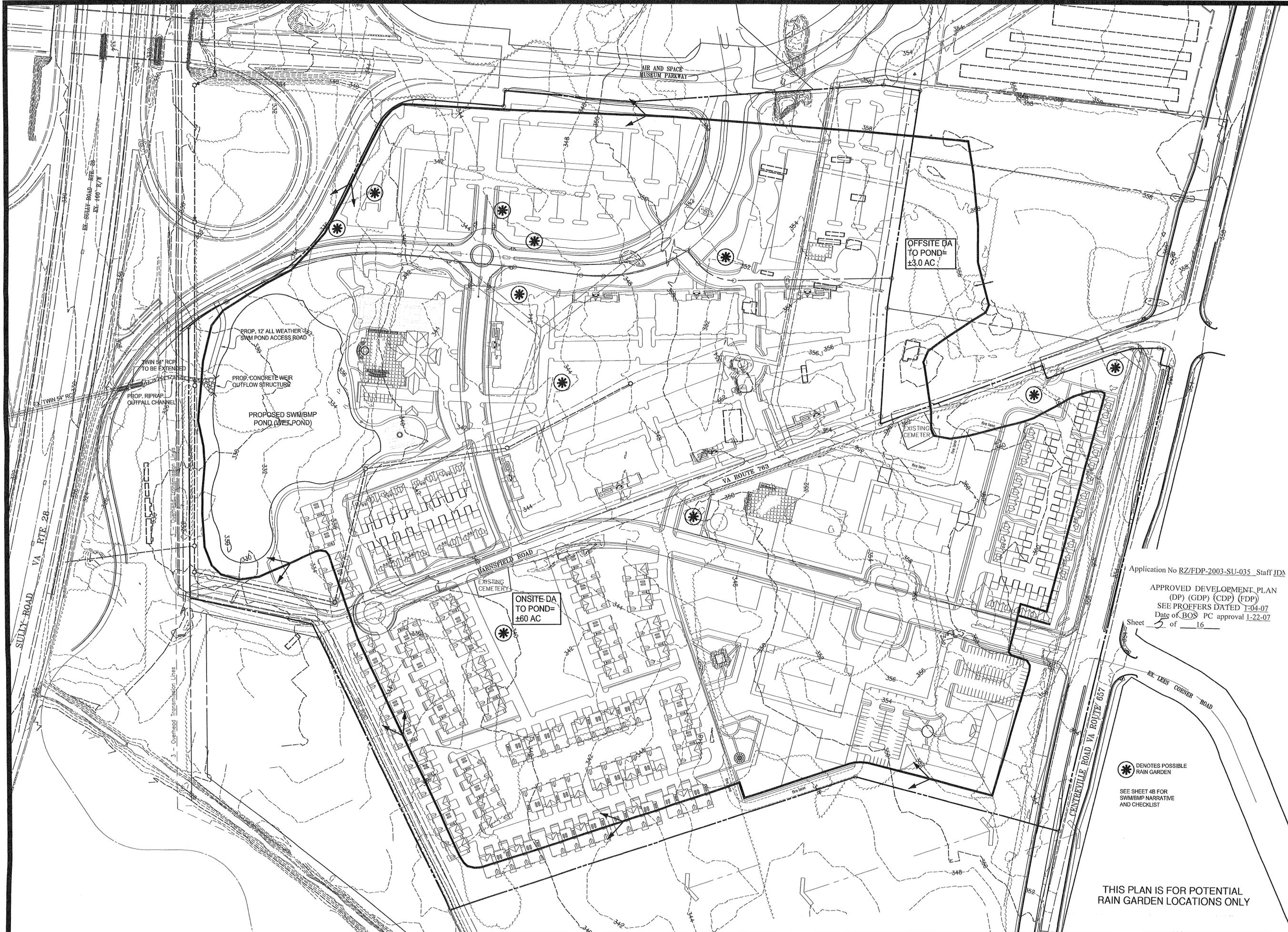
03-28-04	Addressed County comments
07-14-04	Revisions / Addressed County Comments
09-20-04	Removed Proposed PDC zone
11-16-04	Addressed County Comments
06-15-06	Addressed County Comments
09-15-06	Addressed County Comments
09-26-06	Addressed transportation comments
10-13-06	Addressed County Comments
12-12-06	Addressed County Comments
01-03-07	Addressed County Comments

DATE: 01-03-07
 DESIGNED BY: BZ
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COMMONWEALTH OF VIRGINIA
 01-03-07
 BENJAMIN J. ZITELLI
 No. 12110
 ARCHITECT



PROPOSED SWM/BMP POND (WET POND)

PROP. CONCRETE WEIR OUTFLOW STRUCTURE

PROP. 12' ALL WEATHER SWM POND ACCESS ROAD

PROP. RIPRAP OUTFALL CHANNEL

TWIN 6" RCP TO BE EXTENDED

EX. TWIN 54" RCP

EX. SULLY ROAD - RTE. 28 - EX. 160' W/W

3 - Overhead Transmission Lines

OFFSITE DA TO POND ±3.0 AC

ONSITE DA TO POND ±60 AC

☼ DENOTES POSSIBLE RAIN GARDEN

SEE SHEET 4B FOR SWM/BMP NARRATIVE AND CHECKLIST

Application No RZ/FDP-2003-SU-035 Staff JDA

APPROVED DEVELOPMENT PLAN (DP) (GDP) (CDP) (FDP)

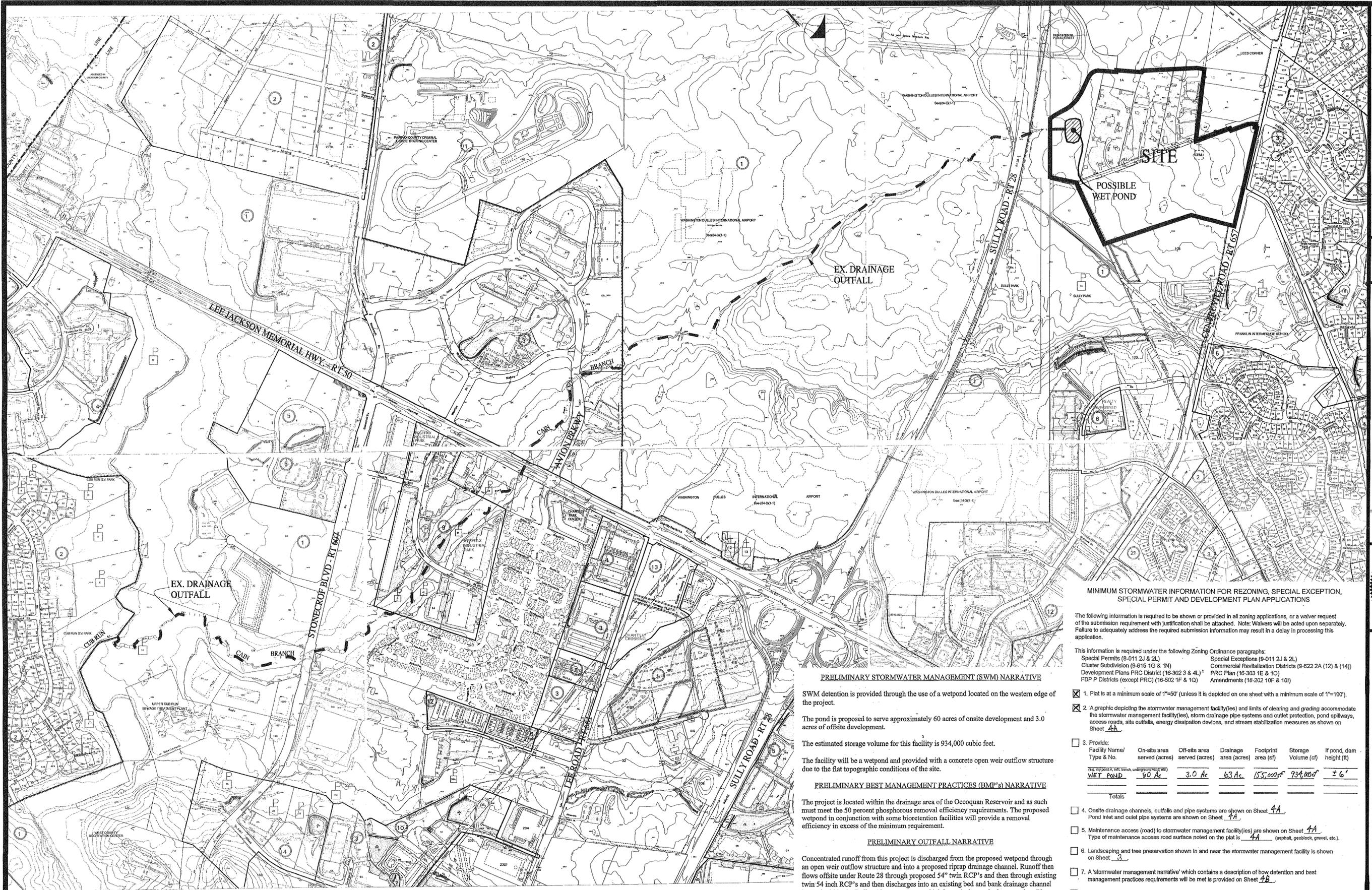
SEE PROFFERS DATED 1-04-07

Date of BOS PC approval 1-22-07

Sheet 5 of 16

THIS PLAN IS FOR POTENTIAL RAIN GARDEN LOCATIONS ONLY

PLANDATE 06-07-06		REVISION APPROVED BY DIVISION OF DESIGN REVIEW	
URBAN ENGINEERING & ASSOC., INC.		CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS	
7712 LITTLE RIVER TURNPIKE		ANNANDALE, VIRGINIA 22003 (703) 642-8080	
			
PRELIMINARY SWM/BMP PLAN		DATE: JUNE 2006	
DULLES DISCOVERY		C.I. 2	
RZ 2003-SU-0035		SCALE: 1" = 100'	
SULLY DISTRICT		FILE No.	
FAIRFAX COUNTY, VIRGINIA		SHEET 4A OF 14	



PRELIMINARY STORMWATER MANAGEMENT (SWM) NARRATIVE

SWM detention is provided through the use of a wetpond located on the western edge of the project.

The pond is proposed to serve approximately 60 acres of onsite development and 3.0 acres of offsite development.

The estimated storage volume for this facility is 934,000 cubic feet.

The facility will be a wetpond and provided with a concrete open weir outflow structure due to the flat topographic conditions of the site.

PRELIMINARY BEST MANAGEMENT PRACTICES (BMP)'s NARRATIVE

The project is located within the drainage area of the Occoquan Reservoir and as such must meet the 50 percent phosphorous removal efficiency requirements. The proposed wetpond in conjunction with some bioretention facilities will provide a removal efficiency in excess of the minimum requirement.

PRELIMINARY OUTFALL NARRATIVE

Concentrated runoff from this project is discharged from the proposed wetpond through an open weir outflow structure and into a proposed riprap drainage channel. Runoff then flows offsite under Route 28 through proposed 54" twin RCP's and then through existing twin 54 inch RCP's and then discharges into an existing bed and bank drainage channel located within the Dulles Airport property which has a drainage shed greater than 70 acres, hence a floodplain. Runoff is then conveyed in this natural channel through the Dulles Airport property for approximately 6,400 linear feet where it crosses under Avion Parkway through a culvert and back into a natural channel identified as Cain Branch on the County GIS system. Cain Branch continues approximately 1100 linear feet where it crosses Route 50. Downstream of this point it crosses back into a natural channel and drains approximately 1200 linear feet into an existing pond located just upstream of the Westfax Drive road crossing. Runoff continues downstream in Cain Branch where it ties into Cub Run.

Adequate outfall requirements will be satisfied with a detailed analysis of the existing downstream drainage system that will be conducted with the final engineering plans.

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

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

This information is required under the following Zoning Ordinance paragraphs:
 Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
 Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
 FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4A.

3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
WET POND	60 Ac	3.0 Ac	63 Ac	155,000sf	934,000cf	± 6'
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 4A.
 Pond inlet and outlet pipe systems are shown on Sheet 4A.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 4A.
 Type of maintenance access road surface noted on the plat is 4A (asphalt, geoblock, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.

7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4B.

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 4B.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4B.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.

11. A submission waiver is requested for N/A.

12. Stormwater management is not required because N/A.

Application No RZ/FDP-2003-SU-035 Staff IDN
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESS DATED 1-04-07
 Date of BOS PC approval 1-22-07
 Sheet 4 of 16

PLAN DATE: 06-07-06

URBAN ENGINEERING & ASSOC., INC.
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
 7712 LITTLE RIVER TURNPIKE
 ANNANDALE, VIRGINIA 22003 (703) 642-8080

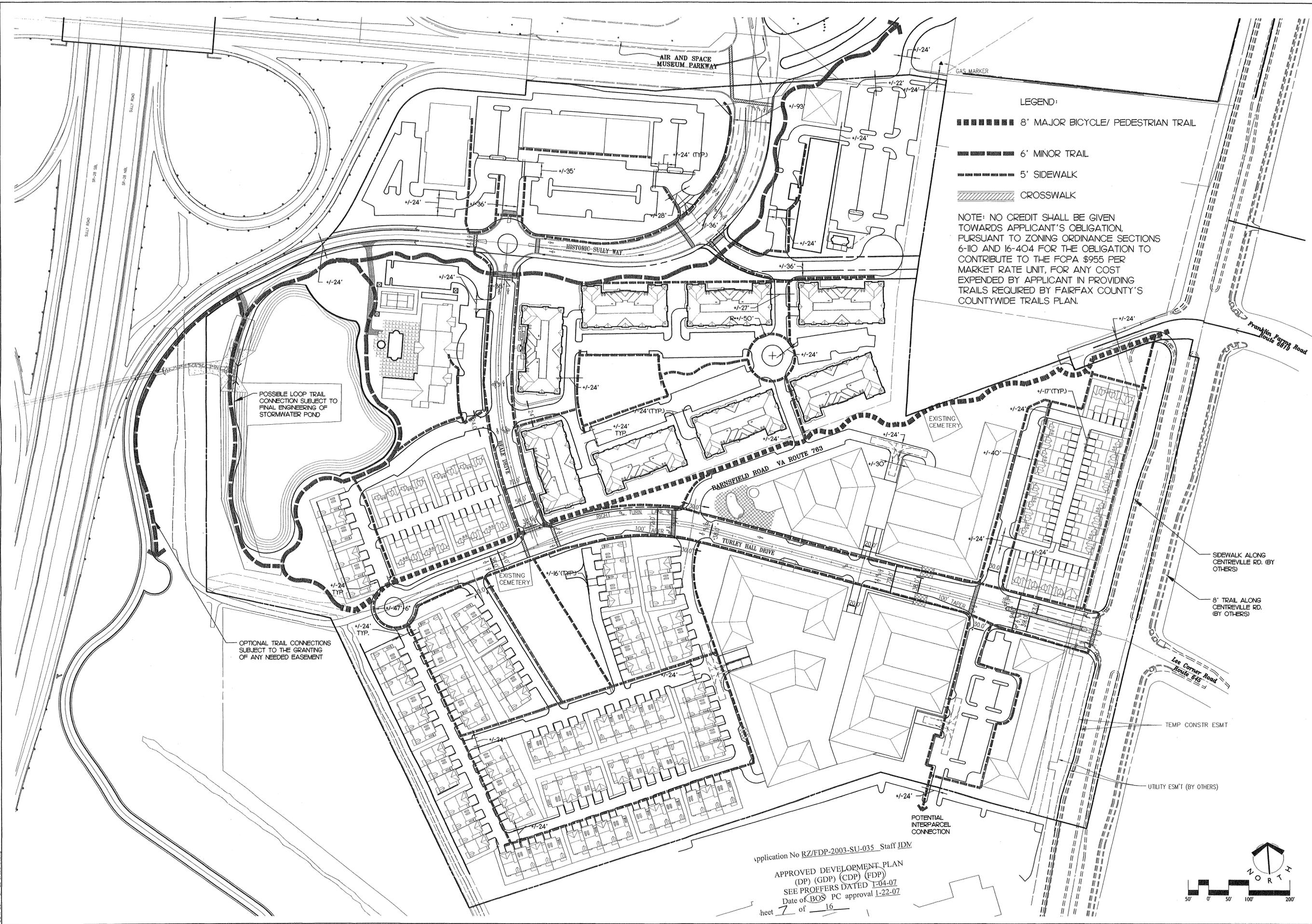
COMMONWEALTH OF VIRGINIA
 DAVID T. McILHAYNE
 No. 0520048
 PROFESSIONAL ENGINEER

PRELIMINARY STORM WATER MANAGEMENT PLAN
 DULLES DISCOVERY
 RZ 2003-SU-0035
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: JUNE 2006
 SCALE: 1" = 500'
 C.I. 5

SHEET 4B OF 14
 FILE No.

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



LEGEND:

- 8' MAJOR BICYCLE/ PEDESTRIAN TRAIL
- 6' MINOR TRAIL
- 5' SIDEWALK
- ▨▨▨▨▨▨ CROSSWALK

NOTE: NO CREDIT SHALL BE GIVEN TOWARDS APPLICANT'S OBLIGATION, PURSUANT TO ZONING ORDINANCE SECTIONS 6-110 AND 16-404 FOR THE OBLIGATION TO CONTRIBUTE TO THE FCPA \$955 PER MARKET RATE UNIT, FOR ANY COST EXPENDED BY APPLICANT IN PROVIDING TRAILS REQUIRED BY FAIRFAX COUNTY'S COUNTYWIDE TRAILS PLAN.

POSSIBLE LOOP TRAIL CONNECTION SUBJECT TO FINAL ENGINEERING OF STORMWATER POND

OPTIONAL TRAIL CONNECTIONS SUBJECT TO THE GRANTING OF ANY NEEDED EASEMENT

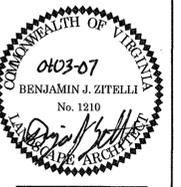
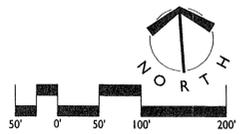
SIDEWALK ALONG CENTREVILLE RD. (BY OTHERS)
8' TRAIL ALONG CENTREVILLE RD. (BY OTHERS)

TEMP CONSTR ESMT

UTILITY ESMT (BY OTHERS)

POTENTIAL INTERPARCEL CONNECTION

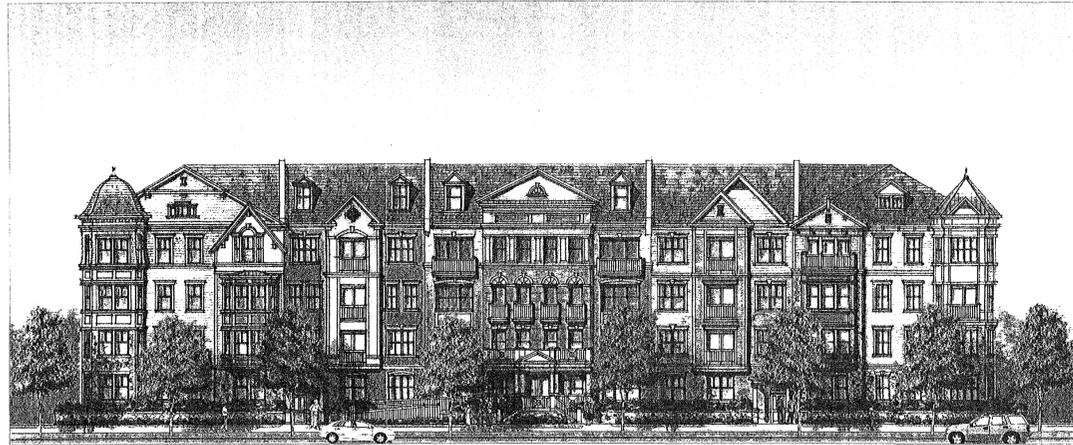
Application No RZ/FDP-2003-SU-035 Staff JDM
APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 1-04-07
 Date of BOS PC approval 1-22-07
 sheet 7 of 16



DULLES DISCOVERY
RZ 2003-SU-035
 THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
 PEDESTRIAN/BICYCLE CIRCULATION PLAN

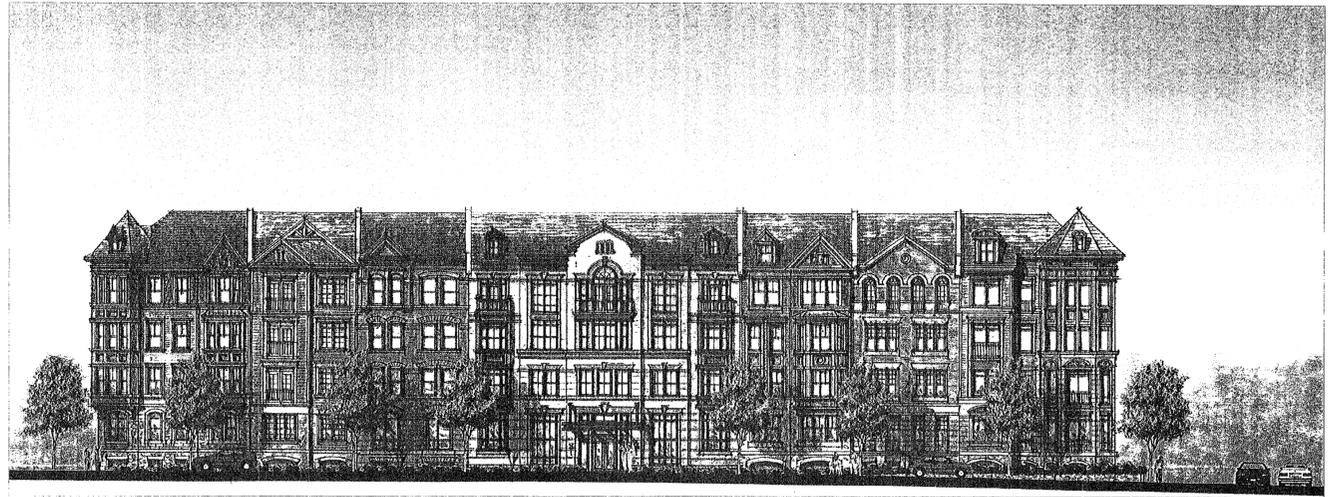
REVISIONS:

- 03-29-04 - Addressed County comments
- 07-14-04 - Revisions / Addressed County Comments
- 09-20-04 - Removed proposed PDC zone
- 06-15-06 - Revised CDP/FDP Plan, Added SWM info
- 09-15-06 - Addressed County Comments
- 09-26-06 - Addressed transportation comments
- 11-01-06 - Addressed County Comments
- 12-12-06 - Addressed County Comments
- 01-03-07 - Addressed County Comments



1
6 4-STORY MULTI-FAMILY ELEVATION FROM HISTORIC SULLY WAY
ELEVATION

NOT TO SCALE



4
6 4-STORY MULTI-FAMILY ELEVATION FROM TURLEY HALL DRIVE
ELEVATION

NOT TO SCALE



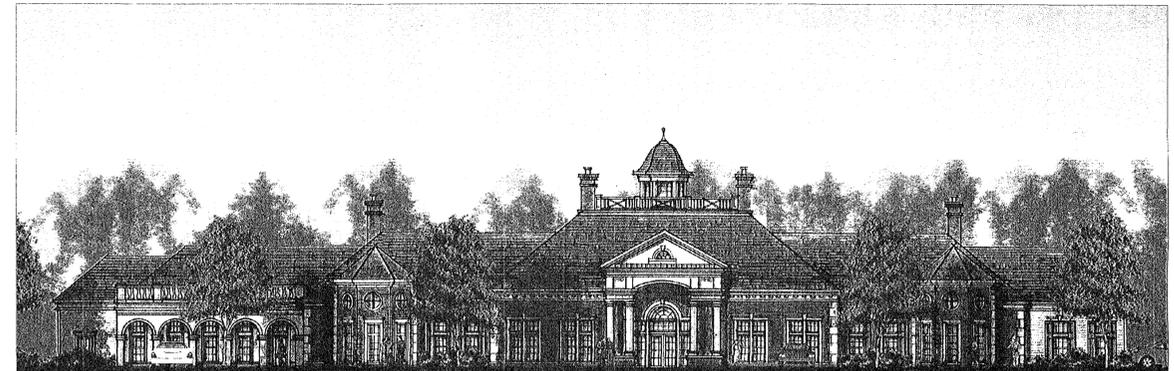
2
6 REAR LOADED VILLA (TYPICAL)
ELEVATION

NOT TO SCALE



3
6 FRONT LOADED VILLA (TYPICAL)
ELEVATION

NOT TO SCALE



5
6 CLUBHOUSE ELEVATION FROM BEALE DRIVE
ELEVATION

NOT TO SCALE

RESIDENTIAL ARCHITECT

LESSARD ARCHITECTURAL GROUP INC.
8521 LEESBURG PIKE, SUITE 700
VIENNA, VA, 22182
TEL: (703) 760-9344
FAX: (703) 760-9328

NOTE: THE BUILDING ELEVATIONS ARE CONCEPTUAL AND ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE RESIDENTIAL ARCHITECTURE. THE ELEVATIONS AND PLANS MAY BE REFINED WITH FINAL ARCHITECTURE, ENGINEERING AND DESIGN AND IN ACCORDANCE WITH ARCHITECTURAL REVIEW BOARD REQUIREMENTS AT THE TIME OF SITE PLAN AND BUILDING PERMIT APPROVAL.

application No RZ/FDP-2003-SU-035 Staff IDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 8 of 16

REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions / Addressed County Comments
09-20-04 - Removed Proposed POC zone
04-15-06 - Revised CDP/FDP Plan, Added SWM info
09-15-06 - Addressed County Comments
10-13-06 - Addressed County Comments
11-15-06 - Addressed County Comments
01-09-07 - Addressed County Comments

DATE 01-09-07
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: NO SCALE
PROJECT #: 2005041
SHEET NUMBER: 6 OF 14

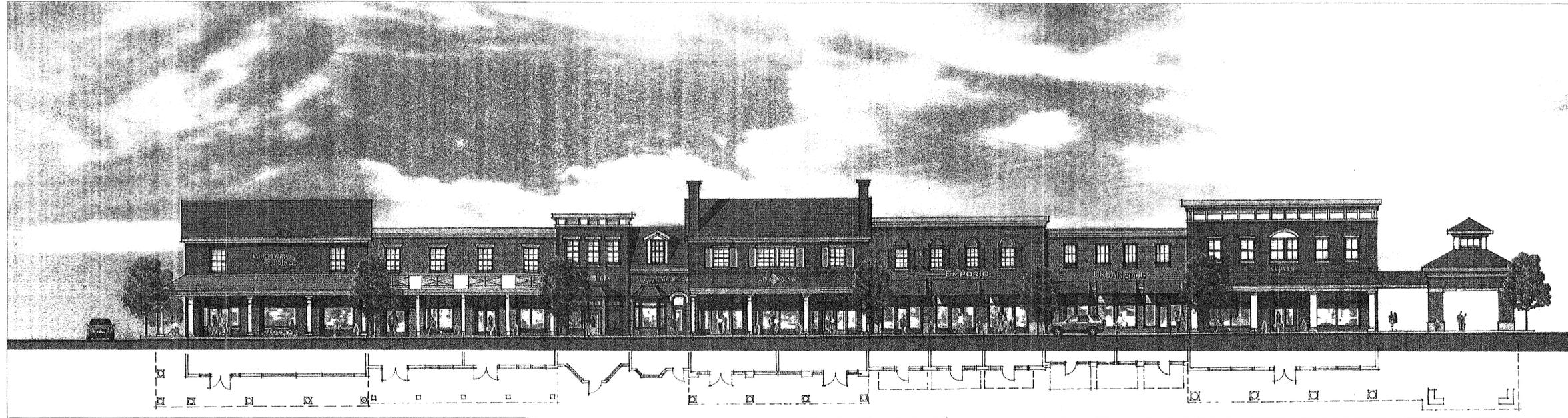
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
ARCHITECTURAL ELEVATIONS



The Peterson Companies L.C.
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Jan. 04, 2007 - 7:17pm
C:\Users\jz\Documents\Projects\2003-SU-035\2003-SU-035-FDP-14.dwg (Sheet 2/16)



1
7 RETAIL BUILDING
FRONT ELEVATION

NOT TO SCALE



2
7 OFFICE
FRONT ELEVATION

NOT TO SCALE



3
7 OFFICE
SIDE ELEVATION

NOT TO SCALE

application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
sheet 9 of 16

COMMERCIAL ARCHITECT

bct
BROWN | CRAIG | TURNER
ARCHITECTS + DESIGNERS
TIDE POINT - CASCADE BUILDING
1030 HULL STREET, SUITE 301
BALTIMORE, MD 21230
P: 410.837.2727
F: 410.837.7447

NOTE: THE BUILDING ELEVATIONS ARE CONCEPTUAL AND ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND THEME OF THE NON-RESIDENTIAL ARCHITECTURE. THE ELEVATIONS MAY BE REFINED WITH FINAL ARCHITECTURE, ENGINEERING AND DESIGN AND IN ACCORDANCE WITH ARCHITECTURAL REVIEW BOARD REQUIREMENTS, AS THEY PERTAIN TO THE OFFICE BUILDING, AT TIME OF SITE PLAN AND BUILDING PERMIT APPROVAL.

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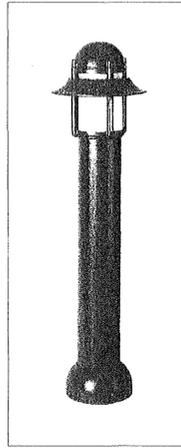
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
ARCHITECTURAL ELEVATIONS

REVISIONS:

03-29-04	- Addressed County Comments
05-10-04	- Addressed County Comments
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06-15-06	- Revised CDP/FDP Plan, Added SWM info
08-12-06	- Addressed County Comments
11-16-06	- Addressed County Comments
12-12-06	- Addressed County Comments
01-03-07	- Addressed County Comments

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7 OF 14

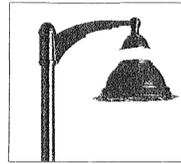
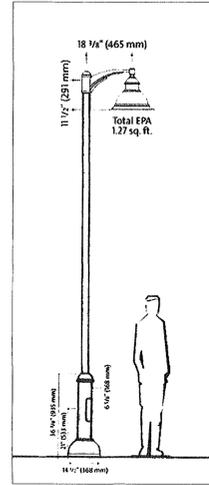
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FOR USE AS ACCENT LIGHTING IN PEDESTRIAN AREAS AND OPEN SPACES
OR EQUAL

1
8 ACCENT BOLLARD
PICTORIAL

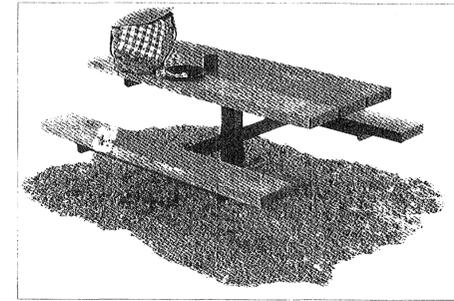
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FOR USE ALONG PRIVATE ROADWAYS AND IN PARKING LOTS
OR EQUAL

4
8 PEDESTRIAN LIGHT
PICTORIAL

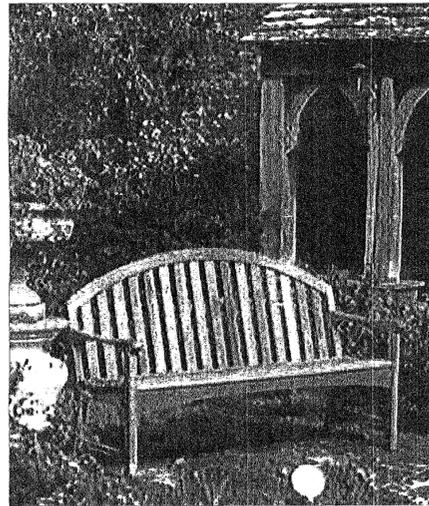
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OR EQUAL
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

7
8 ACCESSIBLE PICNIC TABLE
PICTORIAL

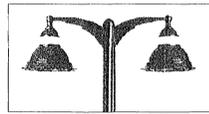
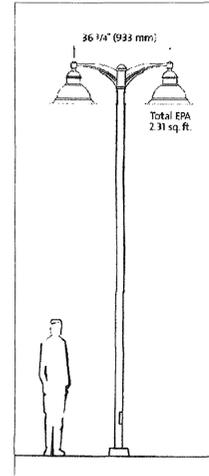
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5 1/2 FEET BENCH
WOODEN BENCH FOR USE IN RESIDENTIAL AREAS
OR EQUAL

2
8 BENCH (TYPICAL)
PICTORIAL

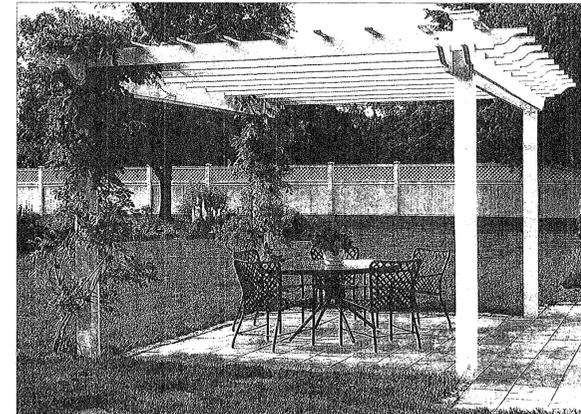
05A-118
NOT TO SCALE



FOR USE IN PRIVATE / PUBLIC OPEN SPACES WITH PEDESTRIAN TRAFFIC
OR EQUAL

5
8 PRIVATE STREET / PARKING LOT LIGHT
PICTORIAL

05B-322
NOT TO SCALE



COLOR: TO BE DETERMINED

8
8 PERGOLA
PICTORIAL

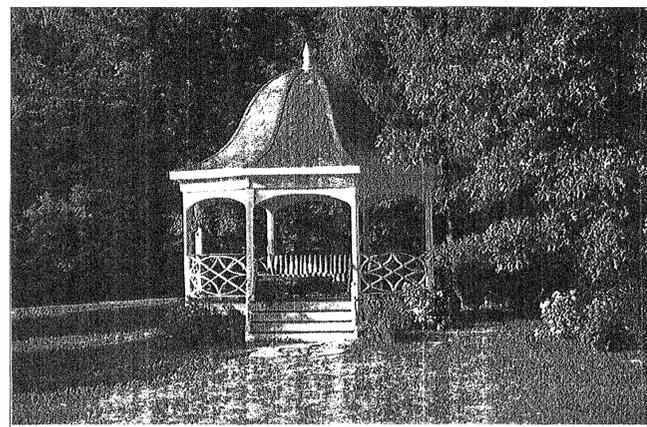
NOT TO SCALE



COLOR: TO BE DETERMINED
METAL RECEPTACLE FOR USE IN PUBLIC AREAS
OR EQUAL

3
8 WASTE RECEPTACLE
PICTORIAL

05F-062
NOT TO SCALE



SIZE: 12' DIAMETER OR EQUAL

6
8 GAZEBO
PICTORIAL

NOT TO SCALE

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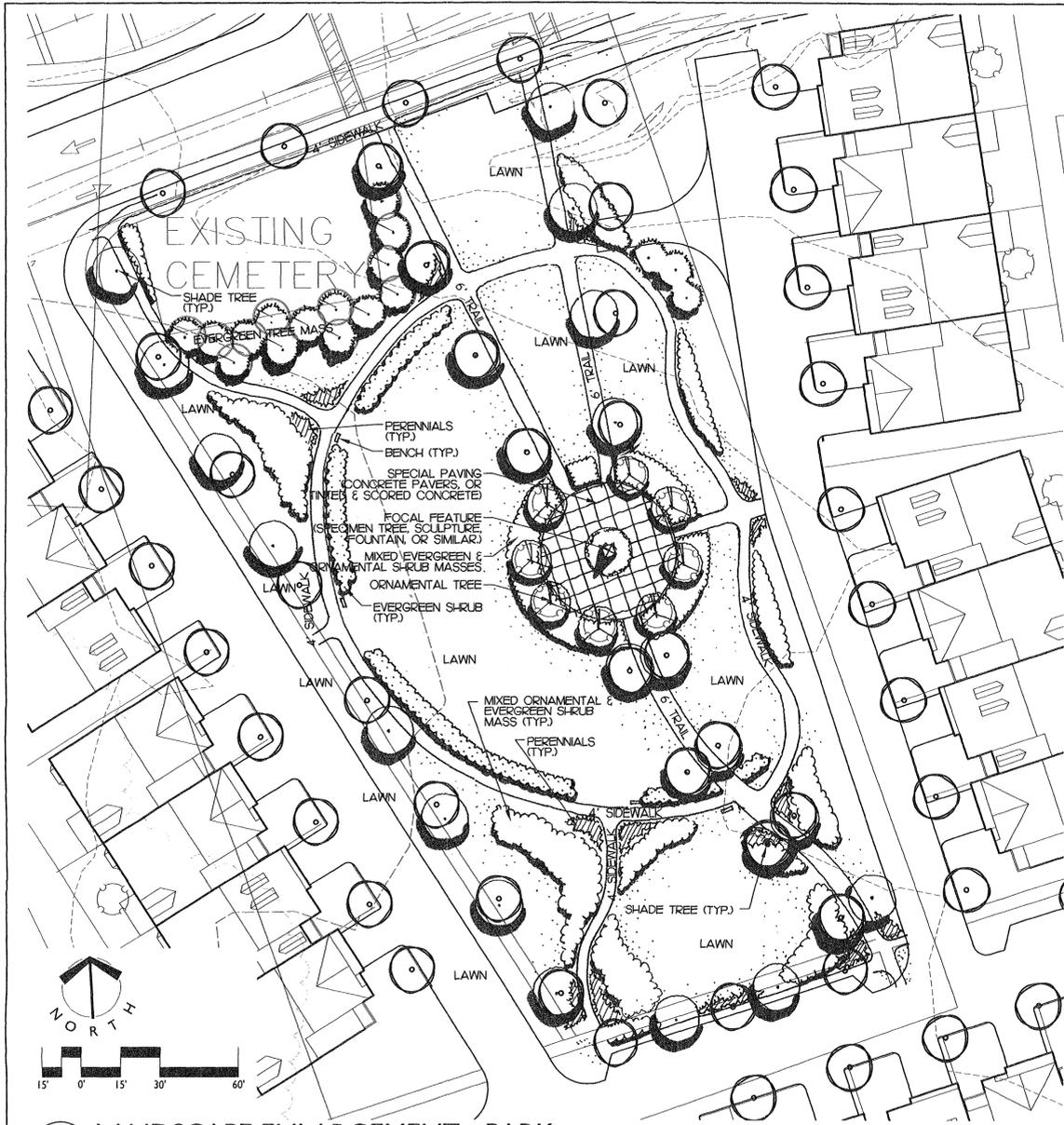
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
SITE DETAILS

REVISIONS:
03-29-04 - Addressed County Comments
07-29-04 - Revisions / Addressed County Comments
09-20-04 - Addressed PC Comments
11-16-04 - Addressed County Comments
06-15-06 - Revised CDF/FP Plan, Added SWM info
09-15-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments

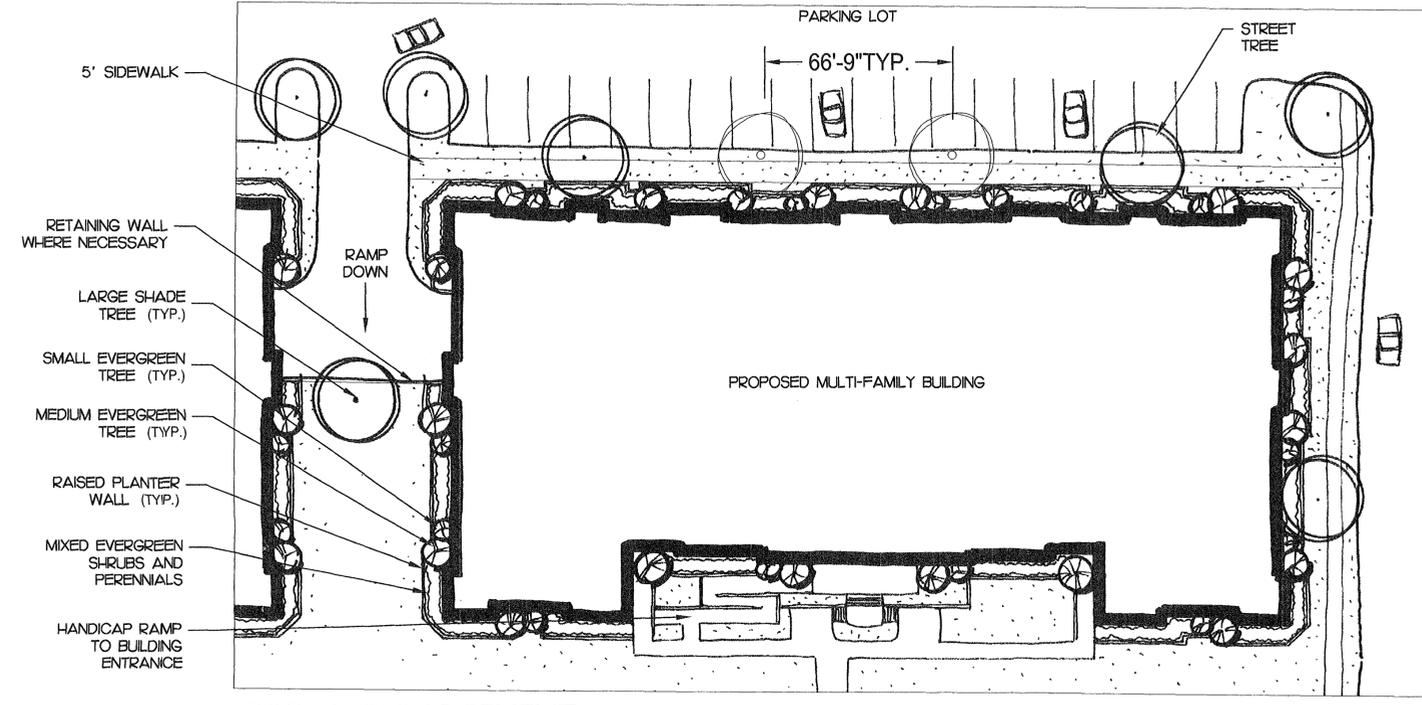
Application No RZ/FDP-2003-SU-035 Staff JDM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 10 of 16

NOTE: THE SITE DETAILS ARE ILLUSTRATIVE AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN. FINAL DETAILS MAY BE MODIFIED DURING FINAL DESIGN, IN ACCORDANCE WITH THE PROFFERS.

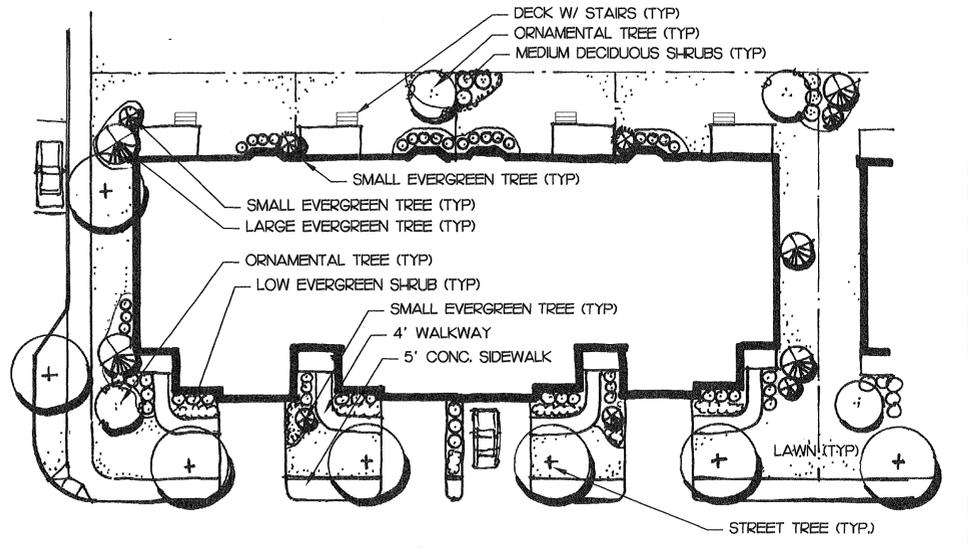
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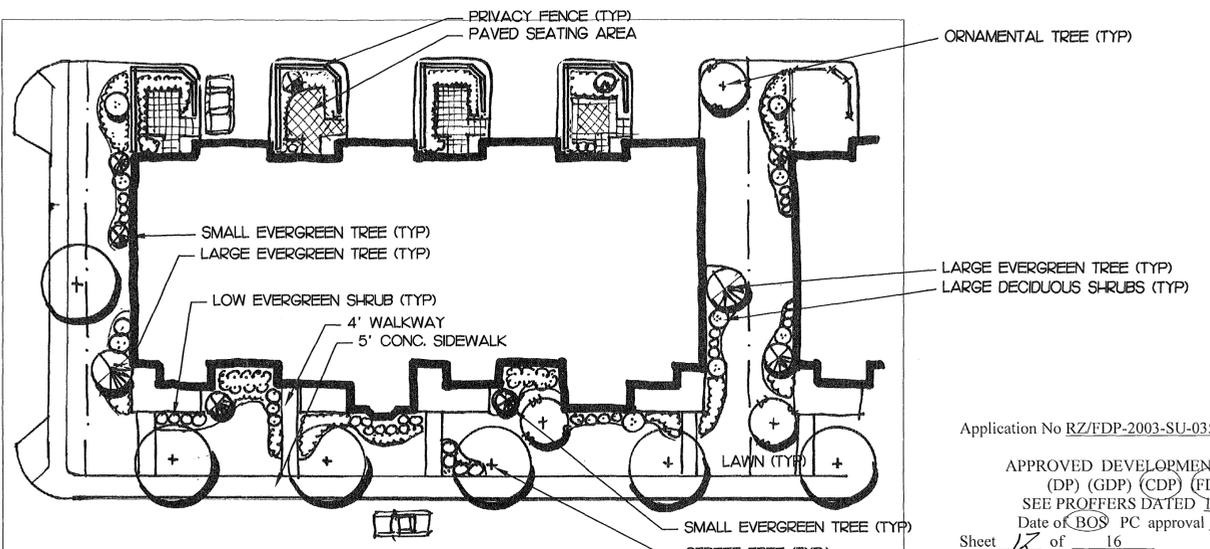
1
10 PLAN
LANDSCAPE ENLARGEMENT - PARK
1"=30'



3
10 PLAN
LANDSCAPE ENLARGEMENT
TYPICAL MULTI-FAMILY RESIDENCE
1"=20'



2
10 PLAN
LANDSCAPE ENLARGEMENT - TYPICAL SINGLE
FAMILY ATTACHED RESIDENCE - FRONT LOADED
1"=30'

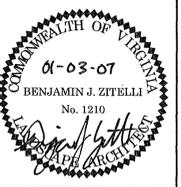


4
10 PLAN
LANDSCAPE ENLARGEMENT - TYPICAL SINGLE
FAMILY ATTACHED RESIDENCE - REAR LOADED
1"=20'

NOTE: THE ILLUSTRATIONS ARE CONCEPTUAL AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN OF THE RESPECTIVE LANDSCAPED AND OPEN SPACE AREAS. FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.

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DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
OPENSOURCE ENLARGEMENT

REVISIONS:
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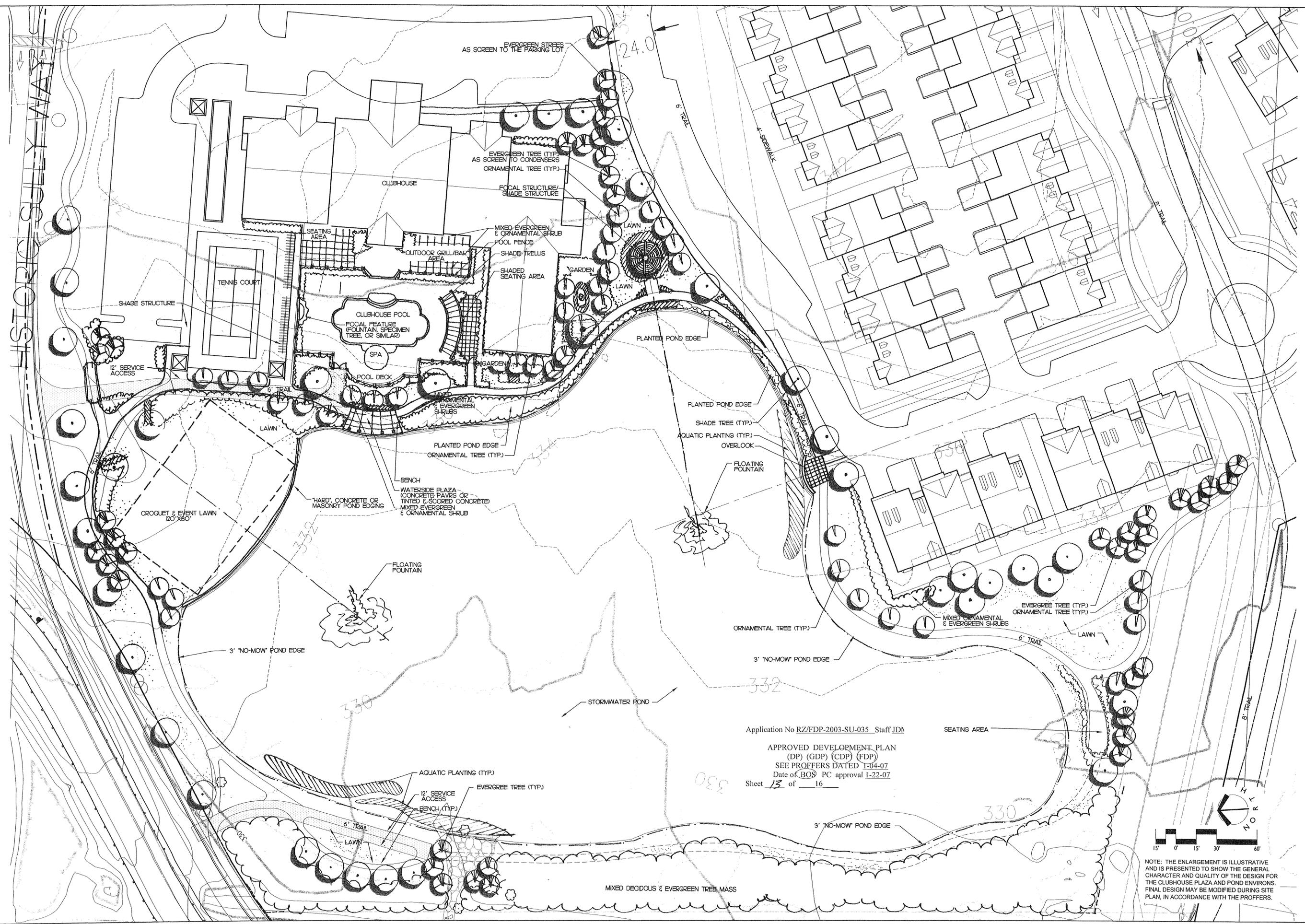
Application No RZ/FDP-2003-SU-035 Staff JJD

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 12 of 16

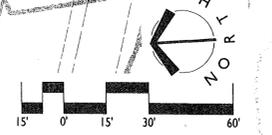
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CHECKED BY: wh
SCALE: AS SHOWN
PROJECT #: 200304
SHEET NUMBER:
10 OF 14

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 04/04/07 - 10:00am V:\14\1403-FDP1
 04/04/07 - 10:00am V:\14\1403-FDP1



Application No RZ/FDP-2003-SU-035 Staff JDM
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 1-04-07
 Date of BOS PC approval 1-22-07
 Sheet 13 of 16



NOTE: THE ENLARGEMENT IS ILLUSTRATIVE AND IS PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN FOR THE CLUBHOUSE PLAZA AND POND ENVIRONS. FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.

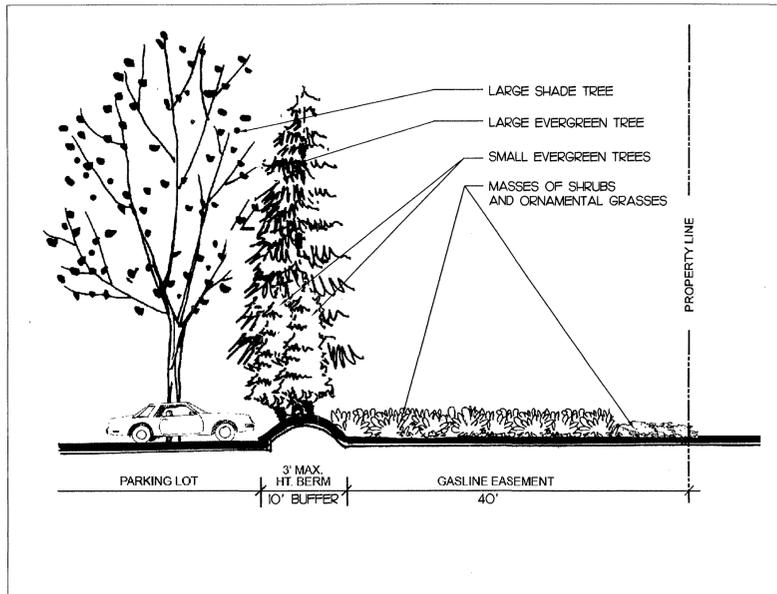
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 PROJECT #: 2003041
 SHEET NUMBER:
11 OF 14

DULLES DISCOVERY
RZ 2003-SU-035
 THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
 OPENSACE ENLARGEMENT - STORMWATER POND



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 12500 Fair Lakes Circle
 Suite 400
 Fairfax, VA 22033
 (703) 227-2000 FAX: (703) 631-6481

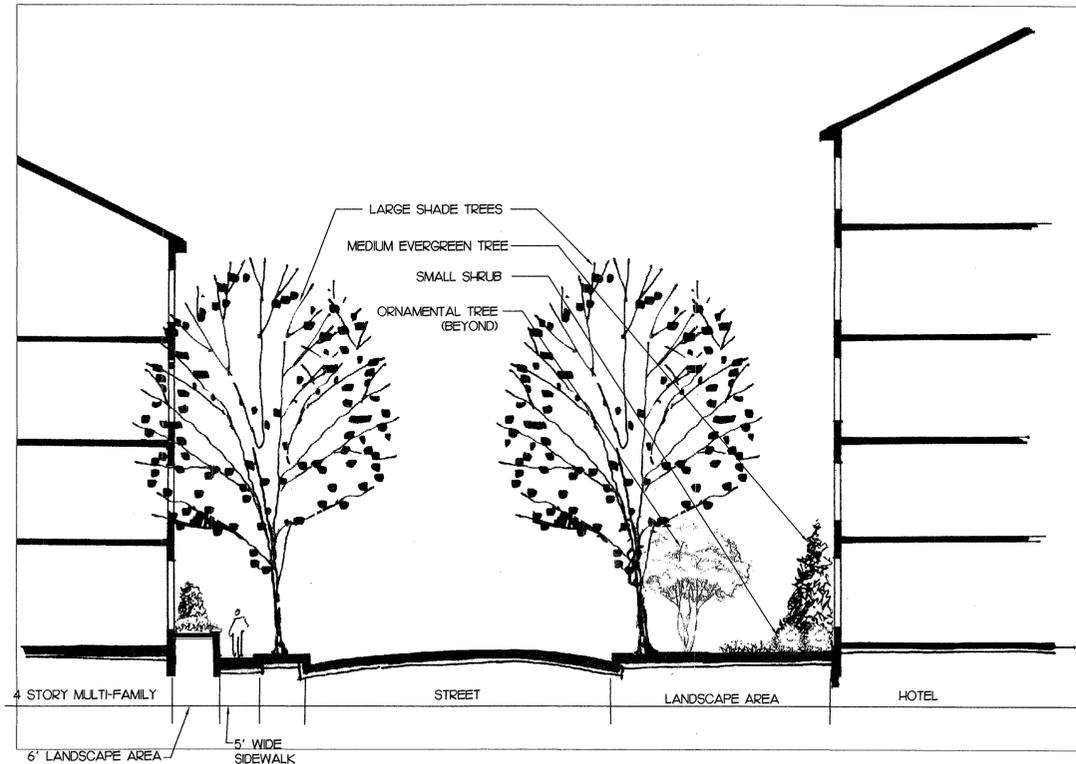
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LANDSCAPE AT AREAS OF TRANSITION:
COMMERCIAL PARKING AT INDUSTRIAL BUFFER

1
13 SECTION

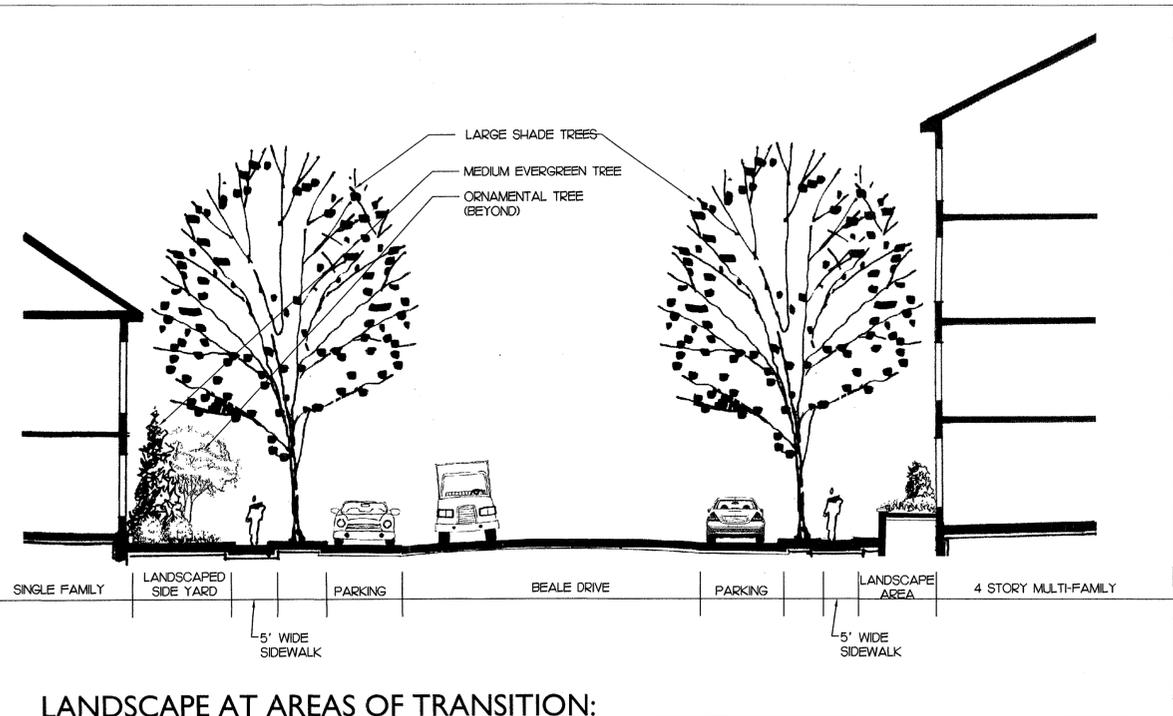
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LANDSCAPE AT AREAS OF TRANSITION:
HOTEL AT MULTI-FAMILY

2
13 SECTION

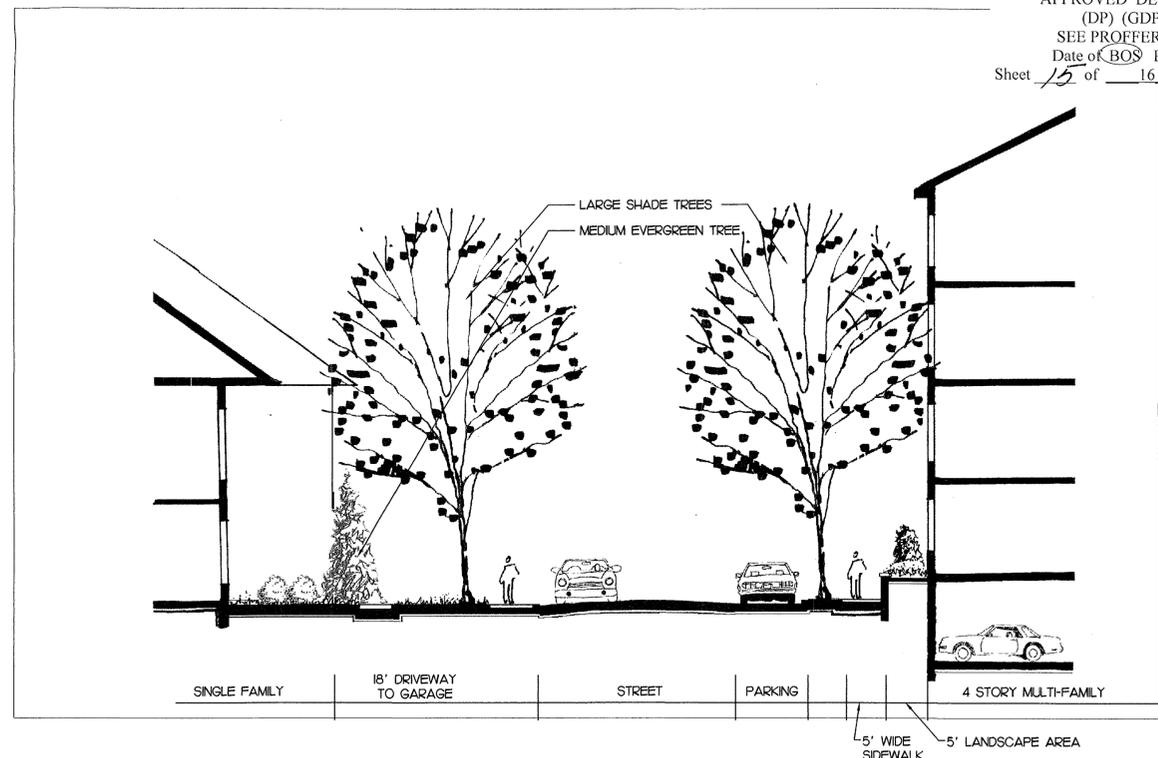
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LANDSCAPE AT AREAS OF TRANSITION:
SINGLE FAMILY SIDE YARD TO MULTI-FAMILY

3
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LANDSCAPE AT AREAS OF TRANSITION:
SINGLE FAMILY FRONT YARD TO MULTI-FAMILY

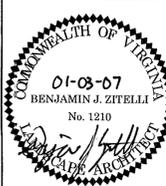
4
13 SECTION

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Application No RZ/FDP-2003-SU-035 Staff JDM
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-04-07
Date of BOS PC approval 1-22-07
Sheet 15 of 16

DATE: 01-03-07
DESIGNED BY: BZ
DRAWN BY: BZ
CHECKED BY:
Q.C. BY: JH
PROJECT #: 2005041
SHEET NUMBER:
13 OF 14

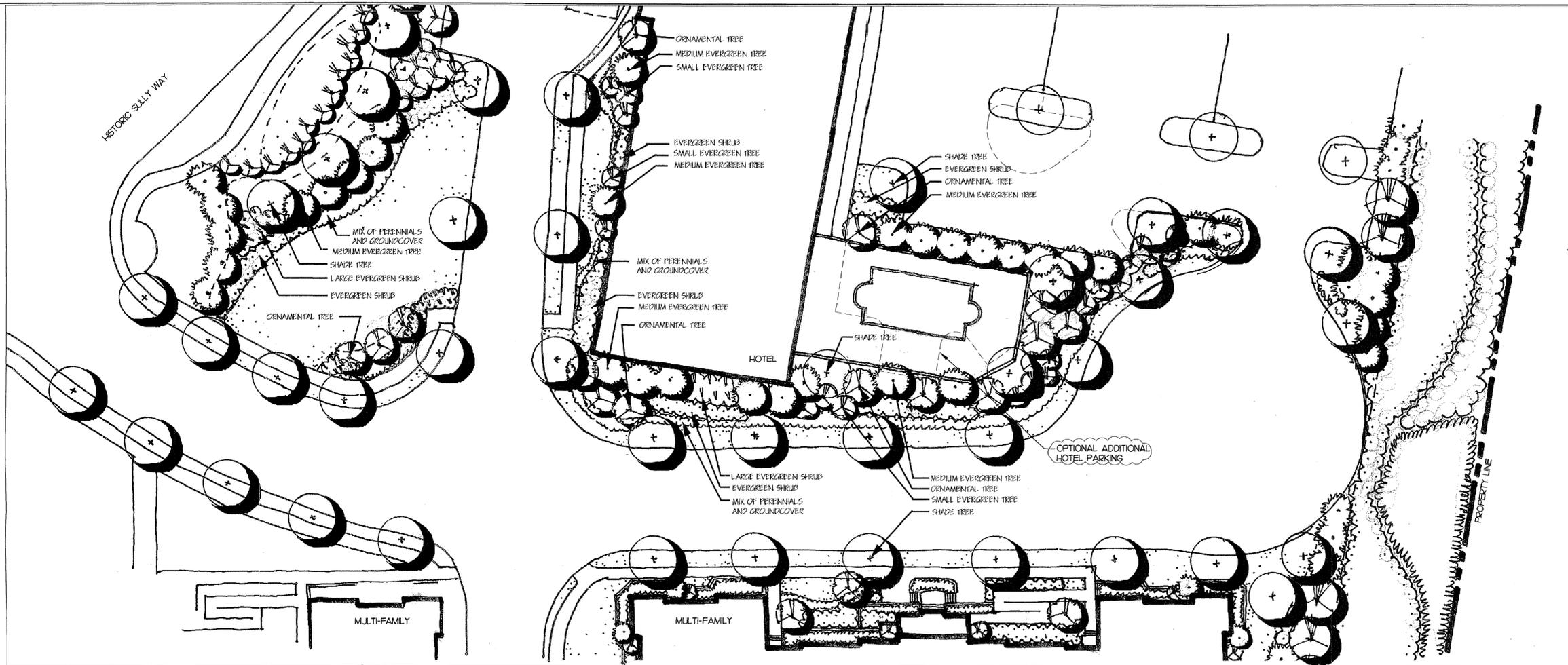
DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
SECTIONS OF TYPICAL LANDSCAPE TREATMENT
AT AREAS OF TRANSITION



The Peterson Companies L.C.
12500 Fair Lakes Circle
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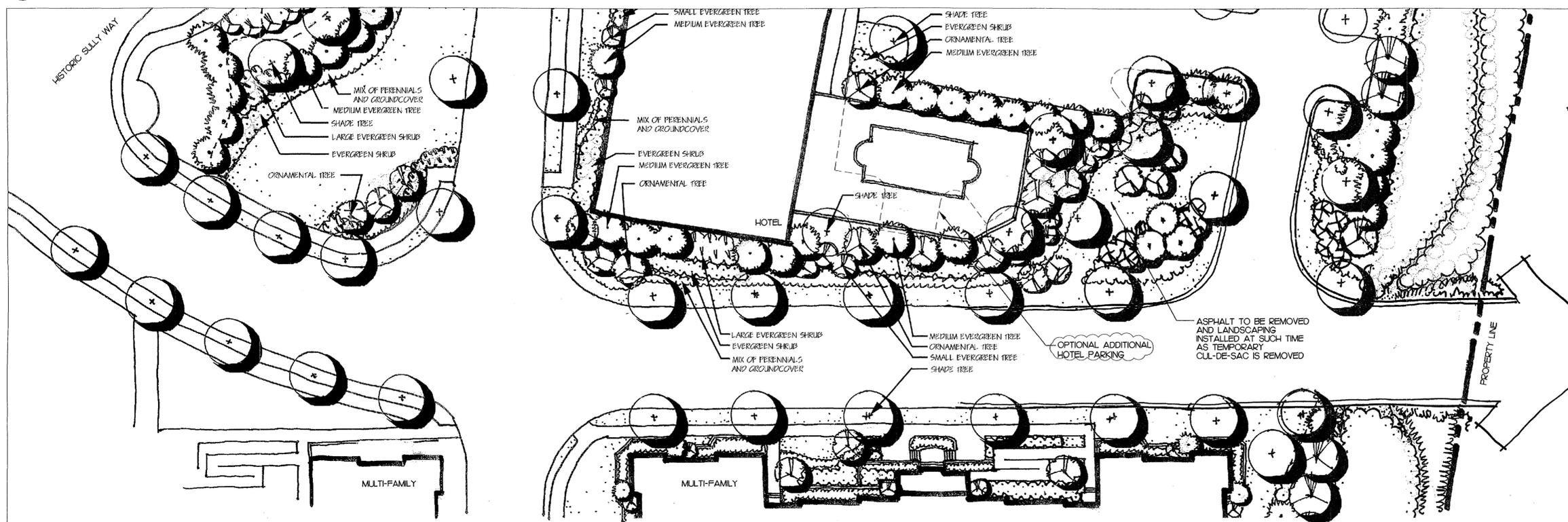
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1
14 MULTIFAMILY/HOTEL TRANSITION W/TEMPORARY CUL-DE-SAC
PLAN

1"=20'



2
14 MULTIFAMILY/HOTEL TRANSITION W/ INTERPARCEL CONNECTION
PLAN

1"=20'

Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN

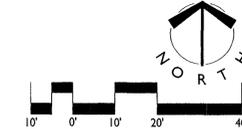
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SEE PROFFERS DATED 1-30-07

Date of BOG PC approval 1-22-07

Sheet 14 of 16

NOTE: THE ILLUSTRATIONS ARE CONCEPTUAL AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN FOR THE TRANSITIONAL TREATMENT BETWEEN THE MULTIFAMILY BUILDINGS AND HOTEL FACILITIES. THE FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.



DATE: 01-02-07
DESIGNED BY: wh
DRAWN BY: wh
CHECKED BY: wh
SCALE: 1"=20'
PROJECT #: 2003041
SHEET NUMBER:
14 OF 14

DULLES DISCOVERY
RZ 2003-SU-035
THE PETERSON COMPANIES / FAIRFAX COUNTY, VA
TRANSITIONAL SCREEN ENLARGEMENT

Application No RZ/FDP-2003-SU-035 Staff JDM

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 1-30-07

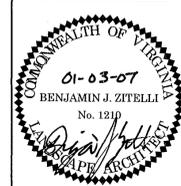
Date of BOG PC approval 1-22-07

Sheet 14 of 16

NOTE: THE ILLUSTRATIONS ARE CONCEPTUAL AND ARE PRESENTED TO SHOW THE GENERAL CHARACTER AND QUALITY OF THE DESIGN FOR THE TRANSITIONAL TREATMENT BETWEEN THE MULTIFAMILY BUILDINGS AND HOTEL FACILITIES. THE FINAL DESIGN MAY BE MODIFIED DURING SITE PLAN, IN ACCORDANCE WITH THE PROFFERS.



REVISIONS:
03-29-04 - Addressed County Comments
07-14-04 - Revisions Addressed County Comments
09-20-04 - Revised proposed POC zone
11-16-04 - Addressed County Comments
06-15-06 - Revised CDP/FDP Plan, Addressed SWM info
10-13-06 - Addressed County Comments
11-16-06 - Addressed County Comments
12-12-06 - Addressed County Comments
01-03-07 - Addressed County Comments



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County of Fairfax, Virginia

MEMORANDUM

DATE: March 7, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis:
PCA/FDPA 2003-SU-035-02, DD South Retail LC
SE 2013-SU-017, DD South Retail LC

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA), Final Development Plan Amendment (FDPA), and Special Exception (SE) applications dated July 26, 2013, as revised through February 10, 2014, and the latest proffers dated February 10, 2014. 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.

DESCRIPTION OF THE APPLICATION

The subject application is located at the southeast corner of the Air and Space Museum Parkway and Sully Road (Route 28) intersection in the Sully District on Tax Map 34-2 ((1)) 1B. The applicant proposes to amend the previously approved Rezoning/Final Development Plan application (RZ/FDP) 2003-SU-035 to permit four new uses on the 6.36 acre site, including a service station/quick-service food store, fast food restaurant with drive-through, child care center, and drive-in financial institution. The fast food restaurant with drive-through is subject to a Special Exception (SE) application for the site, which is zoned Planned Development Commercial District (PDC), Water Supply Protection Overlay District (WS) and Historic Overlay District (HD). The western portion of the site is within the Sully Historic Overlay District.

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LOCATION AND CHARACTER OF THE AREA

The application property is bounded by Air and Space Museum Parkway to the north, Route 28 to the west, and Historic Sully Way to the east and south. The site is currently used as a temporary parking lot related to construction activities. There are secure office complexes (Dulles Discovery North and South) to the north and south of the site. Beyond the office complex to the south, there is a church and school. Further west, there are warehouses and single family residences.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for the Dulles Suburban Center may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf>

In the Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, Amended through 12-3-2013, Dulles Suburban Center Land Unit Recommendations, Pages 101 – 105, the Plan, as applied to the application area, states the following:

- 1. The southern portion of this land unit lies within the Sully Historic Overlay District. Within this overlay district, certain regulations and restrictions apply to protect the Sully landmark and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. These restrictions and regulations include limitations on commercial and industrial uses. Other regulations apply and are discussed in Land Unit D-5 with the complete provisions listed in Appendix 1, A1-300 of the Zoning Ordinance.*
- 2. As regulated by the Zoning Ordinance provisions for the Sully historic district, the portion of this land unit located south and east of the extension of Air and Space Museum Parkway is planned for high-quality, campus-style office and high-quality industrial/flex uses up to .35 FAR as its base Plan recommendation. Retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses. These ancillary service uses should not exceed 20 percent of the primary uses and should be designed to serve the employees and residents of Land Unit D-4. These ancillary and retail uses should not constitute a retail shopping center.*

As an alternative to this base Plan recommendation, Parcels 34-2((1))1A, 2, 3A, 6, 7, 8, 10A, 27 and 35, which total approximately 89.5 acres, may be appropriate for age-restricted residential use and limited commercial use, provided that consolidation, at a minimum, includes Parcels 34-2((1))1A, 2, 3A, 10A, 27 and 35. If Parcels 34-2((1))6, 7 and 8, however,

are not part of this assemblage, these parcels are planned at the base plan level of office and industrial/flex use at .35 FAR. The residential portion of the development should encompass approximately 76 acres at a density up to 15 units per acre exclusive of ADU and bonus units. Commercial use consisting of retail, hotel and office use at an intensity up to .25 FAR may be appropriate on approximately 13.5 acres. For any development proposal under this alternative, the following conditions should be met:

- Residential use is limited to housing restricted to those 55 years and older. A mix of unit types should be provided. Between 10 to 12% of the total number of units should be affordable dwelling units. These units may be integrated throughout the development or as an elderly housing component located within a single building provided that the building is integrated within the development through the use of architecture and open space. Consideration may be given to the development of some of the affordable units as work force housing;*
- Retail, office, and hotel uses that will serve residents, tourists, and employees in the area should be of high visual quality that complements the Sully Historic District and the new residential development and should be oriented to both Air and Space Museum Parkway and Sully Historic Way. This retail should not be configured in such a way as to constitute a regional or community shopping center, a regional mall or a "big box" retail center;*
- Development should occur in a manner that minimizes impacts on existing residential neighborhoods along the east side of Centreville Road. Building heights and building mass should be reduced in this area. Fronts of units should be oriented to Centreville Road and landscaping and screening should be used to provide an attractive streetscape and enhance the appearance of any development along Centreville Road. No retail sales or service uses should be located within 600 feet of Centreville Road;*
- Transportation improvements should include the new entrance road to Sully Plantation and an internal roadway system that provides for the circuitous connection of Air and Space Museum Parkway with Centreville Road as called for in the Transportation section of this Plan;*
- In instances where residential use under this option will be adjacent to areas zoned for industrial use, a minimum 50-foot wide landscaped buffer should be provided unless the property is committed to institutional, park and other more compatible use. In addition, disclosure regarding the proximity of these industrial properties should be provided;*
- Amenities such as a community center, trails, recreation facilities, usable open spaces and other features should be provided to create a pedestrian friendly community with public open spaces such as plazas and parks provided throughout the development;*

- *Airport and roadway noise should be attenuated. Disclosure regarding the proximity to the Dulles Airport should be provided as set forth in the Policy Plan;*
 - *Fences along Centreville Road, if any, shall be for decorative purposes only and should provide for views into the development;*
 - *Low impact development techniques should be employed where feasible and stormwater management ponds or facilities should be designed to function as amenities through the use of landscaping and other features; and,*
 - *Parcel 34-2((1))12 is dedicated to, or acquired for, the Fairfax County Park Authority to ensure protection of Sully Historic Site resources and preservation of the original plantation boundary line.*
3. *The portion of this land unit located north and west of Air and Space Museum Parkway, Parcels 34-2((1))33 and 34 and Parcel 24-4((1))8 are planned for office use up to .50 FAR. Hotel and support retail use may also be considered.*

Development of public or private recreation uses in this land unit are appropriate to serve employees and nearby residents. Such recreational uses would greatly enhance the attractiveness of this area for private industry and nearby residents as well as complement the Sully Historic Site and district.

COMPREHENSIVE PLAN MAP: Alternative Uses

LAND USE ANALYSIS

The site was reviewed as part of a broader Comprehensive Plan Amendment (S03-III-DS1) which was approved on April 20, 2006 by the Board of Supervisors. The Amendment established the current Comprehensive Plan guidance for the application site, which recommends office and industrial/flex uses up to .35 FAR with retail and support services only as secondary or ancillary uses to the primary uses for the area south and east of the Air and Space Museum Parkway extension. There is an option for age-restricted residential use at 15 units per acre and limited commercial use up to .25 FAR if specific parcels are consolidated.

The original rezoning application RZ 2003-SU-035 was approved on January 22, 2007 by the Board of Supervisors to rezone 64.20 acres from the I-5, General Industrial District, to the PDH-16 District, and 13.54 acres (including the application site) from the I-3 and I-5 Districts to the PDC District to permit a mixed-use development of age-restricted multi-family and single-family attached residential, office and neighborhood retail uses. A maximum FAR of .25 was approved for the portion zoned PDC District. On July 13, 2010, the Board of Supervisors approved PCA/FDPA 2003-SU-035 and RZ 2009-SU-024 to delete 68.60 acres (not including the application site) from RZ 2003-SU-035 and rezone 76.60 acres from the PDH-16, PDC and I-5 Districts to the PDC District

for a secure office complex development. The application site remained unchanged as part of the original rezoning application with the approved plan and proffers

The applicant proposes to amend RZ/FDP 2003-SU-035 for a service station/quick-service food store, fast food restaurant with drive-through, child care center, and drive-in financial institution on 6.36 acres located south of Air and Space Museum Parkway between Sully Road (Route 28) and Historic Sully Way. The proposed fast food restaurant with drive-through is requested with a Special Exception application (SE 2013-SU-017). A FAR of .09 is proposed for the site, and there will be a total of 191 parking spaces on the site.

USE	PROPOSED SQUARE FOOTAGE
Child Care Center	12,000 square feet
Drive-in Financial Institution	4,000 square feet
Fast Food Restaurant with Drive-Through	4,900 square feet
Service Station/ Quick Service Food Store	5,500 square feet
TOTAL	26,400 square feet

The applicant proposes to screen the site along Air and Space Museum Parkway with trees, shrubs and other plantings, and a landscaped berm is proposed along the southern boundary adjacent to Historic Sully Way. 34% open space is proposed for the site. Two vehicular access points to the site are proposed via Historic Sully Way. A five foot wide sidewalk will be constructed on the site along Historic Sully Way, and pedestrian crosswalks are proposed across Historic Sully Way to the secure office complex to the south. Freestanding signs for each proposed use will be located along Air and Space Museum Parkway, and bike racks will be provided on site.

Uses and Intensity

The site was previously approved under RZ 2003- SU-035 for two buildings, including retail (16,000 square feet) and office (40,000 square feet) uses with a maximum height of 35 feet and maximum FAR of .25. A total FAR of .09 for four new uses is proposed for the site, which is less than the previously approved maximum FAR, though the approved maximum FAR of .25 applied to 13.54 acres, less than the 6.36 acres included with the application. A child care center with enrollment up to 184 children is proposed on the western portion of the site closest to Route 28 and within the Sully Historic District Overlay District. 46 parking spaces and one loading space will be provided with the child care center, and an outdoor play area will be located at the rear of the building. A drive-in financial institution with two drive-thru lanes and 18 parking spaces will be located between the child care center and fast food restaurant. A small area for outdoor seating is

proposed near the bank. The fast food restaurant is proposed with two ordering stations and drive-thru lanes, and an outdoor seating area will be located at the building's frontage facing Air and Space Museum Parkway. 71 parking spaces and one loading space will be provided for the restaurant. A service station with 12 fueling stations and a quick service food store are proposed with 56 parking spaces and one loading space closest to the intersection of Air and Space Museum Parkway and Historic Sully Way.

The Comprehensive Plan notes that "retail uses and support services may be appropriate only as secondary or ancillary uses to the office and industrial/flex primary uses...these ancillary and retail uses should not constitute a retail shopping center." In the final staff report for the last Plan Amendment (S03-III-DS1) for the site, staff explained the following:

"As a result of the 1997-98 and the 2001-2002 APR processes, the Plan text for Land Unit D-4 was amended to recommend a mix of uses, including tourist-oriented uses, on specific parcels adjacent to the planned site of the new interchange on Route 28. This now completed interchange provides new road access to this land unit from Route 28 to Centreville Road. Office, hotel, and industrial/flex were part of the mix adopted in the two APR cycles, as well as tourist-oriented uses such as restaurants. Retail use continued to be limited to an ancillary use to reflect the wishes of the adjacent communities who did not support a large shopping center or big-box retail use on this site."

Planning staff anticipated possible commercial uses such as restaurants, banks, gas stations and other retail stores for the site during the last Plan Amendment process, but not drive-through uses. Drive-through uses were likely viewed as primary uses that would not complement the broader mixed-use, consolidated vision for the area. Though surrounding office workers and visitors to the Steven F. Udvar-Hazy Center may primarily utilize the proposed uses due to its proximity, the auto-oriented uses will attract visitors outside the immediate area. In addition, local pedestrian activity will likely be minimal due to the design of the adjacent, highly secure office buildings, which will be surrounded by surface parking and fencing. Drive-through uses were also specifically restricted in the approved set of proffers for RZ 2003-SU-035. Proffer #10 states the following:

*10. **Maximum PDC District FAR and Uses.** Within the approximately 13.54 acres of the Property zoned to the PDC District, up to 147,450 gross square feet at a maximum 0.25 floor area ratio ("FAR") shall be permitted. Permitted uses shall include retail, office, hotel and additional uses as listed on Sheet #2 of the CDP/FDP. No drive-through uses shall be permitted, with the exception of an unmanned bank teller and/or a pharmacy.*

The list of potential uses on the previously approved CDP/FDP included a drive-in bank, fast food restaurant without drive-throughs, financial institutions, and quick service food stores. The applicant previously proposed a mix of office and retail uses for the site as part of a larger mixed-use plan. The applicant now proposes four commercial uses for the site as a separate development. The proposed uses may not be planned as a shopping center by the applicant, but the shared ownership, access points, pedestrian walkways and travel lane for the proposed commercial uses present the

appearance of a continuous commercial area, as defined in the Zoning Ordinance for a shopping center. Staff is concerned that the possible traffic impacts of the proposed application may be akin to a shopping center or big box retail use, even if it is not planned as such.

The original development plan for the site and adjacent parcels included age-restricted housing and a mix of commercial uses, such as a hotel, office and retail uses, which would have helped reduce overall peak-hour traffic trips to the area. Staff understands that the overall plan and subsequent development for the land unit changed since the original rezoning application was approved, and the Comprehensive Plan does recommend retail uses for this site. However, the combination of proposed uses on the application site, particularly two new drive-through uses, concerns staff because the number of daily and peak-hour trips will increase exponentially to the site. Staff is particularly concerned that the increased number of trips may not be safely managed on and around the site without additional measures, which may involve road improvements or even a change of use(s). A complete operational analysis would help inform staff on the level of potential impacts and on any recommendations for traffic mitigation. However, an accepted operational analysis has not been completed yet at the time of this memo's publication, so staff is not able to make a definitive assessment at this time.

Parking and Site Circulation

Two ingress/egress points are proposed along Historic Sully Way. The primary, full access point to the application site will be located across the main ingress/egress point to the secure office complex to the south, and a right turn only (in and out of the site) access point will be located near the service station. A two-way service drive along the site's frontage on Historic Sully Way will facilitate traffic across the site and provide access to each of the four uses. Each use will have dedicated surface parking spots, and overall, there will be 191 parking spaces on the site.

With the first plan submission, 211 parking spaces were proposed, and staff recommended a reduction of parking on site to address internal circulation concerns. The applicant's current proposal of 191 parking spaces is a reduction of 20 spaces since the original submission, though staff would encourage any further reductions since a total of 155 parking spaces at a minimum are required for the proposed uses. The abundance of parking restricts circulation on site and encourages vehicular trips. On site circulation was a primary concern with the applicant's original submission. Staff was concerned about conflicts at the primary access point on the site since the entrance to the drive-in financial institution and exit from the drive-through lane of the fast food restaurant converged near the site's entrance. The applicant's current proposal routes the entry and exit points to the drive-in financial institution and drive-through lane of the fast food restaurant respectively away from the main entrance, which is an improvement. Staff also recommended a different layout for the fast food restaurant to move the drive-through lane farther away from the site's main access point, but the restaurant remains near the drive-in financial institution. With the latest submission, the applicant also added an access point between the fast food restaurant and service station along the Air and Space Museum Parkway frontage. Staff further encourages the applicant to minimize possible on-site circulation conflicts by moving the proposed loading space and dumpster for the fast food restaurant away from the main drive aisle and closer to the restaurant.

The applicant also proposes to reduce or increase parking spaces in the future in the proffers. Specifically, Proffer #16 (dated November 13, 2013) states the following:

*16. **Parking.** Parking shall be provided in accordance with Article 11 of the Zoning Ordinance. The applicant reserves the right to provide more or less spaces than the number of spaces shown on the CDPA/FDPA so long as the Applicant complies with Article 11.*

Staff encourages the applicant to also comply with the proffered commitments to open space (Proffer #5) and landscaping (Proffer #6) if there is an increase in parking. The applicant proposes 34% open space on the plan, but only commits to a minimum of 30% open space in the proffers, which leaves the possibility of reducing the open space commitment up to 11,080 square feet (4% of the site area) in the future. Minor modifications are possible during site plan, including increased parking and reduced landscaping, and staff encourages the applicant to maintain the level of high quality landscaping committed on the Landscape Plan (Sheet 6 of the CDPA/FDPA) with any future changes.

The proposed Pedestrian Circulation Plan (Sheet 4 of the CDPA/FDPA) for the site shows crosswalks and sidewalks (between five to six feet wide) through the site and across Historic Sully Way. A major paved trail between eight to ten feet wide is proposed along the Historic Sully Way frontage of the office complex to the east and south. In the original submission, the applicant proposed a crosswalk from the quick service food store to a sidewalk along the fast food restaurant site, and in the current submission, the crosswalk is not shown. Staff recommends retaining any pedestrian links between the uses to further encourage pedestrian activity on site.

CONCLUSION

The applicant proposes to amend the previously approved application RZ/FDP 2003-SU-035 for a service station/quick-service food store, fast food restaurant with drive-through (permitted with Special Exception approval), child care center, and drive-in financial institution. The original development plan for the site and adjacent parcels included age-restricted housing as well as hotel, office and retail uses. Plans and subsequent development have changed in the area since the original zoning application approval, and the applicant proposes to provide the new uses as ancillary uses to the nearby office uses and to serve tourists and residents in the area. The mixed-use intent of the Comprehensive Plan language is addressed with the application, but the potential level of vehicular trips generated from the uses, particularly two new drive-through uses, and proposed amount of surface parking give an impression of proposed primary uses rather than secondary uses. Without a satisfactory operational analysis for staff to assess at this time, staff is unable to comprehensively address the traffic issues related to this application and to make an informed recommendation.

PGN:BJC



County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis Addendum:
PCA/FDPA 2003-SU-035-02, DD South Retail LC
SE 2013-SU-017, DD South Retail LC

This addendum, prepared by Brenda Cho, addresses the subject Proffered Condition Amendment (PCA), Conceptual Development Plan Amendment (CDPA), Final Development Plan Amendment (FDPA), and Special Exception (SE) applications dated July 26, 2013, as revised through May 22, 2014, and the latest proffers dated May 27, 2014. This addendum is a supplemental analysis to the previous Land Use Analysis, dated March 7, 2014.

LAND USE ANALYSIS ADDENDUM

The applicant proposes a service station/quick-service food store, fast food restaurant with drive-through, child care center, and drive-in financial institution on 6.36 acres located south of Air and Space Museum Parkway between Sully Road (Route 28) and Historic Sully Way. The proposed fast food restaurant with drive-through is requested with a Special Exception application (SE 2013-SU-017). The site was previously part of the original rezoning application RZ 2003-SU-035, which was approved on January 22, 2007 by the Board of Supervisors (BOS).

At the time of the previous land use analysis dated March 7, 2014, an operational analysis was not completed yet for staff's review, and since the memo was finalized, staff reviewed an acceptable operational analysis. Based on this transportation analysis, the proposed uses and associated trips can be accommodated on site with some additional improvements. Previously, staff expressed concerns related to the uses as primary uses, and the applicant responded by addressing key issues related to open space, circulation and design. The applicant strengthened the open space commitment for the site and enhanced pedestrian circulation across the site. Vehicular circulation on and into the site improved, and specific commitments to design, including signage and service

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station canopy limitations, are now proposed. Also, approximately half of the site is within the Sully Historic Overlay District, and the proposed building materials of the structures on site are coordinated to honor historic district design restrictions.

The site, as shown on Sheet 2 of the CDPA/FDPA, is constrained by Route 28 to the west, Air and Space Museum Parkway to the north, and Historic Sully Way to the south. In a broader context, the 6.36 acre site is in the middle of a secure office complex, which restricts the development possibilities due to limited access and visibility. The site was once part of a larger coordinated development application, which envisioned a range of uses such as age restricted housing, office, hotel and retail for the immediate area. The Comprehensive Plan recommends that “retail uses and support services may be appropriate only as secondary and ancillary uses to the office and industrial/flex primary uses. . . .these ancillary and retail uses should not constitute a retail shopping center.” The development plan for the area changed, which excluded the application site from the surrounding parcels for office development, but the proposed uses will largely serve the surrounding office uses as well as visitors to the Steven F. Udvar-Hazy Center and Sully Historic Site due to its location. The mixed-use intent of the Comprehensive Plan language is fulfilled by the area’s development as a whole, and, with the proffered commitments to high quality design and necessary road improvements, the application is in conformance with the Comprehensive Plan.

PGN:BJC



County of Fairfax, Virginia

MEMORANDUM

DATE: April 24, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA/FDPA 2003-SU-035-02
SE 2013-SU-017
Dulles Discovery South Retail, LC

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced combined development plan as revised through March 24, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, pages 19 and 20:

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

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

Department of Planning and Zoning

Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



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

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

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more

stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.”

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through March 4, 2014, on page 7 through 9, the Plan states:

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

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .

- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

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. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, pages 11 and 12, the Plan states:

“Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . . .

New development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. ”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Buildings

The subject property is located within a portion of the Dulles Suburban Center, an area where the Comprehensive Plan provides specific recommendations for green building certification. Based on the guidance of the Comprehensive Plan, the development of the subject property should include a commitment to meet the green building guidance through a proffer or development condition for the attainment of LEED certification or an equivalent for each of the proposed structures. The applicant is currently proposing a gas station with quick service food store, a fast food restaurant with drive-through, a bank with drive-through and a childcare center. The County has received commitments for LEED certification for each of these proposed uses elsewhere in the County. It should also be noted that nearby uses, such as, the adjacent office buildings and nearby residential development, were all subject to commitments to LEED or an equivalent green building measure. The applicant has not yet agreed to

development conditions or proffers specifying green building commitments appropriate to this type of commercial development. Staff feels that this issue is not resolved at this time.

Noise

Staff had raised concerns regarding the proximity of the proposed childcare facility to both Route 28 and the runways for Dulles International Airports. Both facilities had the potential to project noise in excess of 65 dBA DNL on both the structure and the proposed outdoor play area. The applicant subsequently provided a noise study which demonstrates that noise levels should fall within accepted levels for both the play area and the structure. The play area will be shielded from traffic noise from Route 28 via a berm and noise from the aircraft should be limited during periods of outdoor activity. The proposed childcare facility is located just outside of the 60 dBA DNL noise contour for the airport. Staff feels that this issue has been adequately addressed.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ADDENDUM for: PCA/FDPA 2003-SU-035-02
SE 2013-SU-017
Dulles Discovery South Retail, LC

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced combined development plan as revised through March 24, 2014. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through March 4, 2014, pages 19 and 20:

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

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/



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

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

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more

stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Buildings

The subject property is located within a portion of the Dulles Suburban Center, an area where the Comprehensive Plan provides specific recommendations for green building certification. Staff had asked that the applicant include commitments to meet the green building guidance in a manner consistent with guidance noted in the Policy Plan for new development within urban and suburban centers, such as the Dulles Suburban Center. While staff had acknowledged that the proposed retail use of the property had been approved based on a prior design at this location, staff felt that the proposed redesign of the retail development at this location with four separate structures as opposed to the two structures previously noted for development at this location still represented an opportunity to seek a full green building commitment consistent with United States Green Building Council's LEED programs. Staff recognizes the unique zoning history of the subject property as well as the reduction in the overall square footage of the retail uses proposed with this application from the previous approval. The original application for this property was intended to be an integral community serving retail element of a much larger planned residential community. With the subsequent change of the adjoining parcels from residential to office development, that concept became less viable. The current retail option sought by the applicant is based on a concept intended to provide retail and service uses that are intended to serve the adjoining office occupants as the primary customer. While the applicant has not committed to LEED certification, they have offered an extensive list of green building measures, inclusion of a LEED-AP as part of the design team, an escrow

for each of the proposed structures and project tracking by the Chief of the Environment and Development Branch within the Department of Planning and Zoning. While staff has received commitments for LEED certification for each of these proposed uses elsewhere in the County, we would note that the zoning history of the subject property was considered and suggested that, while full conformance with the green building policy was desirable, it may not be fully warranted under the circumstances. Given the unique zoning history of the subject property, staff feels that the green building measures noted by the applicant will satisfy the recommendations of the Comprehensive Plan.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: 24 January 2014

TO: Joe Gorney, Senior ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner 

SUBJECT: PCA/FDPA 2003-SU-035-02 concurrent with SE 2013-SU-017 (Dulles Discovery South Retail); Tax map 34-2 ((1)) 1B, Heritage Resource comment

Heritage Resource comment:

A portion of the subject area of the PCA/FDPA, SE application is located within the Sully Historic Overlay District (HOD) as acknowledged in the application. The proposed child care is located within the Sully HOD. The following section of the Zoning Ordinance applies:

Zoning Ordinance

"7- 204 Administration of Historic Overlay District Regulations

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

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

The proposal was presented in a workshop session to the ARB at its December 12, 2013 meeting. Following workshop session discussion, the applicant is to submit a formal application and addresses matters that the ARB may have raised at the workshop. At the December

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workshop, the ARB raised matters pertaining to the building appearing massive in scale and top heavy beneath a massive roof which has no apparent function. The ARB asked the applicant to take some of the building mass and break up the scale, to address the large roof and improve the building elevations as they seem unfinished. The ARB also raised concern with the location of the children's play area abutting the Route 28 off ramp. Application was made to the ARB for its January 9, 2014 meeting; included were revised illustratives addressing matters raised by the ARB at its December workshop.

As stipulated in the Zoning Ordinance text cited above, the ARB makes recommendation on the PCA/FDPA, SE application; in this case for that part of the application's proposal for the area within the Sully HOD.

Background:

At the September 14, 2006 ARB meeting, a workshop session was held on Dulles Discovery South then proposed as an active adult community with commercial at the historic district boundary. The following is an excerpt from the discussion on the then proposed retail:

- Retail Spaces: The proposed retail spaces are somewhat similar to what was previously proposed. There is one 2400 sq. ft. building with will house small retail spaces. This area has a 19th century town street design. The stores are 40-feet in width with lots of fenestration. The structure will appear to have two-stories from the outside elevation but will only be one-story. The Office Building has a farmhouse-with-additions type design. These buildings will be made out of traditional building materials with porches and patios and mutton windows. However the details will be done with contemporary materials and treatments so as not to look like a historic replication.
- Mr. Juanpere stressed that there is nothing wrong with presenting a good modern design. There is no need to replicate Sully Plantation. Why mimic the past when you have an opportunity to create and define future design? Also, the retail space looks like half the design. In reality the building has two front facades and the architecture needs to address that fact. It's a three dimensional structure which is only made more significant due to its high visibility and location.

The proposal for an active adult community did not proceed so no subsequent meetings were held with the ARB.

Heritage Resource staff review:

In initial staff review, it appeared that the applicant had completed extensive architectural design for buildings located both inside and outside the Sully HOD boundaries. At that time, no materials had been submitted for ARB review or comment. Because the drawings were included in the application packet and therefore would be considered for recommendation by the Planning Commission and approval by the BOS Staff expressed concern to Zoning staff and to the applicant regarding the coordination of the required ARB approval for building and sign designs vs. the required ARB recommendation for the current zoning application.

In order to avoid what could be inherent conflict, Staff suggested:

1. The applicant make separate application to the ARB for review and action on the architectural design. This application would follow the ARB workshop session and could be submitted concurrently with the ARB application for recommendation on the zoning application. OR

2. The architectural design sheets be clearly identified as conceptual illustratives subject to ARB approval for that section of the application within the Sully HOD as required by the Zoning Ordinance. Proffer(s) be developed to reflect this stipulation. Action taken on the architectural design under this zoning action for that section of the proposal within the Sully HOD stipulate the required ARB approval prior to issuance of a building permit.

At the December 12, 2013 workshop with the ARB, the applicant provided architectural design sheets to facilitate discussion. At the January 9, 2014 meeting, the applicant provided revised illustratives addressing matters raised by the ARB at the workshop.

The ARB recommendation below stipulates that a separate action will be required on the proposed new construction design and related design site features.

ARB recommendation:

At its January 9, 2014 meeting the ARB made the following recommendation on ARB application Item ARB-14-SUL-01, proposal for a child care center and its surrounding site improvements, landscape and parking located adjacent to Air & Space Parkway, Route 28 off ramp and Historic Sully Way, tax map # 34-2 ((1)) 1B, application PCA/FDPA 2003-SU-035-02 concurrent with SE 2013-SU-017 Dulles Discovery South Retail:

Move approval of agenda item ARB-14-SUL-01, to recommend approval of the development plans PCA/FDPA 2003-SU-035-02 concurrent with SE 2013-SU-017 Dulles Discovery South Retail, with respect to the location and schematic footprint of the building; to reserve ARB review and approval of the building design, lighting, landscaping, site improvements and materials, which are not part of this proposal. Further, the ARB expresses concern with the building's mass and scale as presented and requests that the applicant address these concerns prior to submitting the architectural design for ARB review; and consequently the ARB reserves the ability to manipulate the footprint, scale and mass of the building so that the design is compatible with the character of the historic overlay district.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 2003-SU-035)
3-5 (SE 2013-SU-017)

SUBJECT: PCA/FDPA 2003-SU-035-02; SE 2013-SU-017 – Dulles Discovery South Retail
Land Identification Maps: 34-2 ((1)) 1B

This department has reviewed the subject request including proffers revised through March 26, 2014, and a Conceptual/Final Development Plan (FDP) dated March 24, 2014. We have the following comments.

- The removal of the roundabout and the installation of a signal were determined to be acceptable to Fairfax County in a proffer interpretation response dated June 29, 2012. It is recommended that the commitment to these modifications be included in the proffer document to further codify and centralize this requirement.
- In conjunction with the installation of signal at the intersection of Historic Sully Way and the site entrance, the applicant should modify the median on Historic Sully Way to allow a continuous two-lane approach between Air & Space Museum Parkway and the intersection. This recommendation will address concerns about the queue of left turning traffic at the signal impeding through and right-turning traffic on Historic Sully Way.
- The applicant proposes right-in entry only at the northernmost entrance from Historic Sully Way. This entrance should be narrowed and designed for in-bound traffic only.
- The applicant should commit to a parking rate for bicycles per the County guidelines.
- The bike racks shown on the development plan are poorly located. The applicant should commit to finalize the location and design of the racks at site plan approval for the proposed development in coordination with FCDOT.

Ms. Barbara Berlin, Director

April 4, 2014

Page 2 of 2

- Some elements of the pedestrian improvements remain to be addressed:
 - A sidewalk is extended into the site near the intersection of Air & Space Museum Parkway and Historic Sully Way that places pedestrians in the pump islands. This should be removed.
 - The relationship between the pedestrian access point from the DDS secure site to access points for the retail uses is indirect. There is a concern pedestrians will cross Historic Sully Way at unsafe locations seeking a more direct path into the site.
 - It is recommended that the applicant extend a sidewalk from the trail terminus along Air & Space Museum Parkway into the site locating it between the bank and restaurant drive-thru lanes.
 - Pedestrian signals should be proffered for the signalized intersection of the entrance with Historic Sully Way.
- In Proffer 19.A, the applicant proposes to restripe the southbound approach from the Dulles Discovery North site to Air & Space Museum Parkway. The improvement is acceptable to FCDOT however, assuming no signal modification is necessary, signage will need to be installed prohibiting right turns on red from the center lane, subject to VDOT approval. This language should be included in the proffer.

MAD/mad



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

Charles A. Kilpatrick, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

May 8, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
VDOT Land Development

Subject: PCA/FDPA 03-SU-035-2; SE 13-SU-017; Dulles Discovery South

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.

VDOT has reviewed the subject application and offers the following comment:

1. The applicant should provide response to VDOT's April 28, 2014 comments associated with the operational analysis.
 - a. In particular comments associated with lack of capacity and extended queue lengths along Historic Sully Way should be addressed.
2. Repeat Comment – The eastern most entrance to the site should be geometrically modified to eliminate the right-out movements. Although the plan shows a right-in only entrance, the entrance width is still large enough to discourage the exit move by motorists.
 - a. AutoTurn schematics should be provided for the modified design using WB-62 as the design vehicle.

If you have any questions, please contact me at (703) 259-2414.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



County of Fairfax, Virginia

MEMORANDUM

DATE: April 2, 2014

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

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

SUBJECT: Dulles Discovery South, PCA/FDPA 2003-SU-035-2 concurrent with SE 2013-SU-017 (DD South Retail)

This review is based upon the PCA/FDPA 2003-SU-035-2 concurrent with SE 2013-SU-017 and is stamped as "Received Department of Planning & Zoning March 26, 2014." This application proposes to modify the approved CDP/FDP uses to accommodate a child care center, drive-in bank, fast food restaurant and service station/quick service food store. In addition an SE application is concurrently being processed to permit the fast food restaurant.

1. **Comment:** It is still unclear which areas of parking lot are being counted since they have not been clearly identified by shading.

Recommendation: All areas of the parking lot that are being used in the tabulation to determine the parking lot area (including the entire surface of the parking lot, loading spaces, drive-thru spaces, and any paved surface that serves exclusively as access to the parking lot, deck, loading area or drive-thru) should be indicated through shading.

2. **Comment:** Draft proffer 6A and the landscape plan planting schedule specify providing three (3) inch caliper ornamental deciduous trees, which can often be difficult to find in the nursery industry and could lead to problems at bond release.

Recommendation: The applicant may want to consider revising proffer 6A along with the landscape schedule to only specify using two to two and one half (2-2.5) inch caliper ornamental deciduous trees.

If you have any further questions, please feel free to contact me at 703-234-1770.

NJD/

UFMDID #: 184844

cc: DPZ File

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





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: April 3, 2014

SUBJECT: PCA/FDPA 2003-SU-035-2, Dulles Discovery South / Retail
Tax Map Number: 34-2 ((1)) 1B

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated March 24, 2014, for the above referenced application. The Development Plan proposes the construction of a gas station/quick service mart, fast food restaurant, bank, and child day care facility, primarily intended to serve the adjacent office complexes. A portion of the property lies within the Sully Historic Overlay District and is adjacent to the approach to Sully Historic Site, owned and operated by the Fairfax County Park Authority.

ANALYSIS AND RECOMMENDATIONS

Preservation of Views to Sully Historic Site:

Pursuant to the June 29, 2012 Proffer Interpretation related to the adjacent secure office facility (Dulles Discovery South - RZ/FDP 2009-SU-024), an entrance feature for Sully Historic Site is constructed on the subject property. This feature was provided by the applicant to mitigate the visual impacts created by the removal of a traffic roundabout on Historic Sully Way. The roundabout had previously provided a transition from the office development to the entrance to the park. Therefore, maintaining clear sight lines to this new entry feature along Sully Historic Way is an important element. The current site and landscape designs support this goal.

Additionally, a consistent focus through previous zoning actions has been to protect the visual approach to Sully Historic Site by screening of views of parking areas adjacent to Historic Sully Way. This application mirrors the efforts established with the Dulles Discovery South application, providing berming and landscaping along the approach to the park property. Adherence to the concepts presented in this application will serve to minimize adverse visual impacts of the proposed development on the entrance to the park.

Pedestrian Connectivity:

Considerable focus during the review process has been placed on the value of pedestrian connectivity and access between the proposed commercial development and the adjacent office facilities. Due to the secure nature of the office facility, however, perimeter fencing creates a significant obstacle to the promotion of pedestrian access. The addition of crosswalks recently added at the southern entrance to the site provides very little benefit when there is no connection to the site circulation within the office complex. The applicant should carefully consider the options provided for pedestrian routes. The addition of a second pedestrian gate closer to the southern intersection should be considered and connections to the interior of the commercial site re-evaluated.

Historic Marker:

The applicant has proposed to fund and install a historic marker and interpretive feature related to the Sully Historic Site, conditioned on the approval of the Sully Foundation. The review and approval of this feature should be extended to include the site manager of Sully Historic Site.

Historic Sully Contact Information:

The applicant has proposed to assure coordination of contact information with the manager of Sully Historic Site prior to issuance of the first Non-RUP. Based on experience during the construction of Dulles Discovery South, this contact information should be provided at the start of construction. Historic Sully Way provides the only access to Sully Historic Site for both staff and visitors. Obviously, every effort should be made to ensure continuity of access but provision of contact information early on will help to smooth any wrinkles that may develop through the construction process.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Maintain clear sight lines to the existing Sully Historic Site entry feature on the subject property
- Adhere to the landscape design and section drawings to protect views along Historic Sully Way
- Coordinate with adjacent office complex to include an additional pedestrian gate closer to the southern entrance to the commercial site
- Include the Site Manager of the Sully Historic Site in the review and approval of the proposed historic marker and interpretive feature
- Provide contact information to the Site Manager of Sully Historic Site at the beginning of site construction.

Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division
Joe Gorney, DPZ Coordinator
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: March 19, 2014

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

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: PCA/FDPA 2003-SU-035-02; SE 2013-SU-017:4363-ZONA-001-1; Dulles
Discovery South Retail; Tax Map #34-2-((1))-1B; Sully District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

The applicant shall provide detention to demonstrate that post development peak runoff is no greater than pre-development peak runoff for 2-yr and 10- yr storm event unless waived by the Director. PFM 6-0301.3.

Water Quality Control

The applicant has proposed wet pond to meet the water quality requirements of PFM. A phosphorous removal computation showing at least 50 % phosphorus removal from the site has been provided. PFM 6-0401.2A

Downstream Drainage System

The applicant shall provide Adequate Outfall Analysis for all the proposed outfalls showing the location and size of the proposed drainage structures and demonstrate that all the proposed Outfalls meet PFM requirements. PFM 6-0203.2B.

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 Mohan Bastakoti at 703-324-1739 if you require additional information.

cc: Don Demetrius, Chief, Watershed 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
Zoning Application File



Fairfax Water

APPENDIX 20

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

September 20, 2013

Zoning Evaluation Division

SEP 26 2013

Department of Planning & Zoning
RECEIVED

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

Re: FDPA 2003-SU-035-02
PCA 2003-SU-035-02
SE 2003-SU-017
Dulles Discovery South
Tax Map: 34-2

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-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.

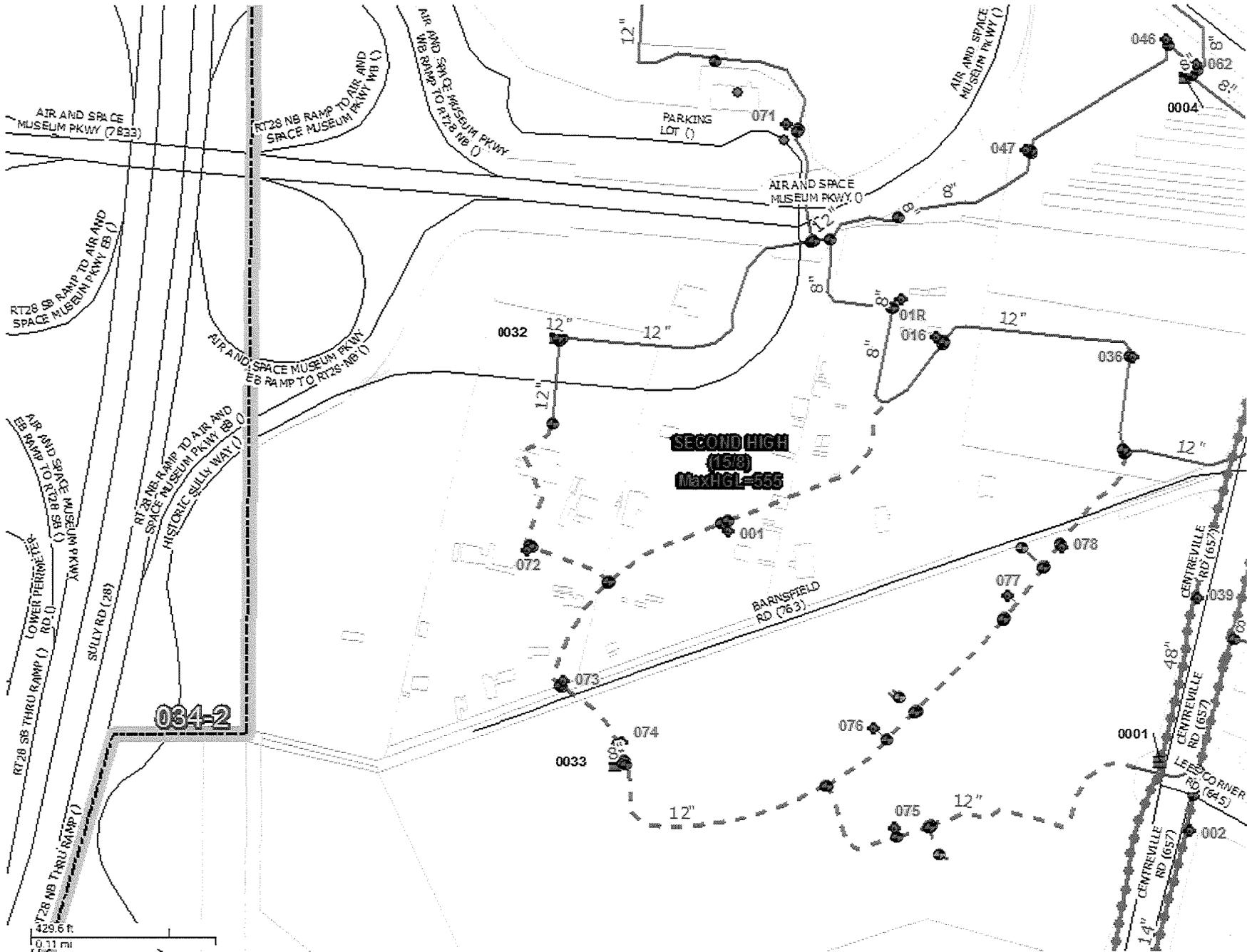
Sincerely,



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

Enclosure

The information contained on this page is NOT to be construed or used as a "legal description". Fairfax Water does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Technical Services Branch of the Planning and Engineering Division. In no event will Fairfax Water be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



(note: scalebar is approximate)



County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2013

TO: Joe Gorney
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/ FDPA 2003-SU-035-2 & SE 2013-SU-017**
Tax Map No. : 034-2-01-0001-B

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 Upper Cub Run (T-1) watershed. It would be sewer 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 the Historic Sully Way 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.

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

- Other pertinent comments:**





County of Fairfax, Virginia

MEMORANDUM

DATE: October 4, 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/Final Development Plan Amendment PCA/FDPA
2003-SU-035-2 concurrent with Special Exception Amendment Application
SEA 2013-SU-017

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)_____



ZONING ORDINANCE PROVISIONS

6-201 Purpose and Intent

The PDC District is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.

6-206 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall

not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development. The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:

A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.

B. There shall be no vehicle or tool rental and 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. In addition, no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.

8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.

10. Fast food restaurants shall be permitted only in accordance with the following:

A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:

(1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and

(2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.

B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:

(1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and

(2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.

11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, 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.

13. Vehicle transportation service establishments shall be permitted in accordance with the following:

A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

B. There shall be no maintenance or refueling of vehicles on site.

C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

14. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use(s), and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use(s) to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:

A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.

B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.

C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.

D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.

E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.

F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:

A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.

B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

C. The proposed development is located within an area designated as a Community Business Center in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans for the area and for pedestrian movement and access.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

3. Minimum lot width: No requirement for each use or building.

6-208 Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.

2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.

3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:

A. More open space than the minimum required by Sect. 209 below - Not more than 2% for each additional 1% of the gross area provided in open space.

B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.

C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.

D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-209 Open Space

1. 15% of the gross area shall be open space.

2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units. The provision of such facilities shall be subject to the provisions of Sect. 16-404 and such requirement shall be based on a minimum expenditure of \$1700 per dwelling unit for such facilities and either:

A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or

B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

9-006 General Standards [Special Exceptions]

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-503 - Standards for all Category 5 [Special Exception] Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
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.

9-505 - 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.
 - 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.
6. In the PDH and PDC Districts, in addition to Par. 1 above:
 - A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:
 - (1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.

(2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.

(3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.

(4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.

B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or

will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations,

and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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