



APPLICATION ACCEPTED: September 9, 2014  
PLANNING COMMISSION: July 15, 2015  
BOARD OF SUPERVISORS: not yet scheduled

# County of Fairfax, Virginia

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June 30, 2015

## STAFF REPORT

**PRC C-546-03;  
PCA 83-S-029-02; and  
DPA C-546-24**

### BRADDOCK DISTRICT

**APPLICANT:** Chick-fil-A, Inc.

**ZONING:** PRC (Planned Residential Community)

**PARCEL:**                      **AREA:**  
77-1 ((1)) 75A                      35,686 sq. ft.  
77-1 ((1)) 75B                      4.83 acres  
77-1 ((1)) 75C                      6.56 acres  
77-1 ((1)) 75D                      1.52 acres (to be occupied by Chick-fil-A)

**TOTAL ACREAGE:**                      13.73 acres

**FAR:**                                      0.22 (overall)  
    0.07 (Lot 75D only)

**OPEN SPACE:**                              30% (overall)  
    35% (Lot 75D only)

**PLAN MAP:**                                      Residential Planned Community

### PROPOSALS:

PRC C-546-03 proposes to amend the PRC Plan associated with DP C-546 to allow a fast food restaurant with drive-through and an increase in the allowable square footage of Land Bay 8E of the Burke Centre Development Plan from 129,000 to 132,000 sq. ft.

PCA 83-S-029-02 proposes to amend RZ 83-S-029, which previously rezoned 22.04 acres of I-3 and I-5 zoned land to the PRC District, to allow the development of a fast food restaurant with drive-through.

---

Joe Gorney

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



DPA C-546-24 proposes to amend DP C-546 to allow a fast food restaurant with drive-through and an increase in the allowable square footage of Land Bay 8E of the Burke Centre Development Plan from 129,000 to 132,000 sq. ft.

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of PRC C-546.

Staff recommends approval of PCA 83-S-029-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of DPA C-546-24, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends approval of the modifications listed below:

- Modification of the transitional screening requirement along the Burke Centre Parkway frontage, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, to allow a reduction of the width from 50 to 33 feet, in favor of the alternatives as shown on the proposed plan and as conditioned; and
- Modification of the barrier requirement, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, in favor of the barriers as shown on the proposed plat and as conditioned.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owners, relieve the applicants/owners 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 approvals of these applications do not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

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.

*O:\jgorney\APPLICATIONS\PCA-83-S-029-02-Chick-fil-A\STAFF-REPORT-PRC-C-546-03-063015.docx*

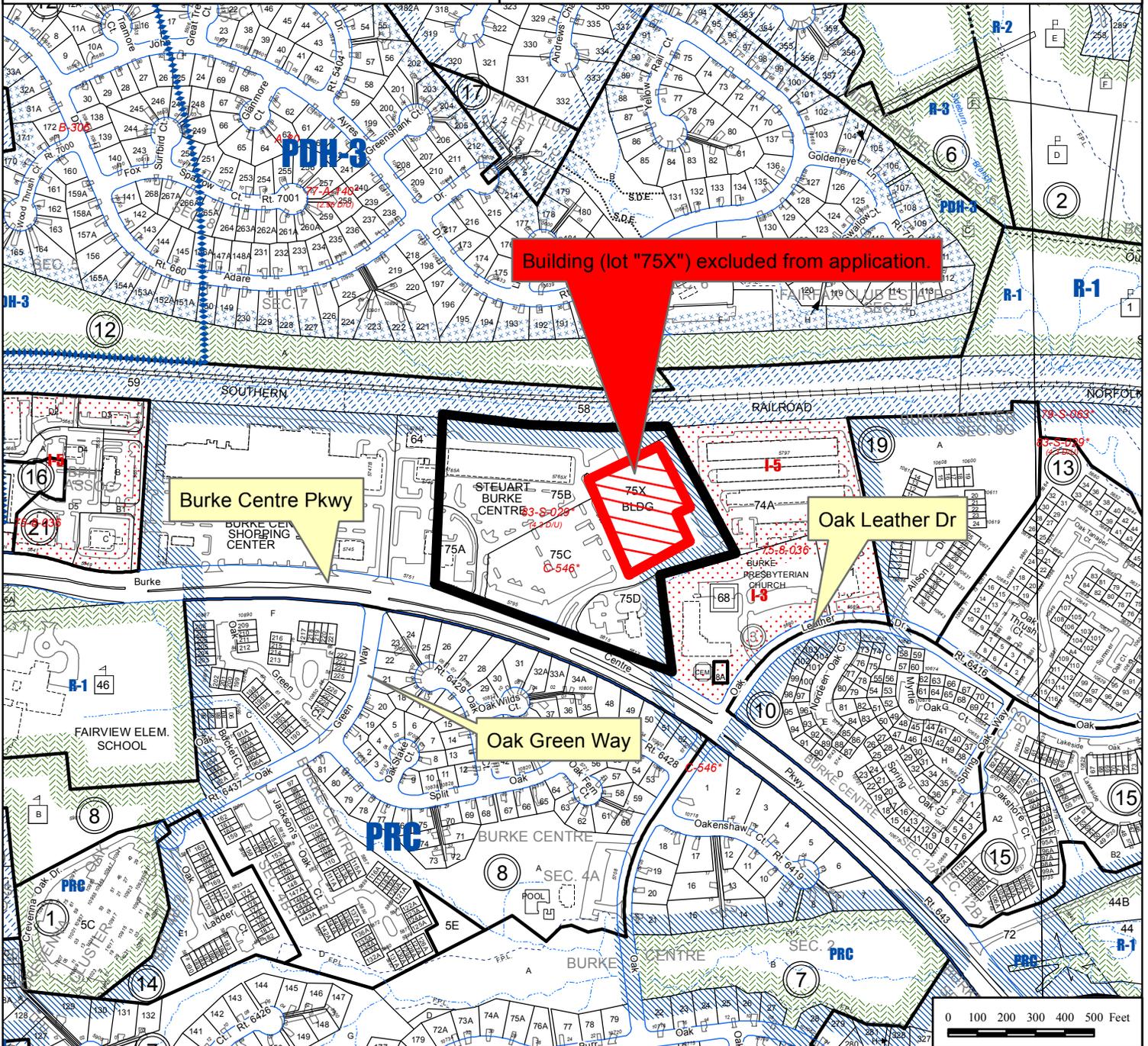


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Development Plan Amendment

PRC -C-546-03

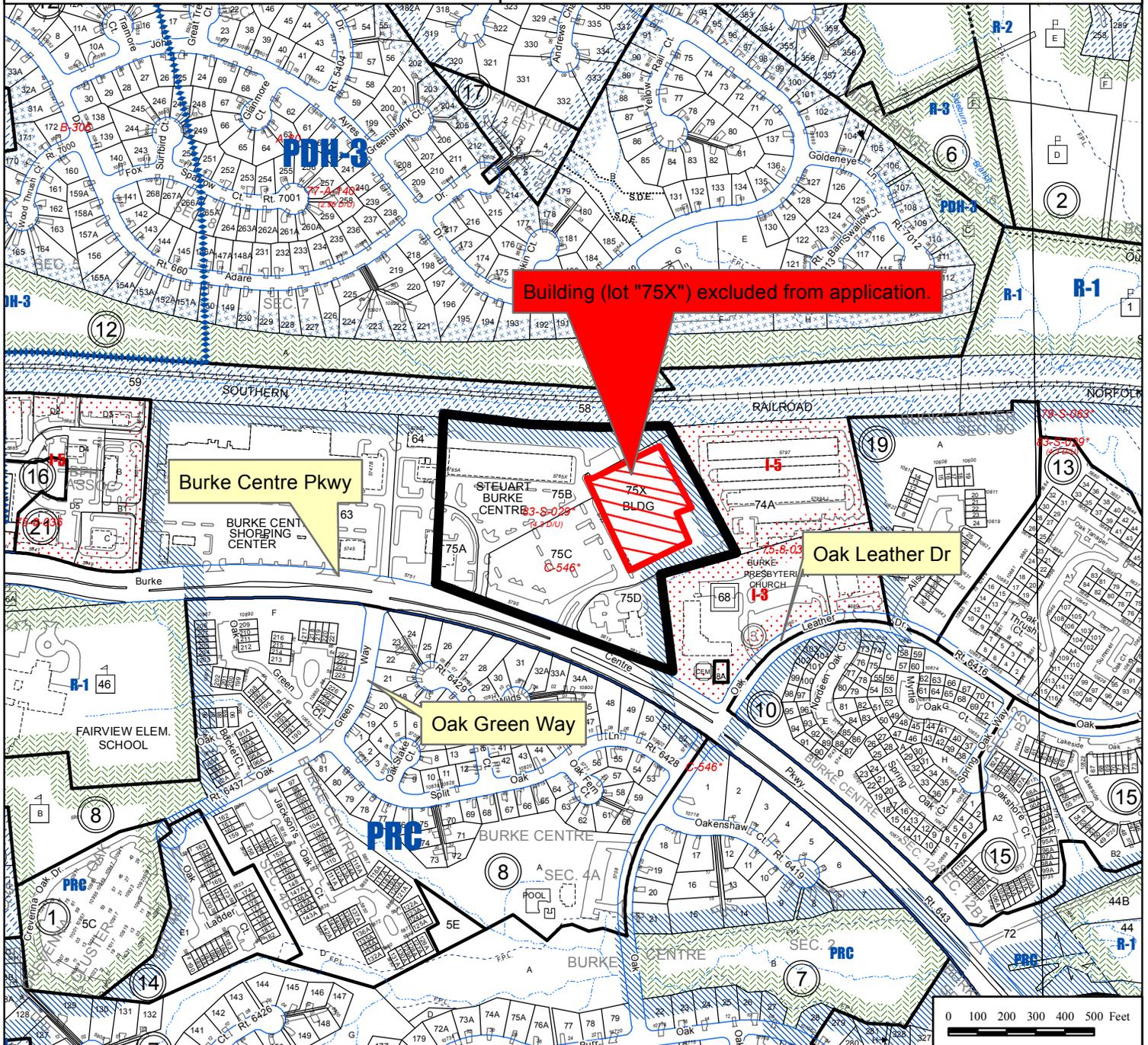
Applicant: CHICK-FIL-A, INC.  
Accepted: 09/09/2014  
Proposed: FAST FOOD WITH DRIVE THROUGH  
Area: 13.73 AC OF LAND; DISTRICT - BRADDOCK  
Zoning Dist Sect: NORTH SIDE OF BURKE CENTRE PARKWAY,  
LOCATED: APPROXIMATELY 1,500 EAST OF OX ROAD  
Zoning: PRC  
Overlay Dist:  
Map Ref Num: 077-1- /01/ /0075A /01/ /0075B  
/01/ /0075C /01/ /0075D



# Proffered Condition Amendment

PCA 83-S-029-02  
DPA-C-546-24

Applicant: CHICK-FIL-A, INC.  
Accepted: 09/09/2014  
Proposed: FAST FOOD WITH DRIVE THROUGH  
Area: 13.73 AC OF LAND; DISTRICT - BRADDOCK  
Zoning Dist Sect: NORTH SIDE OF BURKE CENTRE PARKWAY,  
LOCATED: APPROXIMATELY 1,500 EAST OF OX ROAD  
Zoning: PRC  
Overlay Dist:  
Map Ref Num: 077-1- /01/ /0075A /01/ /0075B  
/01/ /0075C /01/ /0075D



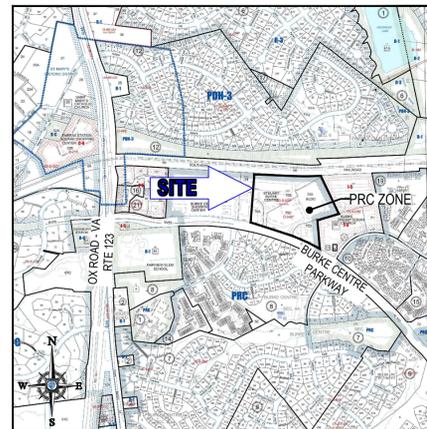
DEVELOPMENT PLAN AMENDMENT (DPA),  
 PROFFER CONDITION AMENDMENT (PCA),  
 AND PLANNED RESIDENTIAL COMMUNITY PLAN (PRC)

FOR



LOCATION OF SITE

5815 BURKE CENTRE PARKWAY  
 BRADDOCK DISTRICT  
 BURKE, FAIRFAX COUNTY, VA  
 TAX MAP #: 0771 01 0075A, 0771 01 0075B,  
 0771 01 0075C, 0771 01 0075D, AND 0771 01 0075X



VICINITY AND ZONING MAP

SCALE: 1" = 1,000'  
 FAIRFAX COUNTY GIS

**OWNER**  
 STEUART BURKE CENTRE,  
 SHOPPING CENTER LLC  
 C/O JBG ROSENFELD  
 4445 WILLARD AVENUE, SUITE 700  
 CHEVY CHASE, MD 20815

**DEVELOPER**  
 CHICK-FIL-A  
 5200 BUFFINGTON DRIVE  
 ATLANTA, GA 30349  
 JOHN MARTINEZ

PREPARED BY



**BOHLER**  
 ENGINEERING

22636 DAVIS DRIVE, SUITE 250  
 STERLING, VIRGINIA 20164

Phone: (703) 709-9500  
 Fax: (703) 709-9501

[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

CONTACT: KEITH G. SIMPSON, P.E.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS/ EVM CERTIFIED PLAT	2
DPA/PCA/PRC PLAN	3
OVERALL PLAN	4
BURKE CENTER OVERALL DEVELOPMENT PLAN	5
LANDSCAPE PLAN	6
LANDSCAPE PLAN NOTES	7
STORMWATER MANAGEMENT PLAN	8
BUILDING ELEVATIONS	9-10
SITE DETAILS	11
CERTIFIED PLAT	1 OF 1



5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

Revisions:

Mark	Date	By
3	02/06/15	NTG

REV. PER PARKING STUDY  
 AND LAYOUT MODIFICATION

Mark	Date	By
4	04/09/15	IPS

REV. PER STAFF  
 COMMENTS

Mark	Date	By
5	05/06/15	NTG

REV. PER STAFF  
 COMMENTS



STORE  
 Series 02-  
 5815 BURKE CENTRE PKWY  
 BURKE  
 BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VA

SHEET TITLE  
**COVER SHEET**

DWG EDITION 02.4

- Preliminary
- 80% Submittal
- For Construction

Job No. : S126509

Store : \_\_\_\_\_

Date : 05/16/14

Drawn By : NTG

Checked By : KGS

Sheet

1



PARCEL C  
A DIVISION OF THE BURKE  
INVESTMENT ASSOCIATES  
DEED BOOK 5854 PAGE 1481

LANDS N/F  
STUART - BURKE CENTRE  
SHOPPING CENTER, L.L.C.  
DEED BOOK 10132 PAGE 211  
TAX MAP# 0771 01 0075C

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PARCEL 8-C  
BURKE CENTRE  
DEED BOOK 5215 PAGE 103

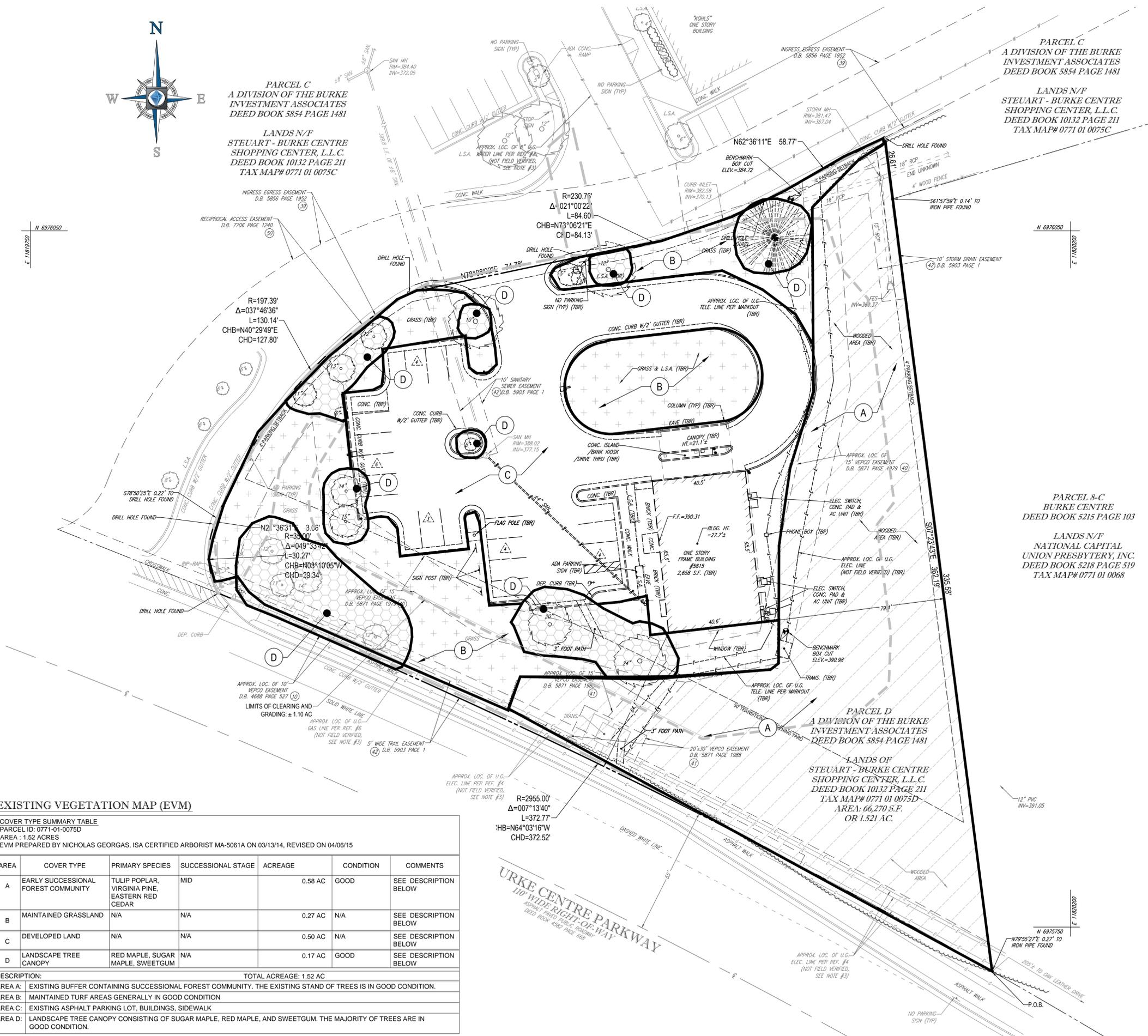
LANDS N/F  
NATIONAL CAPITAL  
UNION PRESBYTERY, INC.  
DEED BOOK 5218 PAGE 519  
TAX MAP# 0771 01 0068

PARCEL D  
A DIVISION OF THE BURKE  
INVESTMENT ASSOCIATES  
DEED BOOK 5854 PAGE 1481

LANDS OF  
STUART - BURKE CENTRE  
SHOPPING CENTER, L.L.C.  
DEED BOOK 10132 PAGE 211  
TAX MAP# 0771 01 0075D  
AREA: 66,270 S.F.  
OR 1.521 AC.

N 6976050  
E 7182920

N 6976250  
E 7182920



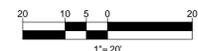
**EXISTING VEGETATION MAP (EVM)**

COVER TYPE SUMMARY TABLE  
PARCEL ID: 0771-01-0075D  
AREA: 1.52 ACRES  
EVM PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON 03/13/14, REVISED ON 04/06/15

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	EARLY SUCCESSIONAL FOREST COMMUNITY	TULIP POPLAR, VIRGINIA PINE, EASTERN RED CEDAR	MID	0.58 AC	GOOD	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLAND	N/A	N/A	0.27 AC	N/A	SEE DESCRIPTION BELOW
C	DEVELOPED LAND	N/A	N/A	0.50 AC	N/A	SEE DESCRIPTION BELOW
D	LANDSCAPE TREE CANOPY	RED MAPLE, SUGAR MAPLE, SWEETGUM	N/A	0.17 AC	GOOD	SEE DESCRIPTION BELOW

DESCRIPTION:  
TOTAL ACREAGE: 1.52 AC  
AREA A: EXISTING BUFFER CONTAINING SUCCESSIONAL FOREST COMMUNITY. THE EXISTING STAND OF TREES IS IN GOOD CONDITION.  
AREA B: MAINTAINED TURF AREAS GENERALLY IN GOOD CONDITION  
AREA C: EXISTING ASPHALT PARKING LOT, BUILDINGS, SIDEWALK  
AREA D: LANDSCAPE TREE CANOPY CONSISTING OF SUGAR MAPLE, RED MAPLE, AND SWEETGUM. THE MAJORITY OF TREES ARE IN GOOD CONDITION.

BURKE CENTRE PARKWAY  
110' WIDE RIGHT-OF-WAY  
ASPHALT PAVED PUBLIC HIGHWAY  
DEED BOOK 4582 PAGE 688



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark	Date	By
3	02/06/15	NTG
4	04/09/15	IPS
5	05/06/15	NTG

REV. PER PARKING STUDY AND LAYOUT MODIFICATION  
REV. PER STAFF COMMENTS  
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Job No. : S126509  
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Checked By : \_KGS\_

Sheet  
**2**

**LEGEND:**  
--- LIMITS OF SPECIAL EXCEPTION AREA  
--- LIMITS OF CLEARING AND GRADING



**PARCEL C**  
A DIVISION OF THE BURKE  
INVESTMENT ASSOCIATES  
DEED BOOK 5854 PAGE 1481

LANDS N/F  
STUART - BURKE CENTRE  
SHOPPING CENTER, L.L.C.  
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TAX MAP# 0771 01 0075C

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N 6976050  
E 11820200

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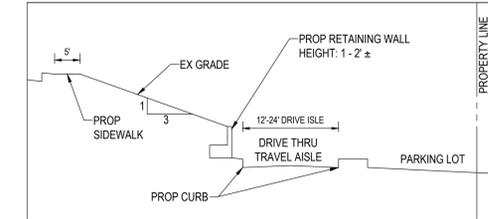
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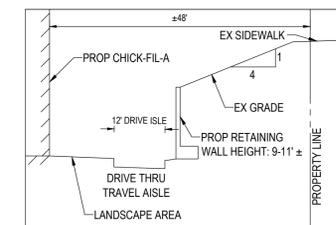
**GENERAL NOTES**

- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL/ALTA SURVEY SURVEY BY: BOHLER ENGINEERING ENTITLED: "ALTA/ACSM LAND TITLE SURVEY, CHICK-FIL-A, INC., #5815 BURKE CENTRE PARKWAY, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT#: SS126509 DATE: 08-14-13
- PARCEL DATA:  
TAX MAP #0771-01-0075D - 1.52 AC (66,270 SF)
- ZONE: PRC (PLANNED RESIDENTIAL COMMUNITY DISTRICT)
- BULK REQUIREMENTS
 

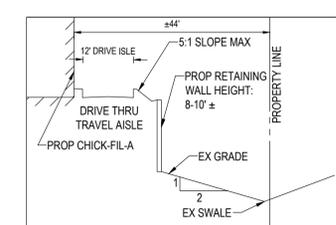
	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	N/A	1.52 AC (66,270 SF)
B. MIN. BUILDING SETBACK		
FRONT SETBACK (BURKE CENTRE PKWY/ SOUTH)	50'	48'±
SIDE SETBACK (EAST PROPERTY LINE)	N/A	44'± (BUILDING)
SIDE SETBACK (NORTH/ WEST PROPERTY LINE)	N/A	40'± (DRIVE-THRU CANOPY)
SIDE SETBACK (NORTH/ WEST PROPERTY LINE)	N/A	141'±
C. MIN. PARKING SETBACK		
FRONT SETBACK (BURKE CENTRE PKWY/ SOUTH)	50'	33'±
SIDE SETBACK (EAST PROPERTY LINE)	4'	20'±
SIDE SETBACK (NORTH/ WEST PROPERTY LINE)	4'	12'±
D. PARKING REQUIREMENT		
a. 4.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA (PARKING IS BASED ON SHOPPING CENTER REQUIREMENT)	21 SPACES	44 SPACES
b. STACKING REQUIREMENTS: 11 SPACES (5 MUST BE DESIGNATED FOR THE ORDERING STATION)	16	22
c. MIN. PARKING SPACE DIMENSIONS		
90° SPACES	8.5' x 18'	9' x 18'
E. FLOOR AREA RATIO (F.A.R.)	N/A	0.06
F. MIN. DRIVE AISLE	23'	±24'
G. MAX. BUILDING HEIGHT	40'	±25'
I. OPEN SPACE	15%	±35%
J. LOADING (ONE FOR GSF BELOW 10,000)	1	1
- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE DPA/PCA/PRC PLAN AREA.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN), PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREA, PANEL 170 OF 450" COMMUNITY PANEL NO. 515525 0170 E, MAP REVISED 9/17/10.
- NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THE SITE.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
- A STATEMENT FROM THE HEALTH DEPARTMENT REGARDING ADEQUATE AVAILABLE FACILITIES IS REQUIRED FOR SANITARY SEWER AND WILL BE PROVIDED AT SITE PLAN REVIEW. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED BUILDING LOCATION, LANDSCAPING, AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.
- SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- RETAINING WALL DETAILS TO BE PROVIDED WITH SITE PLAN SUBMISSION.



RETAINING WALL SCHEMATIC CROSS SECTION A-A  
NOT TO SCALE

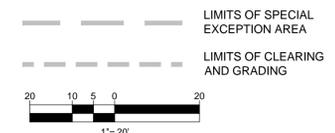


RETAINING WALL SCHEMATIC CROSS SECTION B-B  
NOT TO SCALE



RETAINING WALL SCHEMATIC CROSS SECTION C-C  
NOT TO SCALE

**LEGEND:**



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Revisions:

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REV. PER PARKING STUDY AND LAYOUT MODIFICATION

Mark	Date	By	COMMENTS
3	02/06/15	NTG	
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5	05/06/15	NTG	

COMMONWEALTH OF VIRGINIA  
KEITH SIMPSON  
Lic. No. 040819  
05/07/15  
PROFESSIONAL ENGINEER

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SHEET TITLE  
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Sheet  
**3**



NOTES:  
 1. THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN LANDBAY 10A \ 8B.

ACCESSORY USES AND ACCESSORY SERVICE USES, AS PROVIDED BY ARTICLE 6A  
 BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS  
 AMUSEMENT ARCADES  
 AUTOMOBILE-ORIENTED USES  
 CAR WASHES  
 DRIVE-IN BANKS  
 FAST-FOOD RESTAURANTS  
 QUICK-SERVICE FOOD STORES  
 SERVICE STATIONS  
 SERVICE STATIONS / MINI-MARTS  
 BILLIARD AND POOL HALLS  
 BOWLING ALLEYS  
 COMMERCIAL SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS  
 HEALTH CLUBS  
 MINIATURE GOLF COURSES  
 SKATING FACILITIES  
 ANY OTHER SIMILAR COMMERCIAL RECREATION USE  
 COMMUNITY USES (GROUP 4)  
 DWELLINGS AS PERMITTED BY ARTICLE 6 - 302 A.  
 EATING ESTABLISHMENTS  
 FINANCIAL INSTITUTIONS  
 FUNERAL CHAPELS  
 INSTITUTIONAL USES (GROUP 3)  
 LIGHT PUBLIC UTILITY USES (CATEGORY 1)  
 OFFICES  
 PERSONAL SERVICE ESTABLISHMENTS  
 PUBLIC USES  
 QUASI-PUBLIC USES (CATEGORY 3)  
 REPAIR SERVICE ESTABLISHMENTS  
 RETAIL SALES ESTABLISHMENTS  
 TAXI STANDS  
 THEATRES  
 TRANSPORTATION FACILITIES (CATEGORY 4): LIMITED TO BUS OR RAILROAD STATIONS AND WIMTA FACILITIES  
 VEHICLE LIGHT SERVICE ESTABLISHMENTS  
 VETERINARY HOSPITALS



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REV. PER PARKING STUDY AND LAYOUT MODIFICATION

REV. PER STAFF COMMENTS

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**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEERS  
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 ARCHITECTS

1228 DAVIS DRIVE, SUITE 200  
 STERLING, VIRGINIA 20164  
 Phone: (703) 464-0000  
 www.BohlerEngineering.com

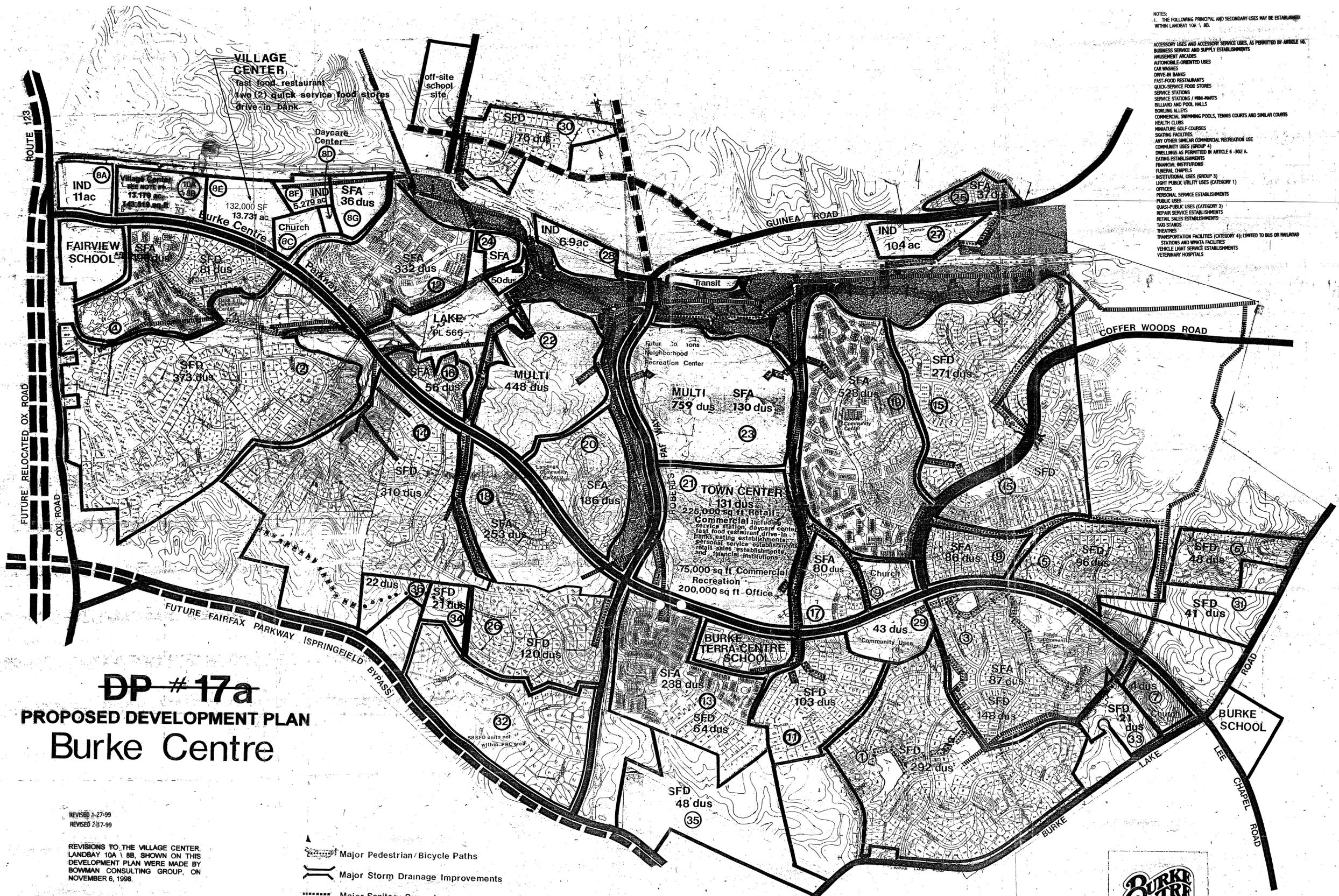
STORE  
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 5815 BURKE CENTRE PKWY  
 BURKE  
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 FAIRFAX COUNTY, VA

SHEET TITLE  
 BURKE CENTER  
 OVERALL  
 DEVELOPMENT PLAN

DWG EDITION 02.4

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# DP #17a

## PROPOSED DEVELOPMENT PLAN

### Burke Centre

REVISED 1-27-99  
 REVISED 2-17-99

REVISIONS TO THE VILLAGE CENTER, LANDBAY 10A \ 8B, SHOWN ON THIS DEVELOPMENT PLAN WERE MADE BY BOWMAN CONSULTING GROUP, ON NOVEMBER 6, 1998.

This Plan was adopted by Fairfax County on 11 August 1975 as amended to As with all plans, it is subject to periodic review as the community develops. For this reason the land-use pattern shown on this map may be subject to change over the next few years.

- Major Pedestrian/Bicycle Paths
- Major Storm Drainage Improvements
- Major Sanitary Sewer Improvements
- Major Open Space
- Proposed Off-Site Roads by Others
- Existing and Committed Roads
- Possible Street Alignment

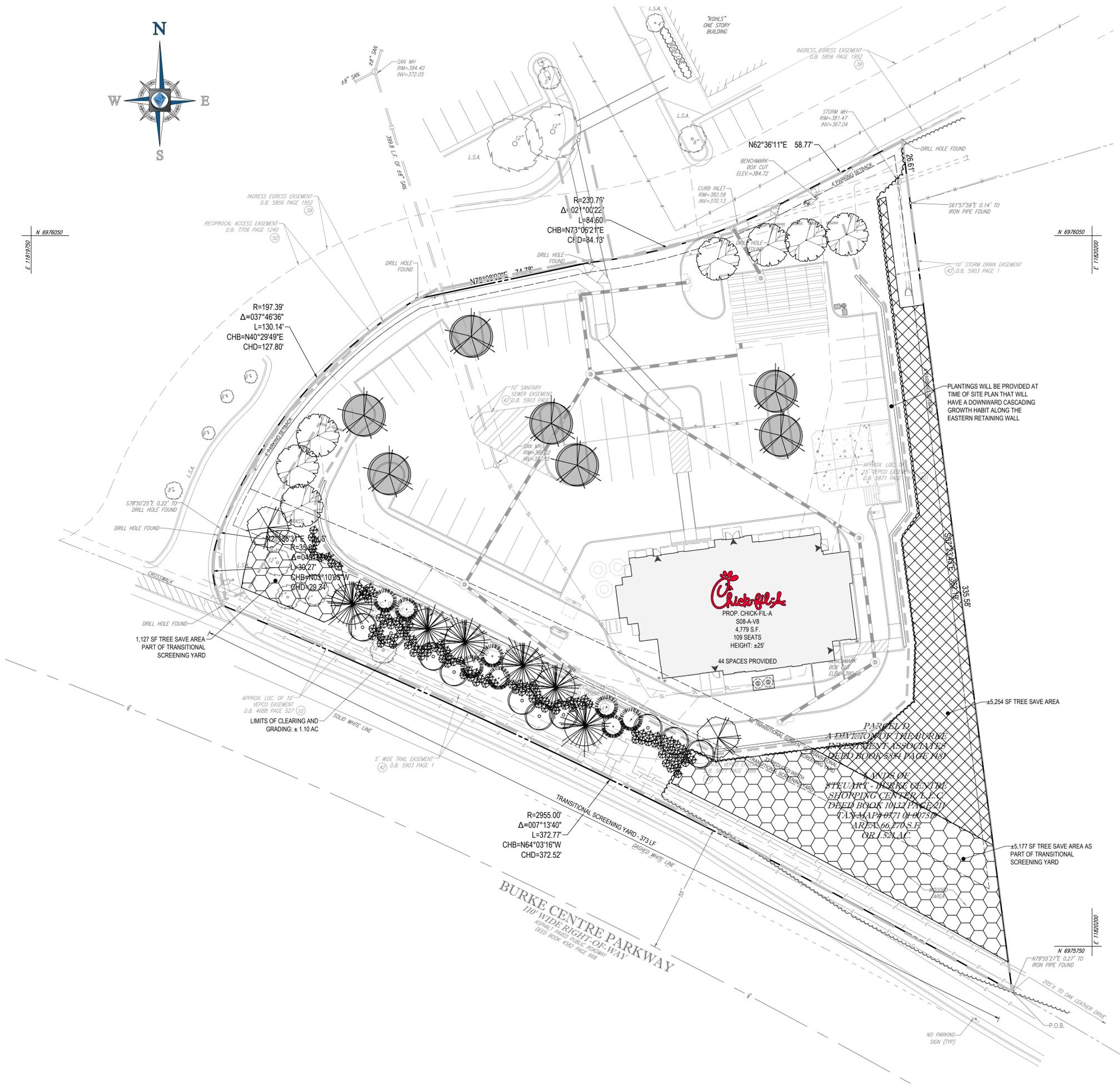
- SFD Single Family Detached
- SFA Single Family Attached
- IND Industrial
- MULTI Multi-Family

Minimum distance between dwellings established by 30 scale SFD lot grading plans in sections 3,4,11,13 and 30.



FOR INFORMATION PURPOSES ONLY.





### LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE	10 YEAR CANOPY COVERAGE TOTAL
	7	2 - 2 1/2" CATEGORY IV DECIDUOUS TREE - INTERIOR PARKING LOT	200	1,400
	2	2 - 2 1/2" CATEGORY IV DECIDUOUS TREE - TRANSITIONAL SCREENING	200	400
	7	2 - 2 1/2" CATEGORY IV DECIDUOUS TREE - PERIPHERAL PARKING LOT	200	1,400
	10	1 - 1/2" CATEGORY II EVERGREEN TREE - TRANSITIONAL SCREENING	75	750
	6	6-7" CATEGORY IV EVERGREEN TREE - TRANSITIONAL SCREENING	200	1,200
	8	6-7" CATEGORY II EVERGREEN TREE - TRANSITIONAL SCREENING	75	600
	112	SHRUB (DECIDUOUS OR EVERGREEN; SIZE TBD AT SITE PLAN) TRANSITIONAL SCREENING		

- AT THE TIME OF SITE PLAN, PLANTING DIVERSITY MEETING THE REQUIREMENTS OF SECTION 12-0515.1L OF THE FAIRFAX COUNTY PFM WILL BE MET. TREE PLANTINGS ON SITE SHALL NOT BE COMPOSED OF MORE THAN 33 PERCENT OF ONE PLANT SPECIES OR 66 PERCENT OF ONE GENUS.
- ALL TREES USED ON SITE WILL BE FROM THE FAIRFAX COUNTY PFM AND WILL BE SUITABLE FOR THE CONDITIONS OF THE SITE.
- EXAMPLES OF TREES THAT MAY BE USED (BUT ARE NOT LIMITED TO) INCLUDE: RED MAPLE, WILLOW OAK, EASTERN RED CEDAR, EASTERN REDBUD, AMERICAN BEECH, AND AMERICAN HOLLY.
- PLANTING AREAS ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AT TIME OF SITE PLAN.

SYMBOL REPRESENTS TREES COUNTED FOR INTERIOR PARKING LOT LANDSCAPING REQUIREMENT

HATCH REPRESENTS EXISTING TREE CANOPY TO REMAIN



Revisions:

Mark	Date	By
3	02/06/15	NTG
4	04/09/15	IPS
5	05/06/15	NTG

REV. PER PARKING STUDY AND LAYOUT MODIFICATION

REV. PER STAFF COMMENTS

REV. PER STAFF COMMENTS



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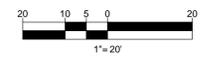
STORE  
**Series 02-**  
 5815 BURKE CENTRE PKWY  
 BURKE  
 BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VA

SHEET TITLE  
**LANDSCAPE PLAN**

DWG EDITION **02.4**

Preliminary  
 80% Submittal  
 For Construction

Job No. : S126509  
 Store :  
 Date : 05/16/14  
 Drawn By : NTG  
 Checked By : KGS



**URBAN FOREST MANAGEMENT POLICY ON  
LANDSCAPE IMPLEMENTATION -  
NOVEMBER 17, 2010**

THIS COMPILATION OF SELECTED PORTIONS OF THE PUBLIC FACILITIES MANUAL IS INTENDED TO CLARIFY AND CLARIFY REGULATIONS PERTAINING TO THE IMPLEMENTATION OF LANDSCAPE PLANS ON DEVELOPMENT SITES SUBJECT TO REVIEW AND INSPECTION BY THE COUNTY. INCLUDED ARE REGULATIONS GOVERNING THE MOST COMMON AREAS OF NONCOMPLIANCE EXPERIENCED BY STAFF IN THE COURSE OF CONDUCTING LANDSCAPE INSPECTIONS, AND A BRIEF SUMMARY OF THE POLICY REGARDING SEASONAL LANDSCAPE DEFERRALS.

**TREE SPECIES AND SIZE**

1. TREES AND SHRUBS THAT ARE PLANTED SHALL BE OF THE SPECIES AND SIZE SPECIFIED ON THE APPROVED PLANS. THERE SHALL BE NO DEVIATIONS FROM THE APPROVED SIZES SPECIFIED EXCEPT AS APPROVED BY FAIRFAX COUNTY URBAN FOREST MANAGEMENT (UFMD). (PFM 12-0705.1A)

2. ALL TREES AND SHRUBS SHALL MEET THE STANDARDS FOR SIZES AND QUALITY SPECIFIED IN THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD FOR NURSERY STOCK, (ANSI Z60.1-1996). SEE ATTACHMENT #1. (PFM 12-0705.1B)

**SPECIES SUBSTITUTIONS**

3. SPECIES SUBSTITUTIONS WITHIN THE TREE CATEGORIES LISTED IN TABLE 12.17 ARE GENERALLY ACCEPTED UNLESS OTHERWISE SPECIFIED BY PROFFERED CONDITIONS, DEVELOPMENT CONDITIONS, SPECIAL EXCEPTIONS, OR SPECIAL PERMITS. ANY TREE SUBSTITUTION SHALL ALSO BE IN CONFORMANCE WITH THE FOLLOWING. (PFM 12-0705.1C)

a. **PLANT DIVERSITY** - THE USE OF SUBSTITUTIONS SHALL NOT RESULT IN ANY SPECIES MAKING UP MORE THAN 10 PERCENT, AND SHALL NOT RESULT IN ANY ONE GENUS MAKING UP MORE THAN 33 PERCENT, OF THE TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED ON THE SITE. (PFM 12-0515.1L)

b. **AUTHORIZATION** - A LETTER SIGNED BY THE PERMITTEE SHALL BE PROVIDED TO UFMD ACKNOWLEDGING ANY PROPOSED SUBSTITUTIONS TO TREES AND SHRUBS SHOWN ON THE APPROVED PLANS. (PFM 12-0705.1C(2))

c. **SUBSTITUTIONS OUTSIDE OF TREE CATEGORY** - SUBSTITUTION OF A TREE SHOWN ON THE APPROVED PLAN FROM ONE TREE CATEGORY, AS LISTED IN PFM TABLE 12.17, WITH A TREE FROM A DIFFERENT CATEGORY SHALL REQUIRE A REVISION TO THE APPROVED PLAN. (PFM 12-0705.1C(3))

d. **SPECIES SUITABILITY** - SUBSTITUTED SPECIES MUST BE SUITED TO THE POST-DEVELOPMENT CONDITIONS OF THE PLANTING LOCATION FOR WHICH IT IS INTENDED. (PFM 12-0601.1E)

e. **ADDITIONAL TREE COVER CREDIT** - IN CASES WHERE ADDITIONAL TREE COVER CREDIT HAS BEEN GIVEN, NO TREE SUBSTITUTIONS SHALL BE MADE EXCEPT AS APPROVED BY THE URBAN FOREST MANAGEMENT. EXAMPLES OF ADDITIONAL CREDIT INCLUDE THE FOLLOWING: AIR QUALITY, PFM 12-0510.4B(1) ENERGY CONSERVATION, PFM 12-0510.4B(2) WATER QUALITY, PFM 12-0510.4B(3)

WILDLIFE BENEFITS, PFM 12-0510.4B(4) NATIVE TREES, PFM 12-0510.4B(5)

**PLANTING LOCATIONS**

4. PLANTING LOCATIONS OF ALL TREES ON THE SITE SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN. UFMD ACKNOWLEDGES THAT NOT ALL TREES MAY BE OPTIMALLY LOCATED, AS SHOWN ON THE PLAN, AND ENCOURAGE INPUT FROM PERMITTEES AND THEIR LANDSCAPE PROFESSIONALS REGARDING PROPOSED IMPROVEMENTS THAT MIGHT BE IMPLEMENTED. ANY SUBSTANTIVE DEVIATIONS FROM THE APPROVED PLAN THAT ARE MADE IN THE FIELD MUST BE APPROVED BY UFMD AND SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

a. **PLANTING AREA** - AT LEAST THE MINIMUM SIZE PLANTING AREA SHALL BE PROVIDED FOR EACH TREE ACCORDING TO ITS PROJECTED 10-YEAR TREE COVER AREA AS FOUND IN TABLE 12.7. (PFM 12-0601.1B)

b. **ENVIRONMENTAL CONDITIONS** - LIGHT, MOISTURE, AND OTHER CONDITIONS AFFECTING THE HEALTH AND VIABILITY OF THE TREE AT THE FIELD LOCATION SHALL BE SUITABLE FOR THE SPECIES. (PFM 12-0601.1E)

c. **COMPACTED SOIL** - IF PLANTING IN AREAS THAT HAVE BEEN PREVIOUSLY COMPACTED, THE SOIL SHALL BE PROPERLY PREPARED (TILLED AND AMENDED AS NEEDED BASED ON SOIL SAMPLES) TO A DEPTH OF 12 INCHES, PRIOR TO INSTALLATION OF LANDSCAPE MATERIAL. SOIL WITHIN INDIVIDUAL PLANTING HOLES SHALL NOT BE AMENDED. (PFM 12-0705.3B)

d. **RESTRICTIVE BARRIERS** - TREES SHALL BE PLANTED NO CLOSER THAN FOUR FEET FROM ANY RESTRICTIVE BARRIER. (PFM 12-0510.4E(6))

e. **SPACING** - TREES SHALL BE SPACED SO THAT THE OUTER LIMIT OF THEIR PROJECTED 10-YEAR TREE COVER AREA, AS INDICATED IN TABLE 12.19, DOES NOT SIGNIFICANTLY OVERLAP, OR AS DETERMINED APPROPRIATE BY UFMD FOR SITE CONDITIONS AND TO PROMOTE LONG-TERM SURVIVAL. (PFM 12-0510.4E(6))

f. **EASEMENTS** - TREES FOR TREE COVER CREDIT SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT OR WITHIN FIVE FEET OF STORM DRAINAGE EASEMENTS THAT CONTAIN PIPES. IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA THAT WILL INTERFERE WITH EXISTING OR PROPOSED UTILITIES OR WITH MAINTENANCE OF THE UTILITY, AS DETERMINED BY THE DIRECTOR OF DPWES. (PFM 12-0515.6B)

**STAKING AND GUYING**

5. STAKING AND GUYING SHOULD ONLY BE IMPLEMENTED WHERE SITE CONDITIONS WARRANT THEIR USE. PLANTED TREES SHOULD BE ASSESSED INDIVIDUALLY AND STAKING AND GUYING INSTALLED ONLY AS REQUIRED. CONDITIONS WHERE STAKING AND GUYING MAY BE NECESSARY TO ENSURE STABILITY INCLUDE: WINDY LOCATIONS, STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKING AND GUYING MATERIAL MUST BE REMOVED WITHIN ONE YEAR OF PLANT INSTALLATION (PFM 12-0705.3C)

**SEASONAL LANDSCAPE DEFERRALS**

6. A SEASONAL LANDSCAPE DEFERRAL MAY BE GRANTED WHEN SEASONAL OR WEATHER-RELATED CONDITIONS, SUCH AS EXCESSIVELY WET SOIL, EXTENDED PERIODS OF DROUGHT, OR FROZEN GROUND, SUBSTANTIALLY REDUCE THE SURVIVABILITY OF THE PLANT MATERIAL, AS DETERMINED BY THE URBAN FOREST MANAGEMENT. A REQUEST FOR A LANDSCAPE DEFERRAL WILL NOT BE GRANTED FOR LANDSCAPING REQUIRED PRIOR TO THE ISSUANCE OF A RUP OR NON-RUP WHEN SEASONAL OR WEATHER-RELATED CONDITIONS ON THE SITE PLAN DO NOT PRECLUDE PLANTING. LACK OF SPECIES AVAILABILITY MAY JUSTIFY THE APPROVAL OF A SEASONAL LANDSCAPE DEFERRAL WHEN SPECIFIC PLANT SPECIES ARE REQUIRED BY PROFFERS OR CONDITIONS.

7. THE PARTY RESPONSIBLE FOR THE PLACEMENT OF THE PERFORMANCE BOND AND CONSERVATION DEPOSIT FOR THE PROJECT SHALL ACT AS THE APPLICANT FOR THIS SEASONAL DEFERRAL. SEASONAL LANDSCAPE DEFERRAL REQUEST FORMS CAN BE OBTAINED FROM THE ENVIRONMENTAL AND FACILITIES INSPECTIONS DIVISION OR THE URBAN FOREST MANAGEMENT.

8. AT THE TIME OF FINAL INSPECTION FOR RELEASE OF PERFORMANCE BOND AND CONSERVATION DEPOSIT, ALL OF THE PLANT MATERIAL IS INSPECTED. PLANT MATERIAL PREVIOUSLY INSPECTED, AS PART OF THE PROCESS TO RELEASE ANY DEFERRAL DEPOSIT THAT MAY HAVE EXISTED, IS NOT EXEMPT FROM THIS FINAL INSPECTION. ALL PLANT MATERIAL MUST BE HEALTHY AND IN GOOD CONDITION.

**REQUIREMENTS PRIOR TO APPROVAL OF RUP/NON-RUP**

9. THE LANDSCAPING AND SCREENING REQUIREMENTS OF ARTICLE 13 OR OF ANY APPROVED PROFFERED CONDITION, SPECIAL PERMIT, SPECIAL EXCEPTION OR VARIANCE MUST BE COMPLETED PRIOR TO APPROVAL OF ANY RESIDENTIAL OR NON-RESIDENTIAL USE PERMIT. PROVIDED, HOWEVER, THAT COMPLETION OF THE REQUIREMENTS MAY BE DELAYED WHEN JUSTIFICATION SATISFACTORY TO THE DIRECTOR IS PROVIDED; SUCH JUSTIFICATION SHALL INCLUDE AN AGREEMENT AND BOND WITH SURETY SATISFACTORY TO THE DIRECTOR FOR COMPLETION IN ACCORDANCE WITH A FIRM SCHEDULE FOR TIMELY COMPLETION. (ZO 18-704.3) SEE SEASONAL LANDSCAPE DEFERRALS ABOVE.

**TABLE 12.3**

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	32,670
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	49.3%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	49.3%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	174.4%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

**TABLE 12.10**

STEP		TOTALS
<b>A. TREE PRESERVATION TARGET AND STATEMENT</b>		
A 1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
<b>B. TREE CANOPY REQUIREMENT</b>		
B1	IDENTIFY GROSS SITE AREA =	66,270
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	-
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	66,270
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) =	6,627
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
<b>C. TREE PRESERVATION</b>		
C1	TREE PRESERVATION TARGET AREA =	3,267
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	11,558
C3	C2 X 1.25 =	14,448
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C5	C4 X 1.5 =	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0
C7	C6 X 1.5 TO 3.0 =	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	14,448
<b>D. TREE PLANTING</b>		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	-7,821
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	X 1.5 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	X 1.5 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D7	X 1.5 =	0
D8	AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS =	0
D9	X 1.5 =	0
D10	AREA OF CANOPY PROVIDED BY NATIVE TREES =	0
D11	X 1.5 =	0
D12	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D13	X 1.5 =	0
D14	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
-	X 1.0 =	0
D15	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
-	X 1.0 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
-	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA =	5,750
D17	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	5,750
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND?	N/A
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$ 0
<b>E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED</b>		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	14,448
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	5,750
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	20,198
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	30.48%



**TABLE 12.13 INTERIOR PARKING LOT  
LANDSCAPING CALCULATIONS**

AREA TO BE COUNTED:	26,000 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	1,300 S.F.
TOTAL SHADE TREE CANOPY PROVIDED: 7 PROPOSED TREES @ 200 S.F. EACH:	1,400 S.F.
TOTAL AREA REQUIRED =	1,300 S.F. (5%)
TOTAL AREA PROVIDED =	1,400 S.F. (5.4%)

SYMBOL REPRESENTS TREES  
COUNTED FOR INTERIOR PARKING  
LOT LANDSCAPING REQUIREMENT

**ZONING ORDINANCE REQUIREMENTS**

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	PERIPHERAL PARKING LOT LANDSCAPING  1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET: A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.	NORTH AND WEST PROPERTY LINE  REQUIRED: 350 LF OF PROPERTY LINE (EXCLUDES ENTRANCES)  7 TREE REQUIRED  7 TREES PROVIDED	COMPLIES
13-303 TRANSITIONAL SCREENING REQUIREMENTS	A. TRANSITIONAL SCREENING 3 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 FEET WIDE PLANTED WITH: 1.) A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER; 2.) A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3.) A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.  NO BARRIER IS PROVIDED  A MODIFICATION IS REQUESTED FOR BUFFER WIDTH REDUCTION FROM 50' TO 33' FOR A PORTION OF THE BUFFER YARD AND THE ELIMINATION OF THE SCREENING WALL FOR THE ENTIRE LENGTH OF THE FRONTAGE.  THE APPLICANT REQUESTS THE MODIFICATION BASED ON THE FOLLOWING ZONING ORDINANCE PROVISION:  13-305-3 THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACT OF THE BUILDING FROM THE EXISTING ROAD GRADE.  THE PROPOSED BUILDING IS SET ±15' LOWER THAN THE AVERAGE ROAD GRADE FOR THE PROPERTY FRONTAGE. ADDITIONALLY EXISTING AND PROPOSED VEGETATION WILL HELP TO SCREEN THE BUILDING.	SOUTH PROPERTY LINE (BURKE CENTRE PARKWAY)  REQUIRED: SCREENING 3 WITH TYPE E, F, OR G BARRIER 50' WIDE PLANTING AREA  SCREENING AREA= 18,382 SF 18,382 X .75 (REQ. CANOPY) = 13,787 SF LF OF PROPERTY LINE = 373 LF 112 REQUIRED SHRUBS  PROVIDED: SCREENING AREA REDUCED BY 33% REDUCED FROM 50' TO 33' 18,382 X 33% = 12,316 SF  MODIFIED SCREENING AREA= 12,316 SF 12,316 X .75 (REQ. CANOPY) = 9,237 SF 9,237 SF OF TREE CANOPY REQUIRED  6,304 SF OF EXISTING TREE CANOPY 3,025 SF OF PROPOSED TREE CANOPY  9,329 SF OF TOTAL TREE CANOPY 112 SHRUBS ARE PROVIDED  NO BARRIER IS PROVIDED	COMPLIES
		EAST PROPERTY LINE  REQUIRED: TYPE D, E, OR F BARRIER 4' WIDE PLANTING AREA ONE TREE PER 50 LF LF OF PROPERTY LINE= 361 LF 1/50 X 361 = 8 TREES  PROVIDED: BARRIER TYPE D EXISTING VEGETATION TO REMAIN	COMPLIES



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
3 02/06/15 NTG

REV. PER PARKING STUDY  
AND LAYOUT MODIFICATION

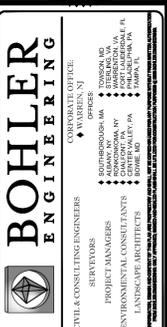
Mark Date By  
4 04/09/15 IPS

REV. PER STAFF  
COMMENTS

Mark Date By  
5 05/06/15 NTG

REV. PER STAFF  
COMMENTS

WAIVER/  
MODIFICATION  
REQUESTED



STORE  
Series 02-  
5815 BURKE CENTRE PKWY  
BURKE  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VA

SHEET TITLE  
**LANDSCAPE  
PLAN  
NOTES**  
DWG EDITION 02.4

Preliminary  
 80% Submittal  
 For Construction

Job No. : S126509  
Store :  
Date : 05/16/14  
Drawn By : \_NTG\_  
Checked By : \_KGS\_

Sheet  
**7**



E. 11812920  
N. 6976250

INGRESS EGRESS EASEMENT  
D.B. 5856 PAGE 1952  
39

RECIPROCAL ACCESS EASEMENT  
D.B. 7706 PAGE 1240  
50

38° SW  
48° SW

PROP. UNDERGROUND  
STORMFILTER (OR  
EQUIVALENT), FINAL SIZE,  
LOCATIONS, AND  
SPECIFICATIONS TO BE  
PROVIDED WITH SITE PLAN  
SUBMISSION.

PROPOSED AREA TO  
STORMFILTER BMP: 0.79 ACRES

INGRESS, EGRESS EASEMENT  
D.B. 5856 PAGE 1952  
39

PROP. UNDERGROUND  
STORMWATER DETENTION  
FACILITY, FINAL SIZE,  
LOCATIONS, AND  
SPECIFICATIONS TO BE  
PROVIDED WITH SITE PLAN  
SUBMISSION.

10' STORM DRAIN EASEMENT  
D.B. 5903 PAGE 1  
22

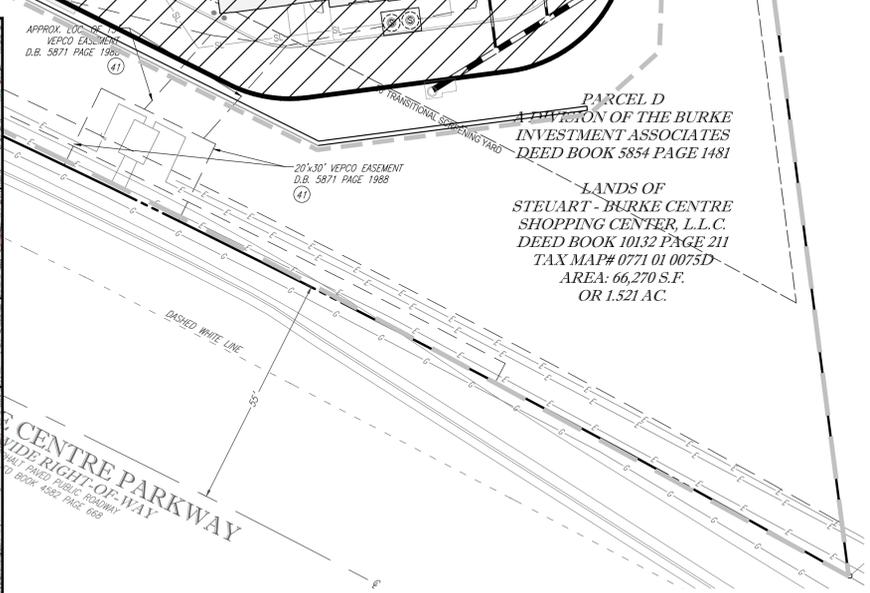
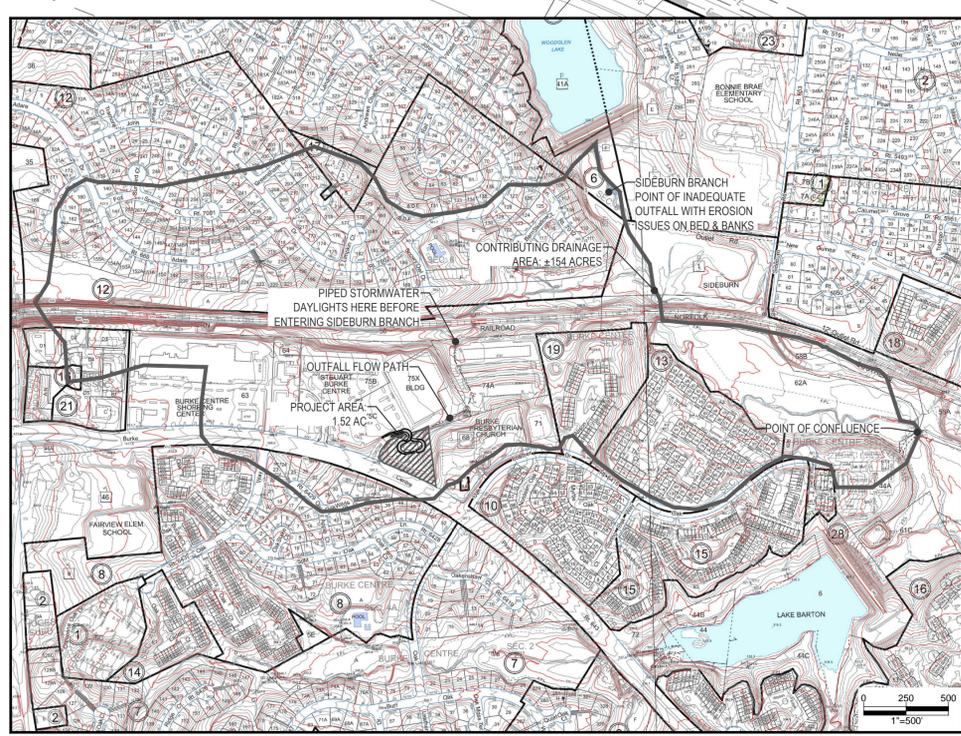
10' SANITARY  
SEWER EASEMENT  
D.B. 5903 PAGE 1  
22

APPROX. LOC. OF 15'  
VEPCO EASEMENT  
D.B. 5871 PAGE 1979  
40

APPROX. LOC. OF 15'  
VEPCO EASEMENT  
D.B. 5871 PAGE 1979  
40

APPROX. LOC. OF 15'  
VEPCO EASEMENT  
D.B. 5871 PAGE 1988  
41

20'x30' VEPCO EASEMENT  
D.B. 5871 PAGE 1988  
41



**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 THIS SHEET.
3. PROVIDE: ON SITE STORMWATER MANAGEMENT FACILITY MAY BE REQUIRED UNLESS THE POST DEVELOPMENT IMPERVIOUS AREA IS DECREASED AT TIME OF SITE PLAN OR WAIVER IS APPROVED.

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)
STORM FILTER	0.79 AC.	0.00 AC.	0.79 AC.	300 SF	N/A	N/A
UG DETENTION (QUANTITY)	0.79 AC.	0.00 AC.	0.79AC.	1,200 SF	12,000 CF*	N/A

4. ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE NOT APPLICABLE.
5. MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE. (ASPHALT, GEOBLOCK, GRAVEL, ETC.)
6. LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON N/A\*. \* SITE LANDSCAPING IS SHOWN ON SHEET 6.
7. A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON THIS SHEET.
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 THIS SHEET.
9. A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET.
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 SHEET 2.
11. A SUBMISSION WAIVER IS REQUESTED FOR: N/A \*TO BE REDUCED TO MINIMUM REQUIRED BY FINAL DESIGN
12. STORMWATER MANAGEMENT IS REQUIRED AT THIS TIME BECAUSE: PRE TO POST IMPERVIOUS AREA IS INCREASED -

**STORM WATER MANAGEMENT & BMP NARRATIVE**

THE SUBJECT SITE CONSISTS OF AN EXISTING BANK WITH DRIVE-THRU. THE PROPOSED SITE SHALL CONSIST OF A FAST FOOD RESTAURANT WITH DRIVE-THRU, ONE (1) STORMFILTER BMP STRUCTURE (OR EQUIVALENT), UNDERGROUND DETENTION, UTILITIES, AND ASSOCIATED PARKING.

THE INCREASE IN IMPERVIOUS AREA FOR THIS SITE IS CURRENTLY 19%, LESS THAN A 20% INCREASE, THEREFORE THE SITE QUALIFIES AS REDEVELOPMENT UNDER THE PFM. IN ACCORDANCE WITH THE NEW VIRGINIA DEQ STORMWATER REGULATIONS, A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 20% IS REQUIRED. THIS ALSO CONFORMS WITH SECTION 6-401.2B OF THE PUBLIC FACILITIES MANUAL (PFM). THIS 20% IS REDUCED/MODIFIED WHEN IMPERVIOUS PERCENTAGES CHANGE FROM PRE TO POST DEVELOPMENT. BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH A STORMFILTER OR EQUIVALENT STRUCTURE AND EXTENDED DETENTION AS NEEDED TO PROVIDE 20% PHOSPHOROUS REMOVAL AS CALCULATED IN THE VRRM SPREADSHEETS. THE BMP AND SWM DETENTION TREATMENT FACILITY WILL BE DESIGNED WITH THE FINAL SITE PLAN PLAN. IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE TO THE BMP FACILITY, THE APPLICANT RESERVES THE RIGHT TO REPLACE THE STORMFILTER OR EQUIVALENT STRUCTURE WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 20% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT OR AS OTHERWISE MODIFIED BY THE VRRM SPREADSHEETS.

SEE 'PRE TO POST SWM SUMMARY' ON THIS SHEET FOR PRE-DEVELOPMENT TO POST-DEVELOPMENT CALCULATIONS.

DETENTION WILL BE REQUIRED ON SITE DUE TO INADEQUATE OUTFALL (SEE OUTFALL ANALYSIS). A DETENTION FACILITY WILL CONVEY WATER FROM THE STORMFILTER AT A RELEASE RATE CALCULATED IN CONFORMANCE WITH SECTION 124-4-4-b.3.a OF THE FAIRFAX COUNTY STORMWATER ORDINANCE. THE WATER WILL BE PIPED FROM THE DETENTION FACILITY AND CONNECT INTO AN EXISTING MANHOLE NORTH OF THE SITE.

**OUTFALL ANALYSIS**

THE PROPOSED REDEVELOPMENT OUTFALLS TO THE NORTH INTO A PIPED STORM SYSTEM WHICH LEADS TO SIDE BURN BRANCH. THE SIDE BURN BRANCH CURRENTLY HAS A BED & BANKS EROSION ISSUE ENTAILING THAT THERE IS INADEQUATE OUTFALL DOWNSTREAM OF THIS SITE. THIS OUTFALL ISSUE CAN BE ADEQUATELY MITIGATED FOR THE SITE WITH ADDITIONAL REDUCTIONS IN TOTAL ALLOWABLE DISCHARGES FOR THE 1-YEAR, 2-YEAR, AND 10-YEAR PER SECTION 124-4-4.b.3.a OF THE FAIRFAX COUNTY STORMWATER ORDINANCE.

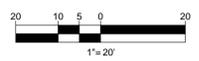
THE PROPOSED REDEVELOPMENT FLOW (+1.52 ACRE SITE AREA) WAS TRACED TO A POINT AT LEAST 100X THE SITE AREA AS REQUIRED UNDER A SPECIAL EXCEPTION. THE SYSTEM IS PARTIALLY PIPED UNTIL IT REACHES AN OPEN DRAINAGE CHANNEL IN THE CSX RAILROAD RIGHT-OF-WAY BEFORE IT REACHES SIDE BURN BRANCH.

A COMBINATION OF A SITE SURVEY, SITE VISIT, AND FAIRFAX COUNTY GIS TOPOGRAPHY/STORM PIPES, WERE UTILIZED TO FINALIZE THE ADEQUATE OUTFALL STUDY ON THIS SHEET.

THE OUTFALL FOR THE SITE (1.52 ACRES) GOES TO THE NORTH. THE OUTFALL STUDY CAN BE CONCLUDED WHEN THE TOTAL AREA TO THE OUTFALL SYSTEM MEETS OR EXCEEDS 100X THIS AMOUNT (152 ACRES). THE WATER FOR THIS PROPOSED SITE AREA IS CAPTURED BY EXISTING CURB INLETS AND YARD INLETS ON AND OFFSITE.

THE WATER FROM THE PIPED SYSTEM EVENTUALLY DISCHARGES TO THE NORTH AN OPEN CHANNEL WITHIN THE CSX RAILROAD RIGHT-OF-WAY. THIS OPEN CHANNEL OUTFALLS INTO SIDE BURN BRANCH. A TOTAL OF APPROXIMATELY 154 ACRES IS IN THE OUTFALL SYSTEM, AT THIS POINT THIS EXCEEDS THE 100X REQUIREMENT TO END THE OUTFALL STUDY 154 ACRES/1.52 ACRES = 101X).

A DETAILED ANALYSIS OF PIPE CAPACITY PER PFM REQUIREMENTS (90% RULE - PFM SECTION 06-0203.2A) WILL BE PROVIDED AT TIME OF SITE PLAN.



**PRE TO POST STORMWATER MANAGEMENT SUMMARY**

YEAR STORM	Tc	INTENSITY (IN/HR)	SITE AREA (AC.)	IMPERVIOUS PRE (AC.)	IMPERVIOUS POST (AC.)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED RELEASE RATE (CFS)	POST DEVELOPED RELEASE RATE (CFS)
2	5 MIN	5.45	1.521	0.46	0.8	0.48	0.61	4.01	5.10
10	5 MIN	7.27	1.521	0.46	0.8	0.48	0.61	5.35	6.80
100	5 MIN		1.521	0.46	0.8	0.48	0.61		

**STORMWATER MANAGEMENT NOTES:**

1. THERE IS NO RESOURCE PROTECTION AREA (RPA) ON SITE
2. THERE ARE NO REGULATED FLOODPLAINS ON THE PROPERTY / SITE/
3. THERE ARE NO SIGNIFICANT, CONTEMPORARY DOWNSTREAM DRAINAGE COMPLAINTS ON FILE.
4. THE PROPERTY IS NOT LOCATED WITHIN A DAM BREACH INUNDATION ZONE.



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:  
Mark Date By  
3 02/06/15 NTG

REV. PER PARKING STUDY AND LAYOUT MODIFICATION  
Mark Date By  
4 04/09/15 IPS  
REV. PER STAFF COMMENTS

Mark Date By  
5 05/06/15 NTG  
REV. PER STAFF COMMENTS



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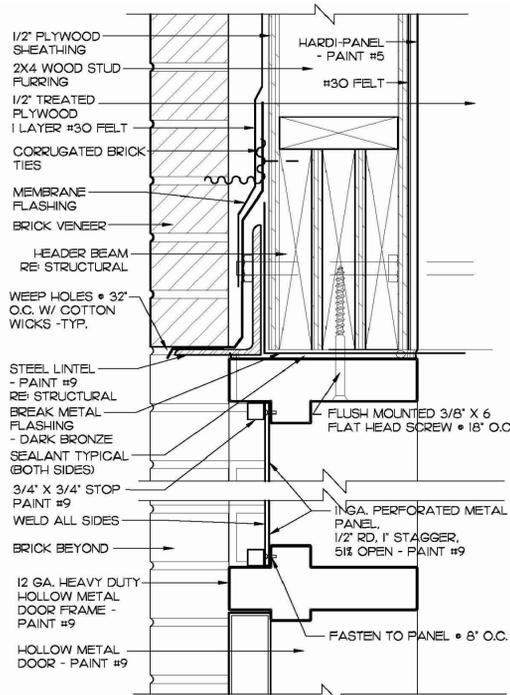
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STERLING, VIRGINIA 20164  
Phone: 571-948-8800  
www.BohlerEngineering.com

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5815 BURKE CENTRE PKWY  
BURKE  
BRADDOCK DISTRICT  
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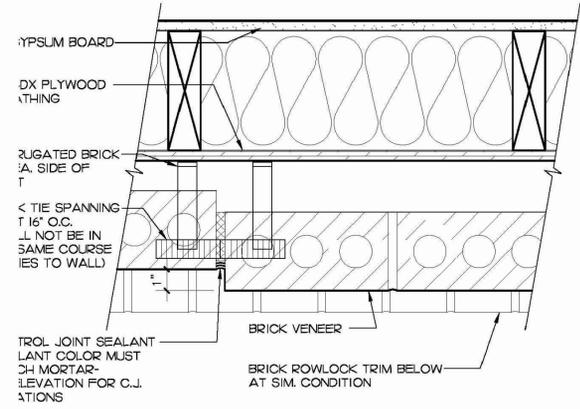
SHEET TITLE  
**STORMWATER MANAGEMENT PLAN**  
DWG EDITION 02.4  
 Preliminary  
 80% Submittal  
 For Construction

Job No. : S126509  
Store :  
Date : 05/16/14  
Drawn By : NTG  
Checked By : KGS

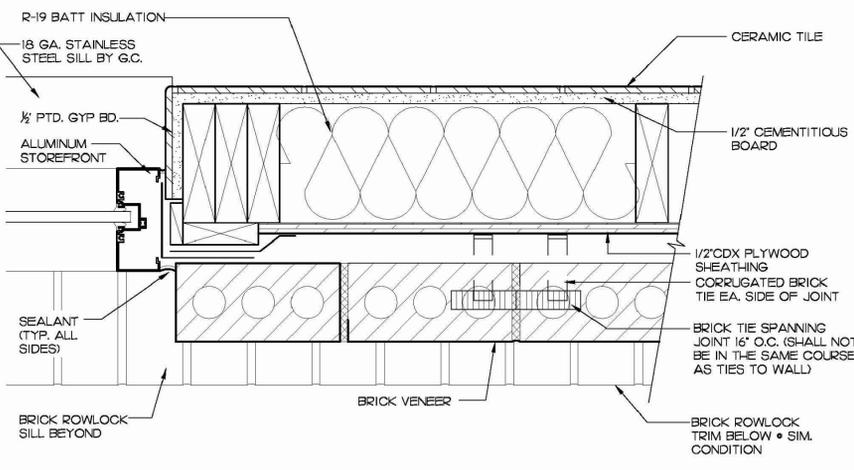
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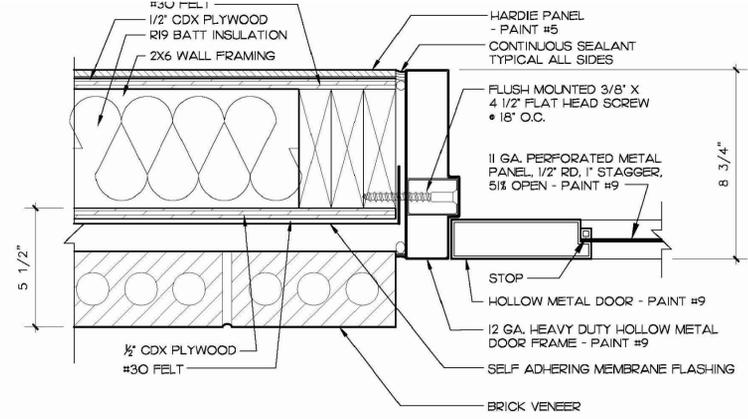
**5 HEAD @ SERVICE YARD**  
3" = 1'-0"



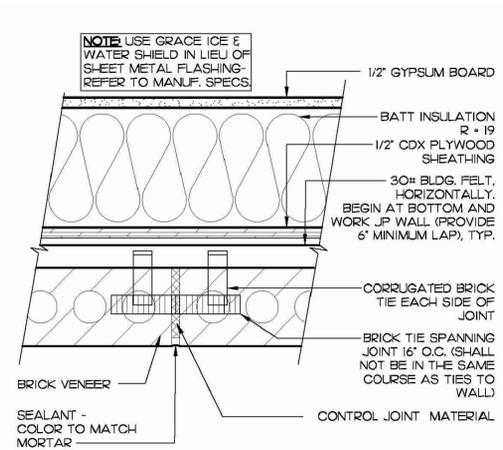
**4 BRICK PILASTER DETAIL**  
3" = 1'-0"



**3 JAMB DETAIL**  
3" = 1'-0"



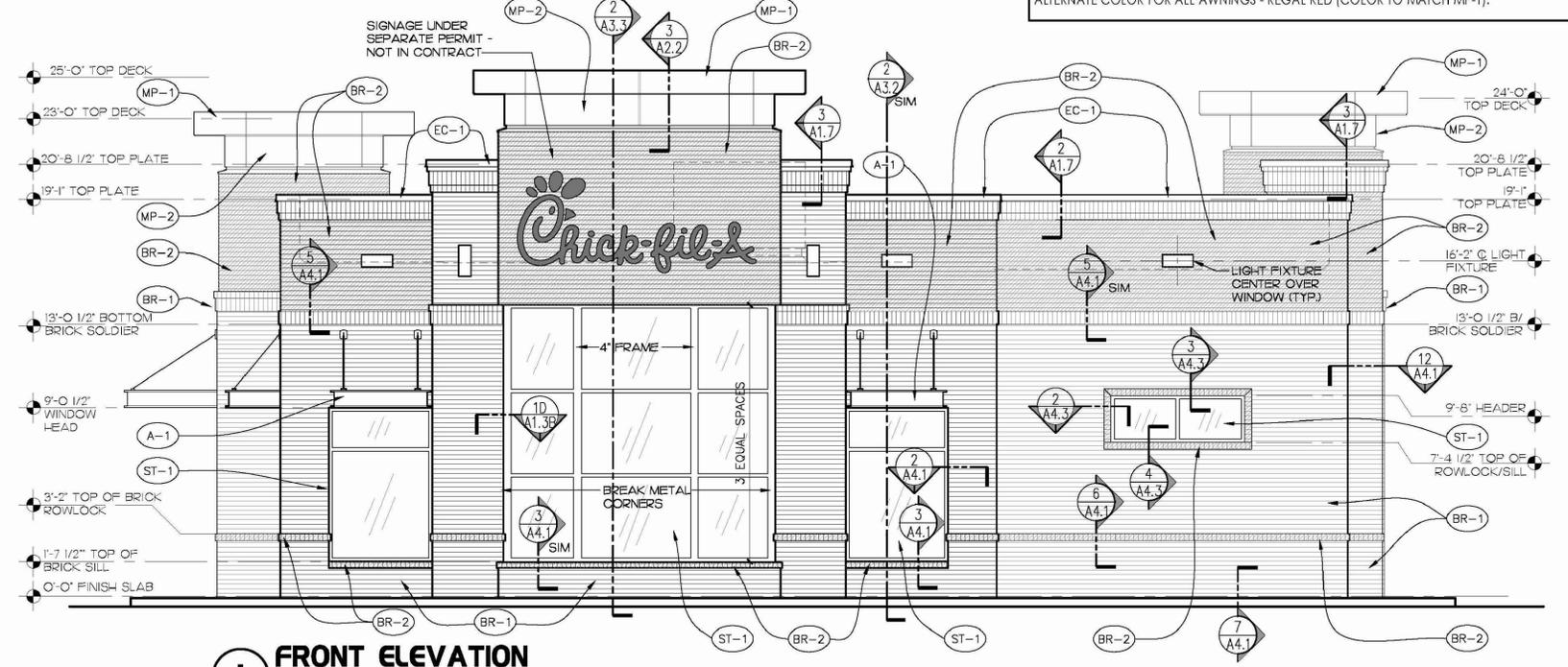
**6 JAMB @ SERVICE YARD**  
3" = 1'-0"



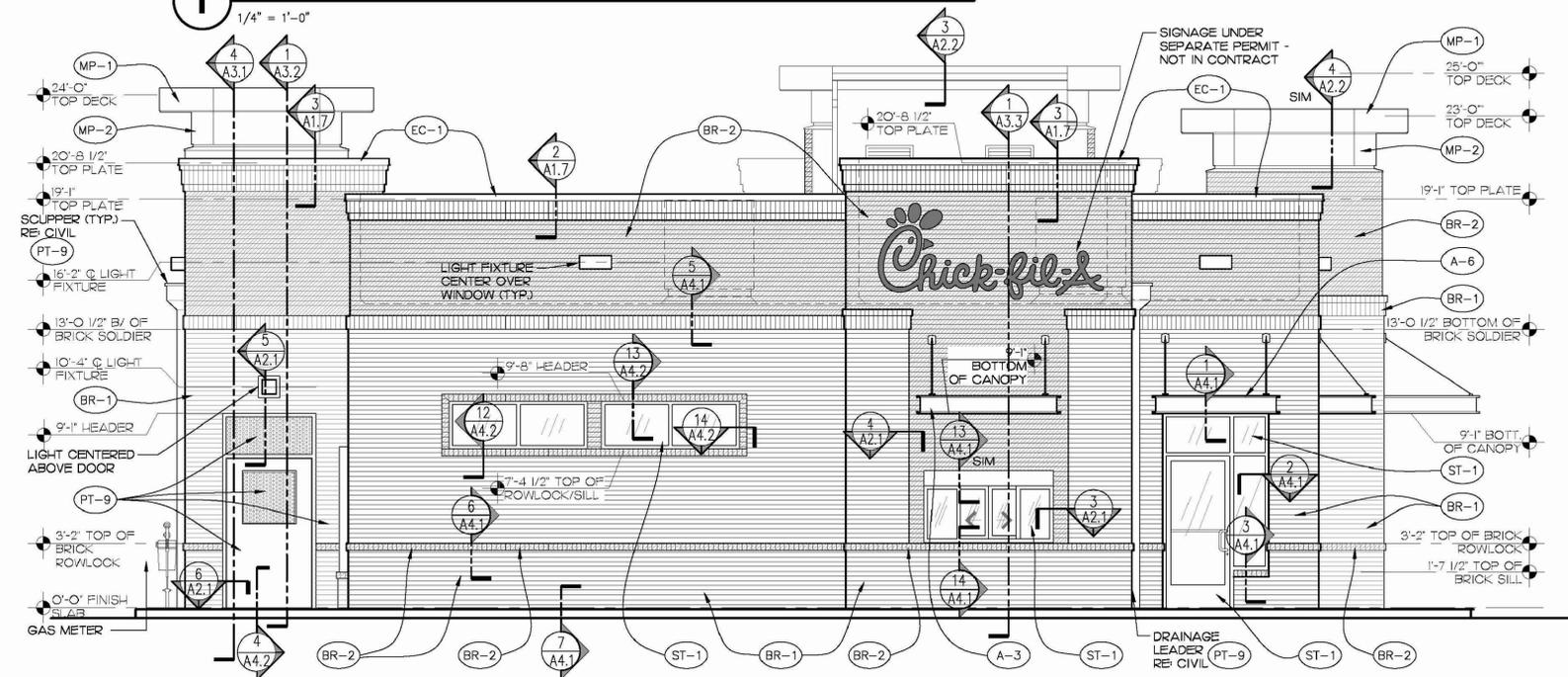
**7 BRICK CONTROL JOINT DETAIL**  
3" = 1'-0"

EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
BR-1	BRICK # 1 (MODULAR SIZE) GENERAL SHALE - RED VELOUR ACME EQUIVALENT - CRIMSON	A-1	ALUMINUM AWNING - LOUVERED COLOR - DARK BRONZE SIZE - 4'-10" LENGTH x 3'-0" DEPTH
BR-2	BRICK # 2 (MODULAR SIZE) GENERAL SHALE - SILVERSTONE ACME EQUIVALENT - MISSION BLEND 1	A-2	ALUMINUM AWNING - LOUVERED COLOR - DARK BRONZE SIZE - 11'-6" LENGTH x 3'-0" DEPTH
ST-1	STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)	A-3	ALUMINUM AWNING - COVERED COLOR - DARK BRONZE SIZE - 11'-6" LENGTH x 3'-0" DEPTH
MP-1	ALUMINUM FASCIA & SOFFIT DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)	A-4	ALUMINUM AWNING - COVERED COLOR - DARK BRONZE SIZE - 6'-9" LENGTH x 4'-6" DEPTH
MP-2	ALUMINUM FASCIA DUROLAST/ EXCEPTIONAL METALS - COLOR - SIERRA TAN	A-5	ALUMINUM AWNING - LOUVERED COLOR - DARK BRONZE SIZE - 6'-0" LENGTH x 3'-0" DEPTH
PT-9	PAINT #9 SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350 COLOR - DARK BRONZE (SEMI-GLOSS)	A-6	ALUMINUM AWNING - COVERED COLOR - DARK BRONZE SIZE - 6'-0" LENGTH x 3'-0" DEPTH
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - COLOR - DARK BRONZE	A-7	ALUMINUM AWNING - COVERED COLOR - DARK BRONZE SIZE - 8'-0" LENGTH x 4'-6" DEPTH

NOTE:  
ALTERNATE COLOR FOR ALL AWNINGS - REGAL RED (COLOR TO MATCH MP-1).



**1 FRONT ELEVATION**  
1/4" = 1'-0"



**2 REAR ELEVATION**  
1/4" = 1'-0"

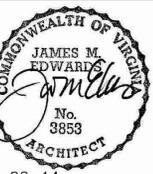


**Chick-fil-A**

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Mark Date By

△



4-28-14

**e+h**  
ARCHITECTS

**E+H ARCHITECTS, P.C.**  
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BARTWOOD, TENNESSEE 37027  
PHONE: (615) 377-3311  
FAX: (615) 377-0878

STORE  
Burke FSU  
S08A

Burke Center Pkwy  
Burke, VA

SHEET TITLE  
EXTERIOR  
ELEVATIONS

VERSION: V8.6  
ISSUE DATE: 3-2014

Job No. : ---

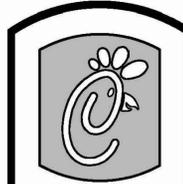
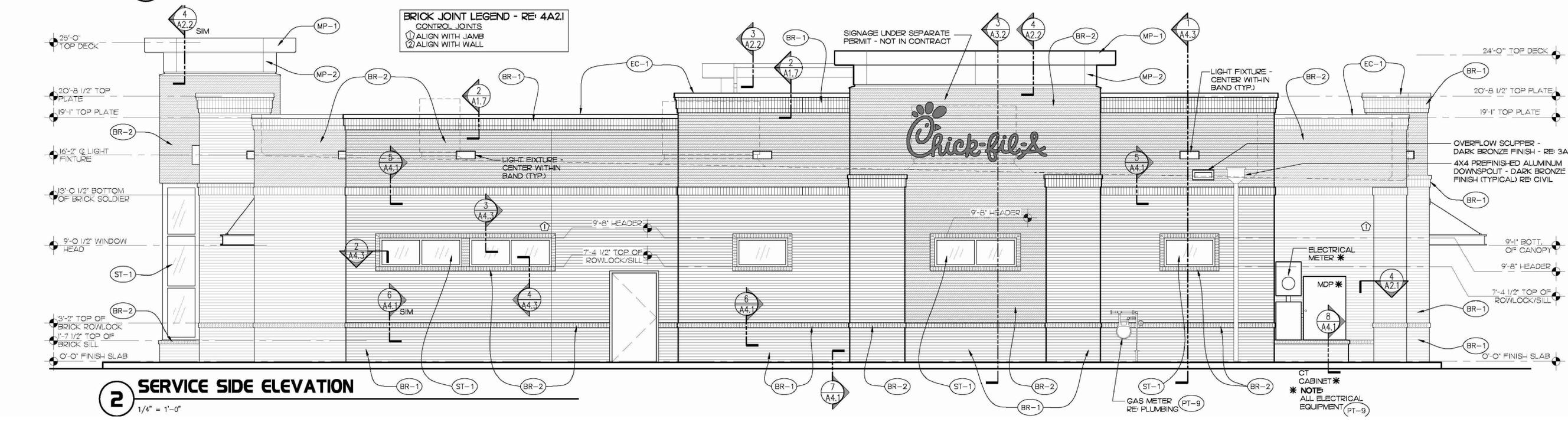
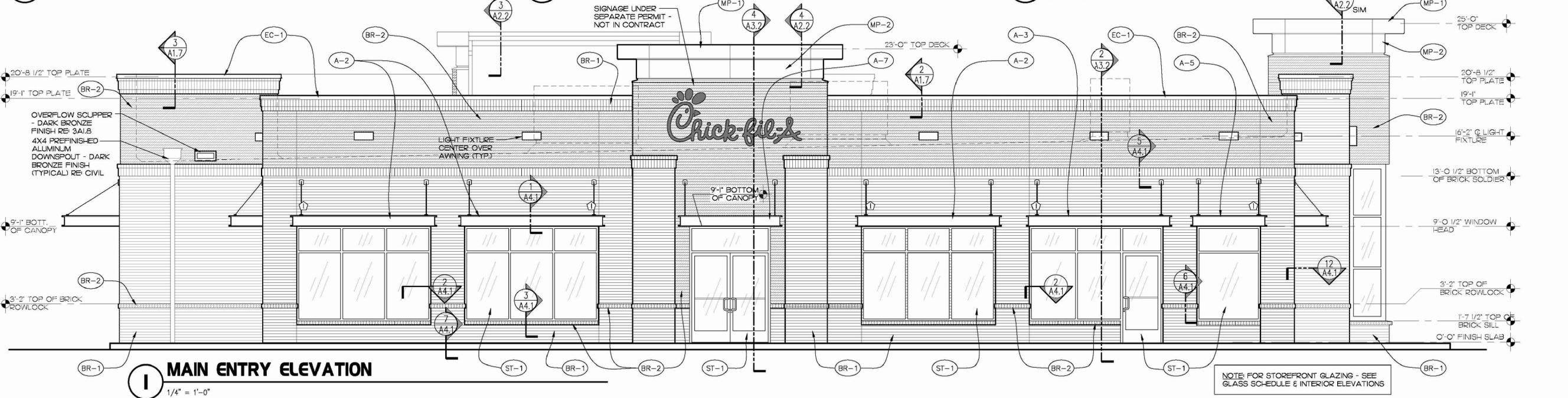
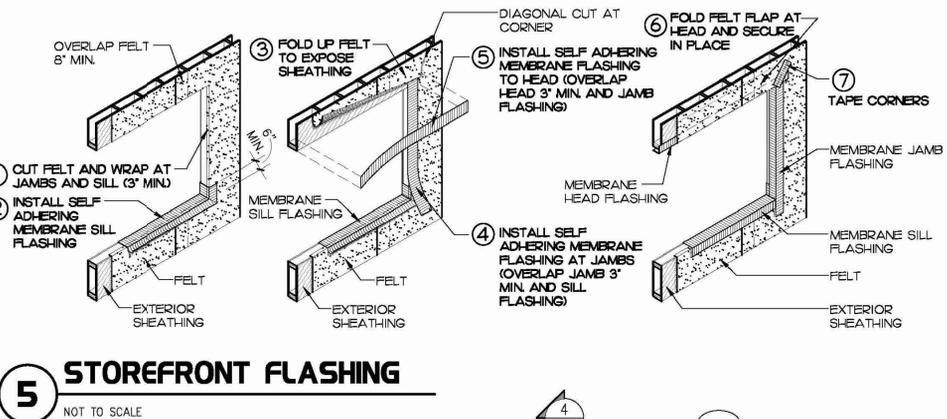
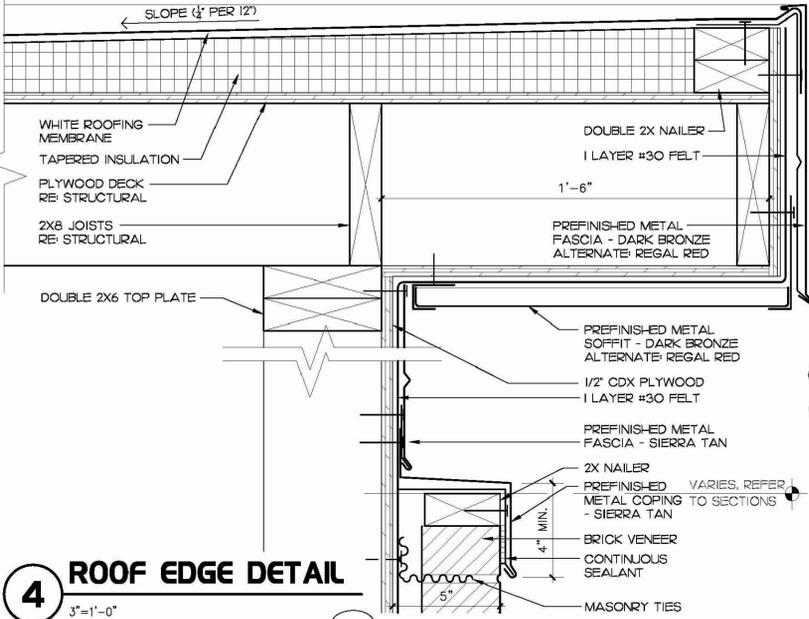
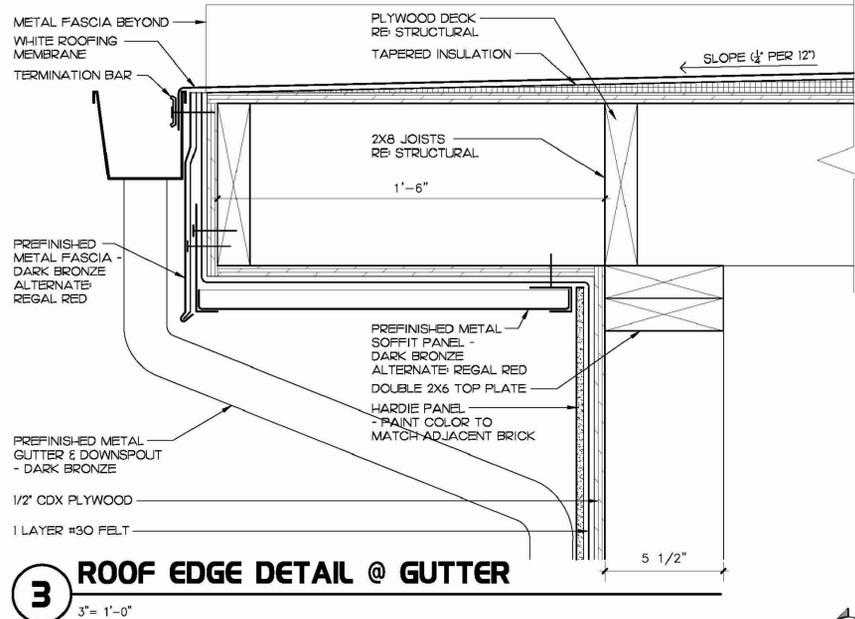
Store : #3374

Date : 5/16/14

Drawn By : ---

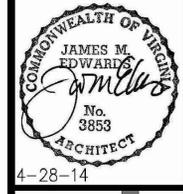
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**Chick-fil-A**  
5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

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**eh**  
ARCHITECTS

**E+H ARCHITECTS, P.C.**  
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BLENWOOD, TENNESSEE 37027  
PHONE: (615) 577-3000  
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STORE  
Burke FSU  
S08A

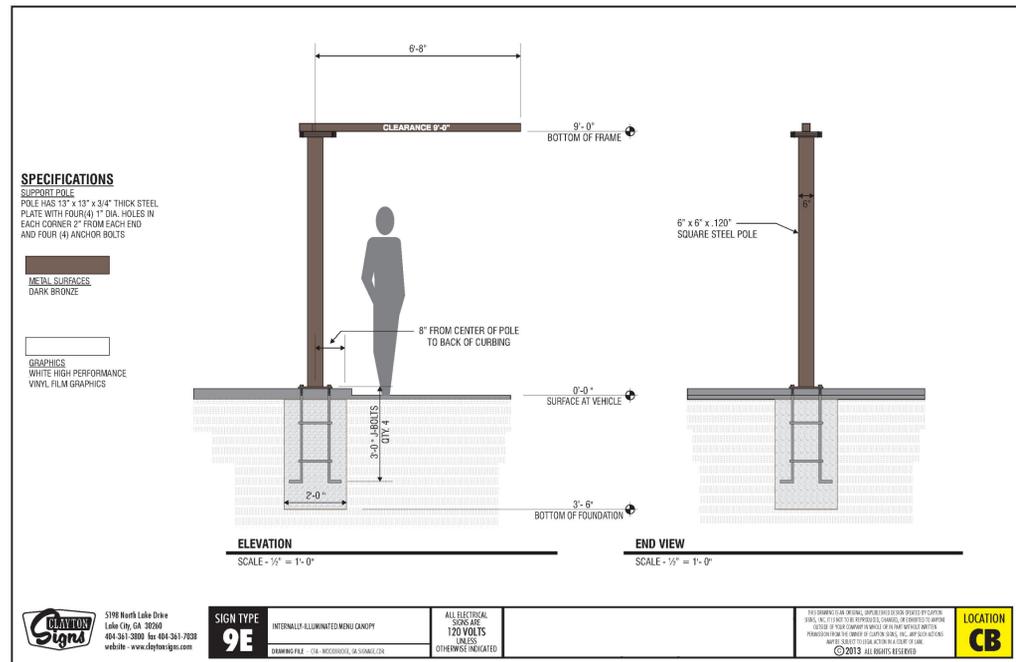
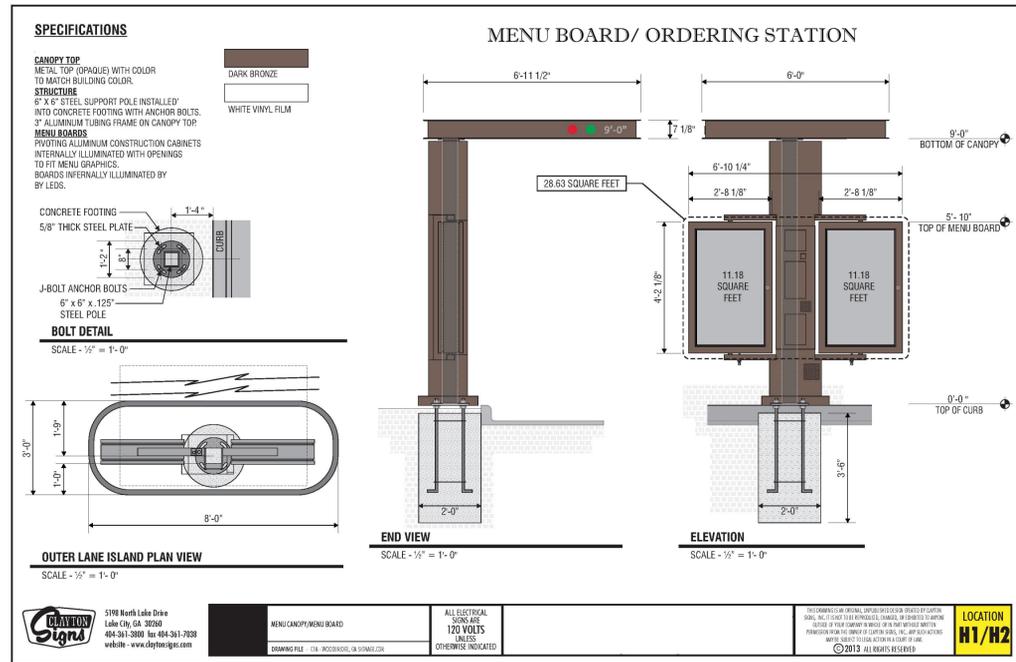
Burke Center Pkwy  
Burke, VA

SHEET TITLE  
EXTERIOR  
ELEVATION

VERSION: V8.6  
ISSUE DATE: 3-2014

Job No. : ----  
Store : #3374  
Date : 5/16/14  
Drawn By : ---  
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Sheet  
**10**



**Chick-fil-A**

5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

Mark	Date	By
3	02/06/15	NTG

REV. PER PARKING STUDY AND LAYOUT MODIFICATION

Mark	Date	By
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REV. PER STAFF COMMENTS

Mark	Date	By
5	05/06/15	NTG

REV. PER STAFF COMMENTS



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BURKE  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VA

SHEET TITLE  
SITE DETAILS

DWG EDITION 02.4

- Preliminary
- 80% Submittal
- For Construction

Job No. : S126509

Store : \_\_\_\_\_

Date : 05/16/14

Drawn By : NTG

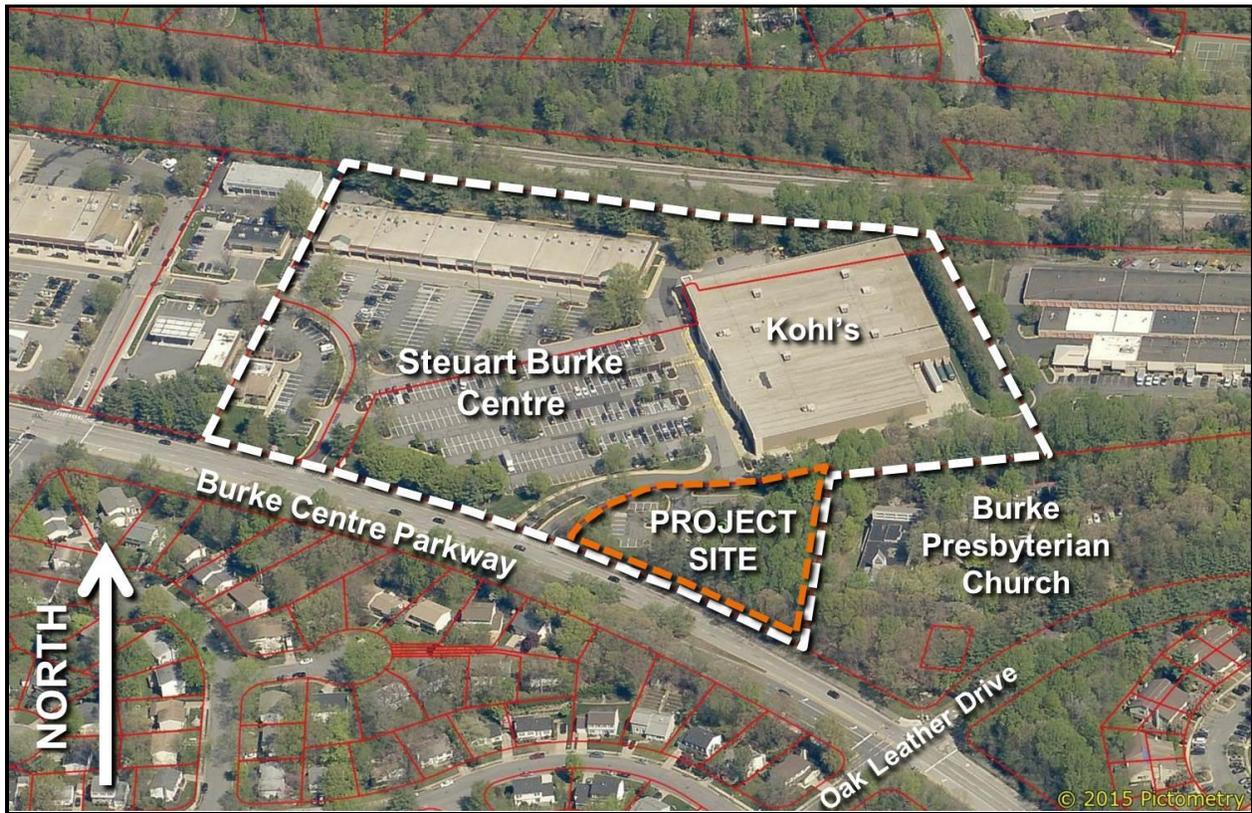
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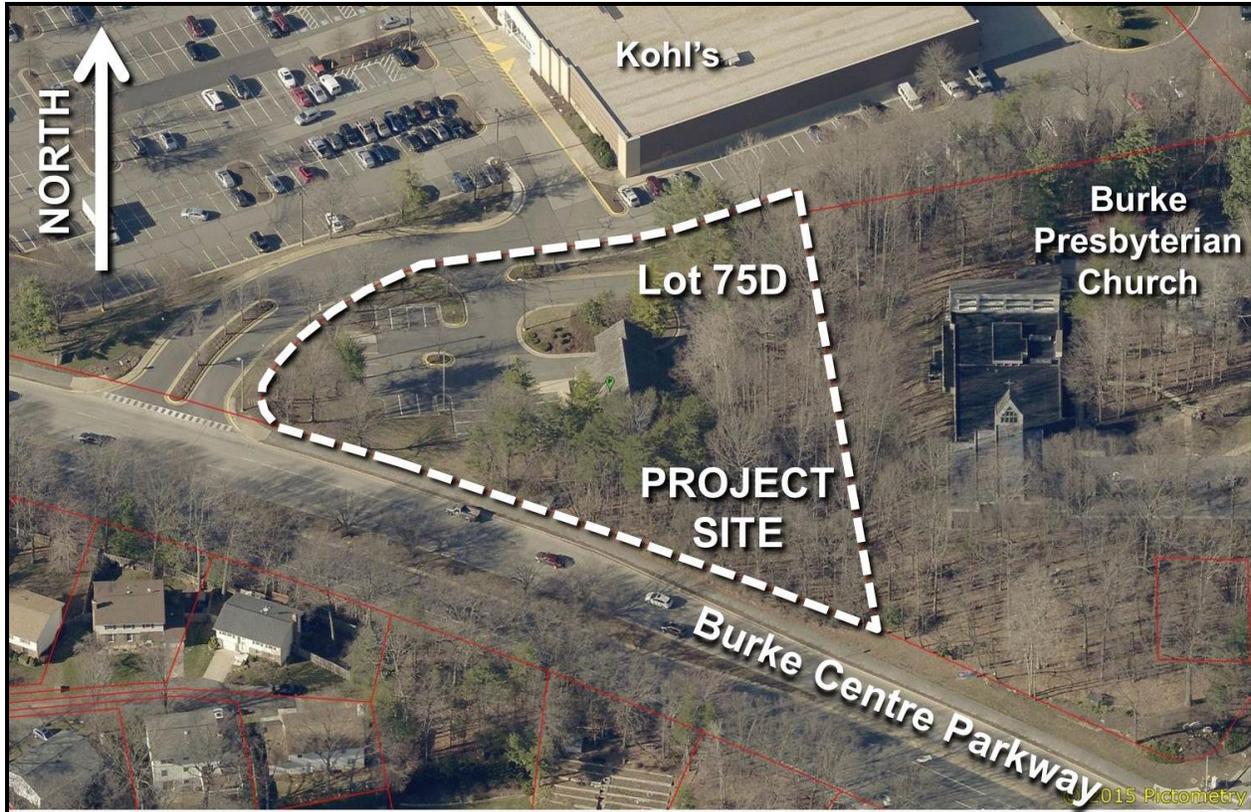
**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**APPLICATION DESCRIPTION**

The applicant, Chick-fil-A, Inc., requests approval of a Planned Residential Community (PRC) Plan, Proffered Condition Amendment (PCA), and Development Plan Amendment (DPA) to permit the development of a fast food restaurant with drive-through (4,779 sq.ft.); an increase in the allowable square footage, from 129,000 to 132,000 sq. ft., for Landbay 8E of the Village Center of the Burke Centre Development Plan; a reduction of the transitional screening yard along Burke Centre Parkway from 50 feet to 33 feet; and a modification of the barrier requirements to the east and south, in lieu of retaining walls and safety fencing. The overall project area consists of four parcels, totaling 13.73 acres, within the PRC (Planned Residential Community) Zoning District and the Steuart Burke Centre shopping center. The restaurant site is located at 5815 Burke Centre Parkway (Tax Map 77-1 ((1)) 75D), and would occupy 1.52 acres of the larger 13.73-acre application area. With the exception of some connecting pedestrian facilities, all of the development activity would take place within Lot 75D.



**Overall Project Area**



**Aerial View of the Project Site**

**Modifications:**

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

- Modification of the transitional screening requirement along the Burke Centre Parkway frontage, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, to allow a reduction of the screening yard width from 50 to 33 feet, in favor of the alternatives as shown on the proposed plat and as conditioned; and
- Modification of the barrier requirement, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, in favor of the barriers as shown on the proposed plan and as conditioned.

A reduced copy of the PRC Plan/Development Plan Amendment is included at the front of this report. Copies of the proposed proffers, development conditions, the affidavit, and the applicant's statement of justification are included in Appendices 1, 2, 3 and 4, respectively. The previously approved proffers are included in Appendices 5 and 6. The most recently approved Development Plan Amendment is included in Appendix 7. Agency analyses are included in Appendices 8 through 14. An approval from the Architectural Review Board of the Burke Centre Conservancy is included as Appendix 15, the applicable

Comprehensive Plan text is included as Appendix 16, and the applicable Zoning Ordinance standards are included in Appendix 17.

**LOCATION AND CHARACTER**

**Site Description:**

The 13.73-acre site is comprised of four parcels (Tax Map 77-1 ((1)) 75A, 75B, 75C, and 75D) containing in-line retail, a department store, a stand-alone retail use, a vacant drive-through bank, and parking. These uses comprise the Steuart Burke Centre shopping center. The fast food restaurant is proposed on Lot 75D, at the southeast corner of the site at 5815 Burke Centre Parkway (on the north side of Burke Centre Parkway and approximately 400 feet west of the intersection of Burke Centre Parkway and Oak Leather Drive). The site currently contains a vacant one-story bank with drive-through (2,658 sq. ft.), which would be demolished for the construction of the restaurant.

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

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>North</b>	Norfolk Southern & Virginia Railway Express Railroad	R-E	Rail Transit
<b>East</b>	Self-storage; light industrial; church	I-5; I-3	Industrial; Public Facilities, Governmental, and Institutional
<b>South</b>	SFD Residential	PRC	Residential Planned Community
<b>West</b>	Retail	PRC	Retail and Other Commercial Uses

**BACKGROUND**

RZ C-546 was approved by the Board of Supervisors on August 11, 1975, rezoning 1,188.02 acres to the RPC District and 49.49 acres to the I-L District, with proffers. The RPC Comprehensive Plan designation was adopted as a part of the Area III Plan at the same time.

RZ 83-S-029 was approved by the Board of Supervisors on September 12, 1983, which rezoned 22.04 acres of I-3 and I-5 zoned land to the PRC District. The purpose of the rezoning was to add 13.73 acres to the Village Center and to convert 8.31 acres on Oak Leather Drive from industrial use to 36 residential townhouse units.

PCA 83-S-029 and DPA C-546-21 were approved by the Board of Supervisors on December 7, 1992, in the name of Hechinger Company, on Tax Maps 77-1 ((1)) 75A, 75B, 75C, 75D, and 75X, consisting of 13.73 acres, to permit the construction of a canopy addition over an existing outdoor sales area, and an 80 sq. ft. fire equipment room on an existing retail sales establishment. The retail sales establishment was subsequently reconstructed as a Kohl's Department Store through an interpretation process.

Staff notes that Tax Map 77-1 ((1)) 75X is the identification for the building associated with the Kohl's store, that no land is associated with this tax map number, and that Lot 75X is not a part of the current applications. Lot 75C includes the land under the building, which is included as part of these applications. For clarity, the tabulations associated with the current applications include the gross floor area of the Kohl's store.

**COMPREHENSIVE PLAN PROVISIONS**

<b>Plan Area:</b>	III
<b>Planning District:</b>	Pohick
<b>Planning Sector:</b>	P-6, Middle Run
<b>Plan Map:</b>	Residential Planned Community

There is no site-specific text that pertains to the shopping center or the proposed fast food use, although the Comprehensive Plan text recommends that infill development be compatible with established residential neighborhoods.

The Trails Plan envisions a Major Paved Trail on the north side of Burke Centre Parkway, which has been previously constructed.

Relevant Comprehensive Plan text is included in Appendix 16.

**ANALYSIS**

<b>Development Plan Amendment:</b>	(copy at front of staff report)
<b>Title:</b>	Development Plan Amendment (DPA), Proffer Condition Amendment (PCA), and Planned Residential Community Plan (PRC) for Chick-fil-A
<b>Prepared by:</b>	Bohler Engineering
<b>Date:</b>	June 30, 2015
<b>Number of Pages:</b>	11

Proposal: The applicant, Chick-fil-A, Inc., requests approval of a Planned Residential Community (PRC) Plan, Proffered Condition Amendment (PCA), and Development Plan Amendment (DPA) to permit the development of a fast food

restaurant with drive-through (4,779 sq.ft.); an increase in the allowable square footage, from 129,000 to 132,000 sq. ft., for Landbay 8E of the Village Center of the Burke Centre Development Plan; a reduction of the transitional screening yard along Burke Centre Parkway from 50 feet to 33 feet; and a modification of the barrier requirements to the east and south, in lieu of retaining walls and safety fencing. Based on current topographic conditions and the proposed design, the floor elevation of the proposed one-story building would be approximately 15 feet below the elevation of the Burke Centre Parkway trail, near the southeastern corner of the site. The building would be approximately 25 feet tall, including a rooftop parapet wall.

Existing Site Conditions: Lot 75D currently contains a vacant one-story bank with drive-through (2,658 sq. ft.) and associated parking (21 spaces). The bank would be demolished for the construction of the restaurant. Access for the site is provided through a driveway, which connects to one of two entrance driveways for the Steuart Burke Centre shopping center. The driveway entrance to the bank is offset from the driving aisle in front of the Kohl's store by approximately 65 feet.

Access and Parking: The access driveway for the restaurant site would continue to connect with one of the two entrance driveways for the shopping center. However, the driveway would be relocated to the northeast by approximately 65 feet to align with the driving aisle in front of the Kohl's store. The internal drive-through has been located to facilitate the movement of vehicles to the drive-through lanes without impeding parking movements within the site.

Twenty parking spaces are required for the proposed restaurant, based on the shopping center requirement of four spaces per 1,000 sq. ft. of gross floor area, in accordance with Par. 23B of Sect. 11-104 of the Zoning Ordinance. The applicant proposes 44 parking spaces on Lot 75D in addition to 22 stacking spaces for the drive-through and ordering stations. Staff notes that overflow parking would be available across the shopping center entrance driveway and in front of the Kohl's store. The applicant would construct crosswalks and associated curb ramps to facilitate pedestrian connectivity with the adjacent parking lot and store. Based on the updated tabulations for the project area, including the proposed restaurant, the shopping center would be required to provide 584 parking spaces; 618 parking spaces are provided.

An approximately 9-foot wide asphalt trail currently exists along Burke Centre Parkway. The applicant proposes the construction of a 5-foot wide concrete sidewalk along the east side of the entrance drive and connecting crosswalks, to allow patrons to walk from the Burke Centre Parkway trail, along the shopping center entrance drive, and across the parking lot to the restaurant.

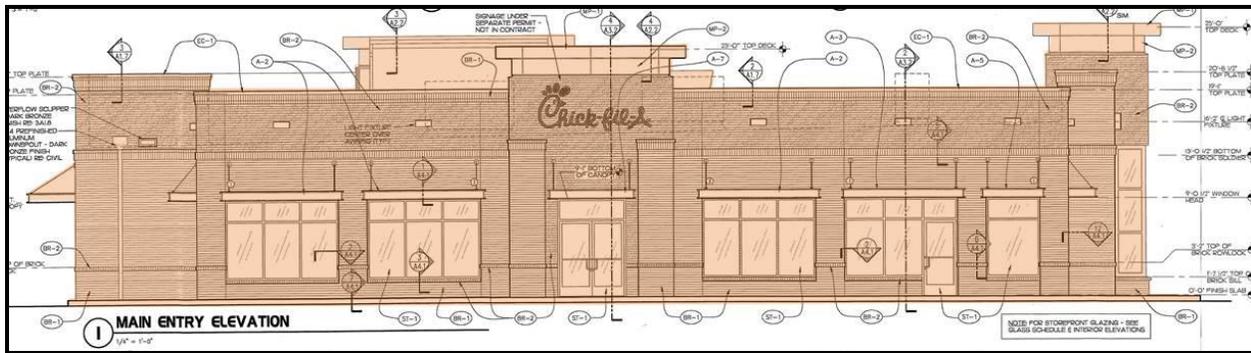


**Restaurant Site Perspective (view to southeast)**

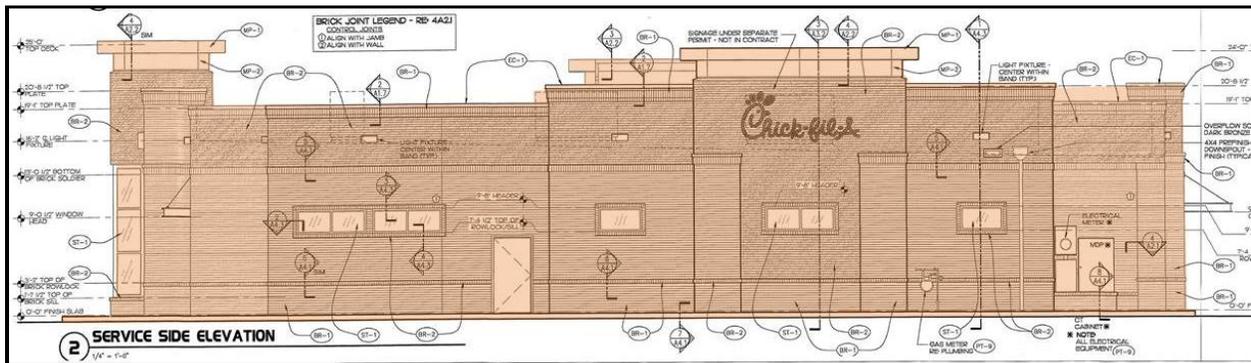
### **Land Use Analysis (Appendix 8)**

Comprehensive Plan text does not provide site-specific guidance for the subject site. The Plan references the 1975 Burke Centre Master Plan, which shows the site as planned for industrial uses. The Burke Centre Master Plan is included in the Comprehensive Plan by reference. However, the subject property is designated as Residential Planned Community within the Middle Run Community Planning Sector. Where the Area Plan map and the Burke Centre Master Plan conflict, the Area Plan map overrides and recognizes that the Residential Planned Community (RPC) is the anticipated use for the site. The RPC designation does not limit the lot to a specific use or intensity.

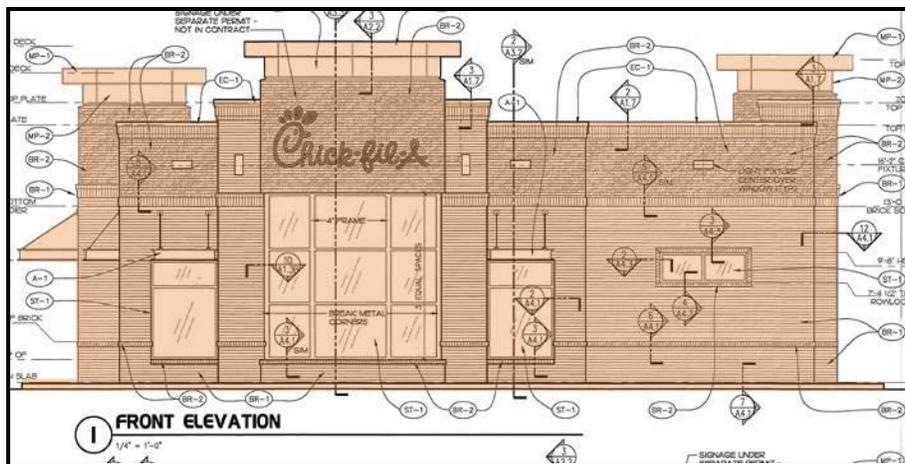
Staff notes that the applicant altered the site design and building location from the initial submission in order to minimize impacts to the steeply sloped and treed area to the east and to reduce the heights of the retaining walls along the drive-through and along the eastern property line. Retaining walls would vary between zero feet and eleven feet tall and would be treated with a faux brick or stone veneer (Proffer #8). The applicant also proposes a rooftop parapet wall and landscaping along Burke Centre Parkway to shield views of rooftop equipment (Proffer #9). The applicant has also provided sidewalk and crosswalk connections, to facilitate pedestrian travel to the restaurant and between uses within the shopping center. Additionally, the applicant has committed to enhanced architectural materials, including brick veneer and aluminum fascia, and an outdoor seating area.



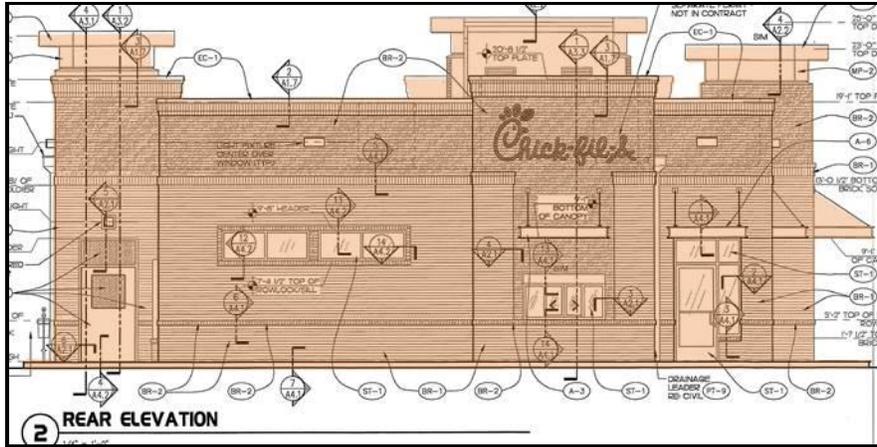
North Elevation (facing parking lot)



South Elevation (facing Burke Centre Parkway)



West Elevation (facing outdoor dining area)



**East Elevation (facing wooded area and church)**

The fast food restaurant is expected to serve local needs and has been designed to be compatible with the surrounding uses. Staff finds the proposed use in harmony with the Comprehensive Plan.

**Transportation Analysis (Appendix 9)**

FCDOT and VDOT staff evaluated the proposal. The applicant has positioned the entrance drive to the site so that it aligns with the drive aisle in front of the Kohl’s store and has proposed a sidewalk from the Burke Centre Parkway trail to the site. The realignment of the driveway entrance and the addition of the pedestrian facilities are expected to facilitate more predictable vehicular and pedestrian movements. Additionally, the site has been designed to minimize conflicts between the parking spaces and the drive-through lanes. However, delivery truck turning movements may be problematic, due to conflicts with the parking spaces along the eastern property boundary. In response, a development condition is proposed, which would restrict large-truck deliveries to avoid peak hours of operation.

Staff finds that transportation issues associated with the project have been adequately addressed.

**Forestry Analysis (Appendix 10)**

The applicant proposes the preservation of trees along both the eastern and southern property lines. The applicant would augment the trees within preservation areas with supplemental plantings along Burke Centre Parkway, along the shopping center entrance driveway, and within the parking lot.

Staff notes that, subsequent to the initial submission of the application, the applicant realigned the eastern retaining wall further from the eastern property boundary to minimize impacts to trees in that area.

Urban Forestry staff reviewed the application and found that all landscaping and tree preservation requirements have been adequately addressed. Staff does not object to the requests to modify the transitional and barrier requirements along the southern and eastern property lines.

### **Environmental Analysis (Appendix 11)**

The project site falls within the Pohick Creek Watershed. Stormwater runoff will flow into a piped system and into Sideburn Branch. Stormwater management will be subject to the County's Stormwater Management Ordinance. The applicant has worked with Urban Forestry staff to reduce encroachment into the steeply sloped and treed area to the east. Additionally, staff encouraged the applicant to provide a Green Building commitment, in accordance with Comprehensive Plan guidance. In response, the applicant proposed a proffer (Proffer #5) listing various "Green" measures that shall be incorporated into the project.

Staff finds that environmental issues associated with the project have been adequately addressed.

### **Stormwater Analysis (Appendix 12)**

Stormwater Management staff noted that the requirements of the current Public Facilities Manual (PFM) would be applicable to the site. To meet water quality requirements, the applicant proposes on-site stormfilters. Final calculations and design details will not be reviewed until the final site plan stage. The applicant continues to refine the stormwater calculations for water quality measures. Additionally, stormwater detention and stormwater outfalls will be reviewed as part of the site plan review process. Finally, a stream restoration project (PC-9250) has been identified for the Sideburn Branch tributary that receives stormwater discharges from the site, but is not expected to have a significant impact on the project.

### **Sanitary Sewer, Water, and Health Analyses**

Department of Public Works and Environmental Services (DPWES) staff (Appendix 13) found that the existing sanitary sewer facilities are adequate to serve the proposed use. Fairfax County Water Authority (FCWA) staff (Appendix 14) noted that adequate domestic water service is available at the site, but that, depending on any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. Health Department staff noted that any proposed food service establishment must submit plans for review regarding all required Health Department codes and regulations.

## ZONING ANALYSIS

### **Section 16-101 - General Standards**

*The general standards set forth in Sect. 16-101 require that the development conform to the adopted comprehensive plan; that the design achieve the intent of the PRC District more than under a conventional zoning district; that the development efficiently utilize available land and preserve to the extent possible scenic assets and natural features; that the development prevent substantial injury to surrounding developments; that the development be located in an area in which transportation, police and fire protection, other public facilities, and public utilities are provided; and that the development provide coordinated linkages among internal facilities and services and to major external facilities and services.*

The proposal conforms to the Comprehensive Plan recommendations for use and intensity. The site is currently developed and the proposal to replace an existing bank with drive-through with a fast food restaurant with drive-through does not change the basic form or function of the shopping center. In staff's opinion, the general standards have been met with the imposition of the proposed proffers and DPA conditions.

### **Section 16-102 - Design Standards**

*The first standard requires that, at the periphery of the planned development district, the bulk regulations, landscaping, and screening requirements shall generally conform to those of the most closely comparable conventional zoning district. The following table shows that this application meets the bulk standards requirements of the C-5 (Neighborhood Retail Commercial) District, (which is the most similar conventional district).*

**Lot Size Requirements, Bulk Regulations, and Parking**

<b>C-5 Lot Requirements and Parking (Sect. 4-506, Sect. 4-507, Sect. 4-508, &amp; Article 11, Part 1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>Min. Lot Size</b>	40,000 sf	13.73 acres
<b>Min. Lot Width</b>	200 feet	+/- 777 feet
<b>Max. Building Height</b>	40 feet	+/- 30 feet
<b>Front Yard</b>	45° angle of block plane, not less than 40 feet	48 feet
<b>Rear Yard</b>	20 feet	40 feet
<b>Maximum FAR</b>	0.30	0.22 (overall) 0.07 (Lot 75D)
<b>Open Space</b>	20%	30% (overall) 35% (Lot 75D)
<b>Parking</b>	584 spaces (overall) 20 spaces (Lot 75D)	616 (overall) 44 spaces (Lot 75D)
<b>Stacking Spaces</b>	11 spaces (Lot 75D)	22 spaces (Lot 75D)

*The northern property boundary of the subject property is on the periphery of the Burke Centre PRC, and therefore must comply with the transitional screening and barrier requirements as found in the Zoning Ordinance. The transitional screening and barrier requirements along the northern property boundary have been met. However, modifications for the transitional screening and barrier requirements along Burke Centre Parkway and the eastern property boundary are discussed below.*

*Par. 2 states that open space, parking, loading, sign, and other similar regulations shall have application in all planned developments. The application includes 30 percent open space (on the entire site), which is in excess of the open space requirement of 20 percent. Adequate parking is available. This standard has been satisfied.*

*Par. 3 states that streets and driveways should be designed to generally conform to the provisions of the Zoning Ordinance. 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 noted in the transportation section, the applicant has proposed a sidewalk along the shopping center entrance drive and pedestrian crossings at an interior intersection and across the interior parking lot. This standard has been adequately addressed.*

**Section 6-301 - Purpose and Intent (PRC District)**

*The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social, and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of the planning, design and development. These objectives were met with the original rezoning. The PRC Plan amendment would allow a fast food restaurant with drive-through and an increase in the allowable square footage of Land Bay 8E of the Burke Centre Development Plan from 129,000 to 132,000 sq. ft.*

*Objective 1 - A variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of all ages, sizes, and levels of income.*

The applicant is not proposing any change to the mix of uses allowed in the Village Center portion of the Burke PRC, in which this site is located. Therefore, staff believes that this objective continues to be addressed.

*Objective 2 - An orderly and creative arrangement of all land uses with respect to each other and to the entire community.*

As noted in Objective 1, the applicant is not proposing any changes to the approved mix of uses and basic layout of the PRC as a whole. Staff believes this objective continues to be addressed.

*Objective 3 - A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths, and pedestrian walkways.*

The applicant proposes the realignment of the entrance drive into the site with the drive aisle in front of the Kohl's store; a sidewalk from the Burke Centre Parkway trail to the site; painted crosswalks, where feasible, to the remainder of the shopping center; a crosswalk through the interior parking lot to the restaurant; and the placement of the drive-through lanes to minimize conflicts with parking spaces. Staff finds that this objective has been addressed.

*Objective 4 - The provision of cultural, educational, medical, and recreational facilities for all segments of the community.*

This objective does not apply to the current proposal, which will not impact the ability of the Burke PRC to provide such resources.

*Objective 5 - The location of structures to take maximum advantage of the natural and manmade environment.*

The application proposal will replace one free-standing building with a different building. The proposed building, drive-through lanes, and retaining walls have been located to minimize impacts to the forested areas. Additional plantings are proposed to mitigate impacts. Staff believes this objective is addressed.

*Objective 6 - The provision of adequate and well-designed open space for the use of all residents.*

This objective does not apply to this proposal. However, it should be noted that the site would have more than the minimum required open space.

*Objective 7 - The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities, and services. To these ends, rezoning to and development under this district will be permitted only in accordance with a comprehensive plan and development plan prepared and approved in accordance with the provisions of Article 16.*

The applicant seeks to replace an existing neighborhood-serving commercial use with a different type of commercial use. All public utility issues were addressed with the initial development of the site. The Residential Planned Community is identified in the Comprehensive Plan. A development plan has been prepared in accordance with the provisions of Article 16. This objective has been adequately addressed.

## **MODIFICATIONS AND WAIVER**

### **Transitional Screening and Barrier Requirements**

*Transitional Screening 3 and Barriers E, F, or G are required along the southern lot line abutting Burke Centre Parkway. Barriers D, E, or F are required along the eastern lot line abutting the church.*

The applicant requests the following:

- Modification of the transitional screening requirement along the Burke Centre Parkway frontage, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, to allow a reduction of the yard width from 50 to 33 feet, in favor of the alternatives as shown on the proposed plat and as conditioned, for the construction of a drive-through; and
- Modification of the barrier requirement, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, along the eastern and southern lot lines, in favor of the barriers as shown on the proposed plat and as conditioned.

The site currently contains a 50-foot wide landscape strip along Burke Centre Parkway and is separated from the nearest residences by Burke Centre Parkway. Based on current topographic conditions and the proposed design, the floor elevation of the proposed one-story building would be approximately 15 feet below the elevation of the Burke Centre Parkway trail, near the southeastern corner of the site. The building would be approximately 25 feet tall, including a rooftop parapet wall, such that approximately ten feet of the building could be visible from the Burke Centre Parkway trail. However, this uppermost portion of the building would be screened from Burke Centre Parkway by landscape materials.

The applicant proposes a guardrail and pedestrian safety fence along the top of the eastern retaining wall adjacent to the church and a pedestrian safety fence along the top of the southern retaining wall, adjacent to Burke Centre Parkway. The retaining walls generally measure from zero to eleven feet tall. The eastern guardrail and pedestrian safety fence would be proximate to the drive-through, an employee sidewalk, and parking. The southern pedestrian safety fence would be proximate to the Burke Centre Parkway trail. The southern fence would be placed at the top of the wall separated from the trail by plant materials.

Staff recommends approval of the modification of the transitional screening requirement along the southern lot line and a modification of the barrier requirement along the eastern lot line adjacent to the church and along the southern lot line, as shown on the PRC Plan.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The fast food restaurant with drive-through would replace the bank with drive-through and is expected to serve local needs. The proposed use would be located within a previously developed shopping center. A realignment of the entrance driveway, the construction of a sidewalk along the shopping center entrance drive, and the construction of crosswalk facilities would facilitate safe vehicular and pedestrian travel to the site and between shopping center uses. The building has been designed to be compatible with the surrounding area.

Given these factors, staff concludes that the proposed use would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

## Recommendations

Staff recommends approval of PRC C-546.

Staff recommends approval of PCA 83-S-029-02, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of DPA C-546-24, subject to development conditions consistent with those found in Appendix 2.

Staff recommends approval of the modifications listed below:

- Modification of the transitional screening requirement along the Burke Centre Parkway frontage, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, to allow a reduction of the yard width from 50 to 33 feet, in favor of the alternatives as shown on the proposed plat and as conditioned; and
- Modification of the barrier requirement, pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance, in favor of the barriers as shown on the proposed plat and as conditioned.

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

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

## APPENDICES

1. Proposed Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Previously Approved Proffers – RZ 83-S-029
6. Previously Approved Proffers – PCA 83-S-029
7. Previously Approved Development Plan Amendment – DPA C-546-23
8. Transportation Analysis - FCDOT
9. Forestry Analysis – DPWES/UFMD
10. Environmental Analysis – DPZ/PD
11. Stormwater Management Analysis – DPWES/SDID
12. Sanitary Sewer Analysis – DPWES/WPMD
13. Water Service Analysis - FCWA

14. Burke Centre Conservancy – Architectural Review Board Approval
15. Comprehensive Plan Excerpts
16. Applicable Zoning Ordinance Standards
17. Glossary of Terms

## PROFFER STATEMENT

### BURKE CENTER SHOPPING CENTER PCA 83-S-029-02

**77-1-((1))-75A, 75B, 75C & 75D**

**June 30, 2015**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successor and/or assigns (hereinafter collectively referred to as the “Applicant”), in this proffered conditions amendment hereby proffers that the development of the property identified on the Fairfax County Tax Map as 77-1-((1))-75A, 75B, 75C, and 75D (the “Property”) shall be in accordance with the following conditions (“Proffers”), if, and only if, approval of applications PCA 83-S-029-02 and DPA C-546-24 (collectively, the “Application”) is granted by the Fairfax County Board of Supervisors. The Applicant reconfirms its commitment to the proffers associated with RZ 83-S-029 (the “1983 Proffers”), as are applicable to the Property, except as modified herein. The proffers associated with PCA 83-S-029 (“1992 Proffers”) are not affected or changed with this Applicant and remain in full force and effect.

These Proffers, if accepted, amend and supplement only those 1983 Proffers referenced below. In the event this Applicant is denied, these Proffers will immediately be null and void and of no further force and effect.

#### AMENDMENT OF 1983 PROFFERS

1. Proffer 4(a) of the 1983 Proffers is hereby amended as follows:

4(a) Provide a landscaped berm and minimum 33-foot wide landscaped buffer along the Burke Centre Parkway frontage of this site, preserving existing trees where feasible from an engineering and construction standpoint.

2. Proffer 4(g) of the 1983 Proffers is hereby deleted in its entirety.

#### DEVELOPMENT PLAN

Development of the Property shall be in substantial conformance with the DPA, PCA, and PRC Plan prepared by Bohler Engineering dated May 16, 2014, and revised through June 30, 2015 (“Amended Development Plan”).

#### ADDITIONAL NEW PROFFERS FOR PARCEL 75D

5. Green Building Strategies. The fast food, drive-through restaurant located on Parcel 75D shall incorporate environmentally sustainable attributes into its building program, that shall

include, but not be limited to the following Green Building strategies. The Applicant shall, at the time of site plan review and building plan review, provide a certification statement from a LEED-AP who is also a professional engineer or licensed architect confirming that the green building elements listed below shall be incorporated into the design and construction of the project.

Prior to final bond release, the LEED-AP, who is also a professional engineer or licensed architect, shall submit a certification statement including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the building.

- a. 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 will be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Applicant shall provide proof of installation and plan location.
- b. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings.
- c. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) appropriate to the slope of the roof (i.e. for a low-sloped roof ( $\leq 2:12$ ) 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.
- d. 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 UFMD, and proof of installation and installation date.
- e. 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.
- f. 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.
- g. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage as listed below (to be modified with

the project-specific fixtures to be included). 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).

- h. 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 commissioning, as well as preparing a final report. The Applicant shall provide the final report.
- i. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.
- j. The project shall benchmark energy usage using the ENERGY STAR Portfolio Manager. The Applicant shall provide a report from Portfolio Manager prior to final bond release.
- k. 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 on the Property 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.
- l. 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:

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

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

- m. 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.
- n. 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

The Applicant shall use best efforts to incorporate the following Green Building Strategies into the building program; however, they are not required by these proffers:

- o. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. If this strategy is implemented, the Applicant shall provide proof of installation and the manufacturers' product data.
- p. The Applicant shall use materials that include recycled content for items such as flooring, ceiling, wall tiles, carpet, etc. If this strategy is implemented, the Applicant shall provide proof of installation and the manufacturers' product data indicating the recycled content.

6. Site Entrance. The Applicant shall realign the driveway entrance for Parcel 75D in order to align it with the access lane for the remainder of the shopping center, as depicted on the Amendment Development Plan.
7. Sidewalk/Crosswalks. The Applicant shall construct a 5 foot sidewalk along the shopping center entrance drive from Burke Centre Parkway to the Parcel 75D entrance. A pedestrian crosswalk shall be added across the shopping center entrance drive creating a pedestrian link from Parcel 75D to the remainder of the shopping center, as depicted on the Amended Development Plan.
8. Retaining Walls. The Applicant shall design the retaining walls for Parcel 75D to be visually appealing, structurally sound, and properly anchored. The southern retaining wall located along the drive-through aisle will incorporate architectural details such as faux brick or stone that is compatible with the building façade for Parcel 75D. The eastern retaining wall will have little visibility interior to the site; however, the landscaping to be located along the eastern retaining wall will include native species plantings that cascade over the wall in order to break up massing and visibility from adjacent properties. The Applicant shall also install safety rails for the retaining walls to include a pedestrian safety rail along the southern retaining wall and a vehicular guard rail/pedestrian safety fence or rail along the eastern wall, to be constructed in accordance with County standards.

9. Rooftop Equipment Screening. Because Parcel 75D sits at a lower elevation than Burke Center Parkway, the Applicant shall incorporate measures to shield views of the rooftop equipment to include, but not be limited to, a rooftop parapet wall and landscaping along the Burke Centre Parkway frontage.

10. Tree Save Area. The Applicant shall maintain the tree save area along the eastern and southeastern corner of Parcel 75D in order to protect the existing ravine located along the eastern property line and shield views of the use from adjacent properties to the east.

11. Landscaping. In consultation with UFMD, native species landscaping along the Burke Centre Parkway frontage shall be compatible and complementary with the plantings along Burke Centre Parkway and the remainder of the existing shopping center. All landscaping provided shall be native to the Middle-Atlantic region to the extent feasible and shall be non-invasive, as determined by UFMD.

STEUART-BURKE CENTRE SHOPPING CENTER, L.L.C.  
Title Owner of Tax Map Nos. 77-1-((1))-75A, 75B, 75C & 75D

By: STEUART-BURKE MANAGEMENT COMPANY, its  
Managing Member

By: \_\_\_\_\_

**PROPOSED DEVELOPMENT PLAN AMENDMENT CONDITIONS**

DPA C-546-24

June 30, 2015

If it is the intent of the Board of Supervisors to approve Development Plan Amendment DPA C-546-24, on property located at Tax Map parcels 77-1 ((1)) 75A, 75B, 75C, and 75D, to permit the addition of a fast food restaurant with drive-through, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. This Development Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Development Plan Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Development Plan Amendment approved with the application, as qualified by these development conditions. The conditions of the Development Plan Amendment shall only apply to the building, parking spaces, and other related facilities associated with the fast food restaurant and drive-through located on Lot 75D. Modifications to other uses or portions of the site which do not require a development plan amendment may be permitted as applicable without amending this Development Plan Amendment.
3. This Development Plan Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Development Plan Amendment shall be in substantial conformance with the approved Development Plan Amendment entitled "Development Plan Amendment (DPA), Proffer Condition Amendment (PCA), and Planned Residential Community Plan (PRC) for Chick-fil-A," prepared by Bohler Engineering, dated May 16, 2014, and revised through June 30, 2015, consisting of eleven (11) sheets, and these conditions. Minor modifications to the approved Development Plan Amendment may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
4. Landscaping shall be provided in substantial conformance with the concepts shown on Sheet 6 as determined and approved by the Urban Forest Management Division (UFMD). Any tree or shrub determined to impact existing utility easements or sight distances shall be replaced with an appropriately sized plant or relocated elsewhere on the site with a plant of equal size and quality, as determined by UFMD. Trash cans shall be placed to preclude conflicts with landscaping materials.
5. The building façade shall be generally consistent with the architectural elevations provided on the DPA, in terms of color, building materials, and style. Minor modifications to the color, building materials, and style may be permitted without a DPA when it is determined by the Zoning Administrator that such modifications are in

substantial conformance with the approved DPA and compatible with the primary retail structure.

6. The trash dumpster(s) shall be screened on all four sides. The screening enclosure(s) shall be consistent in terms of color and style with the restaurant building. Doors shall consist of materials which are opaque and fully screen the dumpster(s).
7. The fast food restaurant owner/operator shall be responsible for the daily removal of litter from Lot 75D.
8. All lighting, including security lighting, signage lighting, and pedestrian or other incidental lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
9. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance.
10. Parking spaces shall meet the geometric design standards in the PFM, as determined by DPWES, prior to issuance of a Non-RUP.
11. Large-truck deliveries shall be scheduled to avoid morning, noontime, and evening peak hours of operation.
12. A copy of these development conditions shall be posted conspicuously in the restaurant.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Development Plan Amendment shall not be valid until this has been accomplished.

**REZONING AFFIDAVIT**

DATE: JUN 11 2015  
 (enter date affidavit is notarized)

I, Sheri L. Akin, do hereby state that I am an  
 (enter name of applicant or authorized agent)

126949a

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

in Application No.(s): PCA 83-S-029-02/DPA-C-546-24  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Chick-fil-A, Inc. Agent: John R. Martinez	5200 Buffington Road Atlanta, GA 30349	Applicant/Contract Purchaser of Tax Map 77-1 ((1)) 75D
Steuart-Burke Centre Shopping Center, LLC Agent: Scott P. Moseley	5454 Wisconsin Avenue, Suite 1600 Chevy Chase, MD 20815	Title Owner of Tax Map 77-1 ((1)) 75A, 75B, 75C, 75D

(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)**

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 (enter date affidavit is notarized)

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for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
 (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 <b>BOLD</b> above)
\ Bohler Engineering VA, LLC Agent: Keith G. Simpson	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineer/Agent for Applicant
\ McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak \ Gregory A. Riegler Kenneth W. Wire Sheri L. Akin \ Lisa M. Chiblow (former) \ Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
\ M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci William F. Johnson \ Michael R. Pinkoske	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Consultant/Agent 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.

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

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)

- Dan T. Cathy, Donald M. Cathy, Trudy C. White, S. Truett Cathy Irrevocable Trust U/A dated 5/17/1979
S. Truett Cathy Charitable Remainder Unitrust U/A dated 12/21/1993 f/b/o WinShape Foundation, Inc. (a GA nonprofit, 501(c)(3) organization)

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

Directors: S. Truett Cathy, Jeannette M. Cathy, Dan T. Cathy, Donald M. Cathy
Officers: Dan T. Cathy, Chairman/President/CEO/Asst. Secty; Jeannette M. Cathy, Secty/Treasurer; Donald M. Cathy, EVP; James B. McCabe, EVP/CFO/Asst. Treasurer; Steve A. Robinson, EVP/CMO; Timothy P. Tassopoulos, EVP; Roger E. Blythe, Jr., VP; Jonathan B. Bridges, VP; William F. Faulk, VP; Brent Ragsdale, VP/CAO/Asst. Secty/ Asst. Treasurer; T. Mark Miller, VP; John H. McCleskey, VP; David G. Salyers, VP; Dee Ann Turner, VP; Erwin C. Reid, VP; Robert P. Dugas, VP; Philip A. Barrett, VP [CONT'D]
(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

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

**Rezoning Attachment to Par. 1(b)**

DATE: JUN 11 2015  
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for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Chick-fil-A, Inc. (CONT'D)  
5200 Buffington Road  
Atlanta, GA 30349

**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.)

B. Lynn Chastain, VP/General Counsel/Asst. Secty; Barry V. White, VP; S. Tammy Pearson, VP/Asst. General Counsel; Clifford T. Robinson, VP; David B. Farmer, VP; Michael F. Erbrick, VP/CIO; Rodney Bullard, VP; Carrie Kurlander, VP; Donna W. Birbow, VP; Sandra T. Moody, VP; Andrew T. Cathy, VP; William J. Dunphy, VP; Christopher T. Sweatt, VP; Richard C. Matherne, VP

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Steuart-Burke Centre Shopping Center, LLC  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Steuart Retail Centers, LLC, Managing Member

=====

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

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

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**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Steuart Retail Centers, LLC  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)  
Steuart Investment Company, Managing Member

**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)  
Steuart Investment Company  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)  
Guy T. Steuart, II Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o of Elizabeth S. Kret, Guy T. Steuart, III, Bradley C. Steuart, Carter M. Steuart, Hugh T. Steuart  
Frank T. Steuart Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o of Katherine E. Steuart, Mary P. Steuart  
Leonard P. Steuart, III Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o Holly S. Richardson [CONT'D]

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

John R. Clark, III, President      Guy T. Steuart, III, SVP      Karen Lawson Butler, Secty.  
Frank T. Steuart, EVP & COB      Bradley C. Steuart, Asst. Secty./Asst. Treasurer  
Guy T. Steuart, II, COB      Michael B. Goheen, CFO/Treasurer

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

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

Steuart Investment Company [CONT'D]  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Holly S. Robinson Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o Steuart A. Richardson,  
Conner A. Richardson  
FTS 2008 Dynasty Trust f/b/o of Katherine E. Steuart, Mary P. Steuart

**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)

Bohler Engineering VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)

Bohler Engineering, P.C.  
Adam J. Volanth  
Mark R. Joyce  
Daniel M. Duke

**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)**

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(enter date affidavit is notarized)  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Bohler Engineering, P.C.  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)  
Bohler Management, Inc.

**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)  
Bohler Management, Inc.  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)  
Adam J. Volanth      Joseph Deal      Matthew Smith  
Brian Zappala      Daniel M. Duke  
William Goebel      Mark R. Joyce  
Robert Irons      Adam Benosky

**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.

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(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102

**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)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

**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.

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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)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [X] 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)

Equity Partners of McGuireWoods LLP

- List of partners including Adams, John D.; Anderson, Arthur E., II; Anderson, Mark E.; Andre-Dumont, Hubert; Bagley, Terrence M.; Barger, Brian D.; Becker, Scott L.; Belcher, Dennis I.; Bell, Craig D.; Bilik, R. E.; Blank, Jonathan T.; Boardman, J. K.; Boland, J. W.; Brenner, Irving M.; Brooks, Edwin E.; Brose, R. C.; Burk, Eric L.; Busch, Stephen D.; Cabaniss, Thomas E.; Cacheris, Kimberly Q.; Cairns, Scott S.; Capwell, Jeffrey R.; Cason, Alan C.; Chaffin, Rebecca S.; Chapman, Jeffrey J.; Clark, Jeffrey C.; Cockrell, Geoffrey C.; Collins, Darren W.; Covington, Peter J.; Cramer, Robert W.; Cromwell, Richard J.; Culbertson, Craig R.; Cullen, Richard (nmi); Daglio, Michael R.; De Ridder, Patrick A.; Dickerman, Dorothea W.

(check if applicable) [X] 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: JUN 11 2015

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(enter date affidavit is notarized)

for Application No. (s): PCA 83-S-029-02/DPA-C-546-24

(enter County-assigned application number (s))

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

McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 Tysons Corner, 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**)

DiMattia, Michael J.	Grieb, John T.	Konia, Charles A.
Dooley, Kathleen H.	Harmon, Jonathan P.	Kratz, Timothy H.
Downing, Scott P.	Harmon, T. C.	Kromkowski, Mark A.
Edwards, Elizabeth F.	Hartsell, David L.	Krueger, Kurt J.
Ensing, Donald A.	Hatcher, J. K.	Kutrow, Bradley R.
Evans, Jason D.	Hayden, Patrick L.	La Fratta, Mark J.
Ey, Douglas W., Jr.	Hayes, Dion W.	Lamb, Douglas E.
Farrell, Thomas M.	Hedrick, James T., Jr.	Lapp, David R.
Feller, Howard (nmi)	Hilton, Robert C.	Lias-Booker, Ava E.
Finger, Jon W.	Horne, Patrick T.	Link, Vishwa B.
Finkelson, David E.	Hornyak, David J.	Little, Nancy R.
Foley, Douglas M.	Hosmer, Patricia F.	Long, William M.
Fox, Charles D., IV	Hutson, Benne C.	Lukitsch, Bethany G.
Franklin, Ronald G.	Isaf, Fred T.	Mandel, Michael D.
Fratkin, Bryan A.	Jackson, J. B.	Manning, Amy B.
Freedlander, Mark E.	Jewett, Bryce D., III	Marianes, William B.
Freeman, Jeremy D.	Jordan, Hilary P.	Marshall, Gary S.
Fuhr, Joy C.	Justus, J. B.	Marshall, Harrison L., Jr.
Gambill, Michael A.	Kahn, Brian A.	Marsico, Leonard J.
Glassman, Margaret M.	Kanazawa, Sidney K.	Martin, Cecil E., III
Glickson, Scott L.	Kane, Matthew C.	Martin, George K.
Gold, Stephen (nmi)	Kang, Franklin D.	Martinez, Peter W.
Goldstein, Philip (nmi)	Kannensohn, Kimberly J.	Mason, Richard J.
Grant, Richard S.	Katsantonis, Joanne (nmi)	Mathews, Eugene E., III
Greenberg, Richard T.	Keeler, Steven J.	Mayberry, William C.
Greene, Christopher K.	Kilpatrick, Gregory R.	McDonald, John G.
Greenspan, David L.	King, Donald E.	McFarland, Robert W.
Gresham, A. B.	Kobayashi, Naho (nmi)	McGinnis, Kevin A.

(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: JUN 11 2015

(enter date affidavit is notarized)

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for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, 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**)

McIntyre, Charles W.	Rak, Jonathan P.	Stallings, Thomas J.
McKinnon, Michele A.	Reid, Joseph K., III	Steen, Bruce M.
McLean, David P.	Richardson, David L.	Stein, Marta A.
McLean, J. D.	Riegle, Gregory A.	Stone, Jacquelyn E.
McNab, S. K.	Riley, James B., Jr.	Swan, David I.
McRill, Emery B.	Riopelle, Brian C.	Symons, Noel H.
Michalik, Christopher M.	Roberts, Manley W.	Tackley, Michael O.
Milanti, Peter A.	Robinson, Stephen W.	Tarry, Samuel L., Jr.
Miller, Amy E.	Roesenthaler, Michael J.	Taylor, R. T.
Moldovan, Victor L.	Rogers, Marvin L.	Thanner, Christopher J.
Muckenfuss, Robert A.	Rohman, Thomas P.	Thornhill, James A.
Mullins, P. T.	Ronn, David L.	Van Horn, James E.
Murphy, Sean F.	Rosen, Gregg M.	Vance, Robin C.
Nahal, Hardeep S.	Russo, Angelo M.	Vaughn, Scott P.
Natarajan, Rajsekhar (nmi)	Rust, Dana L.	Vick, Howard C., Jr.
Neale, James F.	Satterwhite, Rodney A.	Viola, Richard W.
Nesbit, Christopher S.	Scheurer, Philip C.	Wade, H. L., Jr.
Newhouse, Philip J.	Schewel, Michael J.	Walker, John T., IV
O'Grady, John B.	Schmidt, Gordon W.	Walker, Thomas R.
Oakey, David N.	Sellers, Jane W.	Walker, W. K., Jr.
Older, Stephen E.	Sethi, Akash D.	Walsh, Amber M.
Oostdyk, Scott C.	Shelley, Patrick M.	Westwood, Scott E.
Padgett, John D.	Simmons, L. D., II	Whelpley, David B., Jr.
Parker, Brian K.	Simmons, Robert W.	White, H. R., III
Perzek, Philip J.	Slaughter, D. F.	White, Walter H., Jr.
Phillips, Michael R.	Slone, Daniel K.	Wilburn, John D.
Pryor, Robert H.	Spahn, Thomas E.	Williams, Steven R.
Pumphrey, Brian E.	Spitz, Joel H.	Woodward, Michael B.
Pusateri, David P.	Spivey, Angela M.	Wren, Elizabeth G.

(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)**

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(enter date affidavit is notarized)

126949a

for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, 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 Equity Partner List)

- . Alphonso, Gordon R.
- . Becket, Thomas L.
- . Gibson, Donald J., Jr.
- . Heberton, George H.
- . Kerr, James Y., II
- . Kittrell, Steven D.

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

REZONING AFFIDAVIT

DATE: JUN 11 2015  
(enter date affidavit is notarized)

126949a

for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
(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:

[x] 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: JUN 11 2015  
(enter date affidavit is notarized)

126949a

for Application No. (s): PCA 83-S-029-02/DPA-C-546-24  
(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

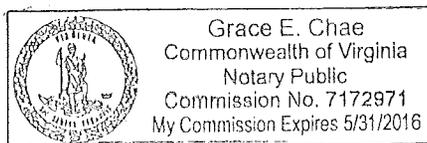
Sheri L. Akin, Land Use Planner

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

Subscribed and sworn to before me this 11th day of June 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
Notary Public

My commission expires: 5/31/2016



REZONING AFFIDAVIT

DATE: JUN 11 2015
(enter date affidavit is notarized)

I, Sheri L. Akin, do hereby state that I am an
(enter name of applicant or authorized agent)

126948a

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

in Application No.(s): PRC-C-546-03
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Chick-fil-A, Inc. and Stuart-Burke Centre Shopping Center, LLC.

(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: JUN 11 2015  
 (enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
 (enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Bohler Engineering VA, LLC Agent: Keith G. Simpson	22636 Davis Drive, Suite 250 Sterling, VA 20164	<b>Engineer/Agent for Applicant</b>
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lisa M. Chiblow (former) Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	<b>Attorney/Agent for Applicant</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b>
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci William F. Johnson Michael R. Pinkoske	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	<b>Traffic Consultant/Agent for Applicant</b>

(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: JUN 11 2015 (enter date affidavit is notarized)

126948 a

for Application No. (s): PRC-C-546-03 (enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

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)

Dan T. Cathy, Donald M. Cathy, Trudy C. White, S. Truett Cathy Irrevocable Trust U/A dated 5/17/1979
S. Truett Cathy Charitable Remainder Unitrust U/A dated 12/21/1993 f/b/o WinShape Foundation, Inc. (a GA nonprofit, 501(c)(3) organization)

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

Directors: S. Truett Cathy, Jeannette M. Cathy, Dan T. Cathy, Donald M. Cathy
Officers: Dan T. Cathy, Chairman/President/CEO/Asst. Secty; Jeannette M. Cathy, Secty/Treasurer; Donald M. Cathy, EVP; James B. McCabe, EVP/CFO/Asst. Secty/Asst. Treasurer; Steve A. Robinson, EVP/CMO; Timothy P. Tassopoulos, EVP; Roger E. Blythe, Jr., VP; Jonathan B. Bridges, VP; William F. Faulk, VP; Brent Ragsdale, VP/CAO/Asst. Secty/ Asst. Treasurer; T. Mark Miller, VP; John H. McCleskey, VP; David G. Salyers, VP; Dee Ann Turner, VP; Erwin C. Reid, VP; Robert P. Dugas, VP; Philip A. Barrett, VP [CONT'D]
(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

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

**Rezoning Attachment to Par. 1(b)**

DATE: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

Chick-fil-A, Inc. (CONT'D)  
5200 Buffington Road  
Atlanta, GA 30349

**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.)

B. Lynn Chastain, VP/General Counsel/Asst. Secty; Barry V. White, VP; S. Tammy Pearson, VP/Asst. General Counsel; Clifford T. Robinson, VP; David B. Farmer, VP; Michael F. Erbrick, VP/CIO; Rodney Bullard, VP; Carrie Kurlander, VP; Donna W. Birbow, VP; Sandra T. Moody, VP; Andrew T. Cathy, VP; William J. Dunphy, VP; Christopher T. Sweatt, VP; Richard C. Matherne, VP

=====

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

Steuart-Burke Centre Shopping Center, LLC  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Steuart Retail Centers, LLC, Managing Member

=====

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

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

**Rezoning Attachment to Par. 1(b)**

DATE: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

Steuart Retail Centers, LLC  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Steuart Investment Company, Managing Member

=====

**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)

Steuart Investment Company  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Guy T. Steuart, II Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o of Elizabeth S. Kret, Guy T. Steuart, III,  
Bradley C. Steuart, Carter M. Steuart, Hugh T. Steuart  
Frank T. Steuart Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o of Katherine E. Steuart, Mary P. Steuart  
Leonard P. Steuart, III Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o Holly S. Richardson [CONT'D]

=====

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

John R. Clark, III, President      Guy T. Steuart, III, SVP      Karen Lawson Butler, Secty.  
Frank T. Steuart, EVP & COB      Bradley C. Steuart, Asst. Secty./Asst. Treasurer  
Guy T. Steuart, II, COB      Michael B. Goheen, CFO/Treasurer

(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: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

Steuart Investment Company [CONT'D]  
5454 Wisconsin Avenue, Suite 1600  
Chevy Chase, MD 20815

**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)

Holly S. Robinson Subtrust under the Voting Stock Dynasty Trust dated November 16, 2005 f/b/o Steuart A. Richardson,  
Conner A. Richardson  
FTS 2008 Dynasty Trust f/b/o of Katherine E. Steuart, Mary P. Steuart

=====

**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)

Bohler Engineering VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, VA 20164

**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)

Bohler Engineering, P.C.  
Adam J. Volanth  
Mark R. Joyce  
Daniel M. Duke

=====

**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: JUN 11 2015 (enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code) Bohler Engineering, P.C. 22636 Davis Drive, Suite 250 Sterling, VA 20164

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

Bohler Management, Inc.

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) Bohler Management, Inc. 22636 Davis Drive, Suite 250 Sterling, VA 20164

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

Adam J. Volanth Joseph Deal Matthew Smith Brian Zappala Daniel M. Duke William Goebel Mark R. Joyce Robert Irons Adam Benosky

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

(check if applicable) [X] 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: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 610  
Tysons, VA 22102

**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)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns 10% or more of any class of stock.

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

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

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: JUN 11 2015 (enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03 (enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

(check if applicable) [X] 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)

Equity Partners of McGuireWoods LLP

- Adams, John D. Boland, J. W. Chapman, Jeffrey J.
Anderson, Arthur E., II Brenner, Irving M. Clark, Jeffrey C.
Anderson, Mark E. Brooks, Edwin E. Cockrell, Geoffrey C.
Andre-Dumont, Hubert Brose, R. C. Collins, Darren W.
Bagley, Terrence M. Burk, Eric L. Covington, Peter J.
Barger, Brian D. Busch, Stephen D. Cramer, Robert W.
Becker, Scott L. Cabaniss, Thomas E. Cromwell, Richard J.
Belcher, Dennis I. Cacheris, Kimberly Q. Culbertson, Craig R.
Bell, Craig D. Cairns, Scott S. Cullen, Richard (nmi)
Bilik, R. E. Capwell, Jeffrey R. Daglio, Michael R.
Blank, Jonathan T. Cason, Alan C. De Ridder, Patrick A.
Boardman, J. K. Chaffin, Rebecca S. Dickerman, Dorothea W.

(check if applicable) [X] 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: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, 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**)

- |                         |                           |                            |
|-------------------------|---------------------------|----------------------------|
| DiMattia, Michael J.    | Grieb, John T.            | Konia, Charles A.          |
| Dooley, Kathleen H.     | Harmon, Jonathan P.       | Kratz, Timothy H.          |
| Downing, Scott P.       | Harmon, T. C.             | Kromkowski, Mark A.        |
| Edwards, Elizabeth F.   | Hartsell, David L.        | Krueger, Kurt J.           |
| Ensing, Donald A.       | Hatcher, J. K.            | Kutrow, Bradley R.         |
| Evans, Jason D.         | Hayden, Patrick L.        | La Fratta, Mark J.         |
| Ey, Douglas W., Jr.     | Hayes, Dion W.            | Lamb, Douglas E.           |
| Farrell, Thomas M.      | Hedrick, James T., Jr.    | Lapp, David R.             |
| Feller, Howard (nmi)    | Hilton, Robert C.         | Lias-Booker, Ava E.        |
| Finger, Jon W.          | Horne, Patrick T.         | Link, Vishwa B.            |
| Finkelson, David E.     | Hornyak, David J.         | Little, Nancy R.           |
| Foley, Douglas M.       | Hosmer, Patricia F.       | Long, William M.           |
| Fox, Charles D., IV     | Hutson, Benne C.          | Lukitsch, Bethany G.       |
| Franklin, Ronald G.     | Isaf, Fred T.             | Mandel, Michael D.         |
| Fratkin, Bryan A.       | Jackson, J. B.            | Manning, Amy B.            |
| Freedlander, Mark E.    | Jewett, Bryce D., III     | Marianes, William B.       |
| Freeman, Jeremy D.      | Jordan, Hilary P.         | Marshall, Gary S.          |
| Fuhr, Joy C.            | Justus, J. B.             | Marshall, Harrison L., Jr. |
| Gambill, Michael A.     | Kahn, Brian A.            | Marsico, Leonard J.        |
| Glassman, Margaret M.   | Kanazawa, Sidney K.       | Martin, Cecil E., III      |
| Glickson, Scott L.      | Kane, Matthew C.          | Martin, George K.          |
| Gold, Stephen (nmi)     | Kang, Franklin D.         | Martinez, Peter W.         |
| Goldstein, Philip (nmi) | Kannensohn, Kimberly J.   | Mason, Richard J.          |
| Grant, Richard S.       | Katsantonis, Joanne (nmi) | Mathews, Eugene E., III    |
| Greenberg, Richard T.   | Keeler, Steven J.         | Mayberry, William C.       |
| Greene, Christopher K.  | Kilpatrick, Gregory R.    | McDonald, John G.          |
| Greenspan, David L.     | King, Donald E.           | McFarland, Robert W.       |
| Gresham, A. B.          | Kobayashi, Naho (nmi)     | McGinnis, Kevin A.         |

(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: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, 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**)

- |                            |                          |                         |
|----------------------------|--------------------------|-------------------------|
| McIntyre, Charles W.       | Rak, Jonathan P.         | Stallings, Thomas J.    |
| McKinnon, Michele A.       | Reid, Joseph K., III     | Steen, Bruce M.         |
| McLean, David P.           | Richardson, David L.     | Stein, Marta A.         |
| McLean, J. D.              | Riegle, Gregory A.       | Stone, Jacquelyn E.     |
| McNab, S. K.               | Riley, James B., Jr.     | Swan, David I.          |
| McRill, Emery B.           | Riopelle, Brian C.       | Symons, Noel H.         |
| Michalik, Christopher M.   | Roberts, Manley W.       | Tackley, Michael O.     |
| Millianti, Peter A.        | Robinson, Stephen W.     | Tarry, Samuel L., Jr.   |
| Miller, Amy E.             | Roesenthaler, Michael J. | Taylor, R. T.           |
| Moldovan, Victor L.        | Rogers, Marvin L.        | Thanner, Christopher J. |
| Muckenfuss, Robert A.      | Rohman, Thomas P.        | Thornhill, James A.     |
| Mullins, P. T.             | Ronn, David L.           | Van Horn, James E.      |
| Murphy, Sean F.            | Rosen, Gregg M.          | Vance, Robin C.         |
| Nahal, Hardeep S.          | Russo, Angelo M.         | Vaughn, Scott P.        |
| Natarajan, Rajsekhar (nmi) | Rust, Dana L.            | Vick, Howard C., Jr.    |
| Neale, James F.            | Satterwhite, Rodney A.   | Viola, Richard W.       |
| Nesbit, Christopher S.     | Scheurer, Philip C.      | Wade, H. L., Jr.        |
| Newhouse, Philip J.        | Schewel, Michael J.      | Walker, John T., IV     |
| O'Grady, John B.           | Schmidt, Gordon W.       | Walker, Thomas R.       |
| Oakey, David N.            | Sellers, Jane W.         | Walker, W. K., Jr.      |
| Older, Stephen E.          | Sethi, Akash D.          | Walsh, Amber M.         |
| Oostdyk, Scott C.          | Shelley, Patrick M.      | Westwood, Scott E.      |
| Padgett, John D.           | Simmons, L. D., II       | Whelpley, David B., Jr. |
| Parker, Brian K.           | Simmons, Robert W.       | White, H. R., III       |
| Perzek, Philip J.          | Slaughter, D. F.         | White, Walter H., Jr.   |
| Phillips, Michael R.       | Slone, Daniel K.         | Wilburn, John D.        |
| Pryor, Robert H.           | Spahn, Thomas E.         | Williams, Steven R.     |
| Pumphrey, Brian E.         | Spitz, Joel H.           | Woodward, Michael B.    |
| Pusateri, David P.         | Spivey, Angela M.        | Wren, Elizabeth G.      |

(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: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number (s))

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, 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 Equity Partner List)

- Alphonso, Gordon R.
- Becket, Thomas L.
- Heberton, George H.
- Kittrell, Steven D.

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

REZONING AFFIDAVIT

DATE: JUN 11 2015  
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: JUN 11 2015
(enter date affidavit is notarized)

126948a

for Application No. (s): PRC-C-546-03
(enter County-assigned application number(s))

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

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

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

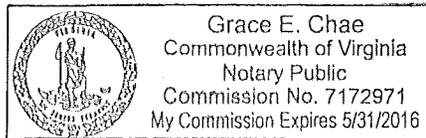
Sheri L. Akin, Land Use Planner

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

Subscribed and sworn to before me this 11th day of June 2015, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2016



## STATEMENT OF JUSTIFICATION

**DEVELOPMENT PLAN AMENDMENT  
PROFFER CONDITION AMENDMENT  
PRC PLAN**

Chick-fil-A, Inc.  
Burke Centre Shopping Center

RECEIVED  
Department of Planning & Zoning

APR 10 2015

Zoning Evaluation Division

September 9, 2014

*Revised February 25, 2015*

*Revised April 9, 2015*

Pursuant to Sections 6-300, 16-302, 16-303, and 18-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Chick-fil-A, Inc. (the "Applicant"), as contract purchaser, hereby requests approval of an amendment to the development plan for Burke Centre (DPA C-546-23) and an amendment to the approved proffer conditions dated September 7, 1983, as revised September 12, 1983, associated with RZ 83-S-029. In addition, the Applicant is also submitting and requesting approval of a PRC Plan for the subject property. The requested amendments are to allow the Applicant to replace an existing drive-thru bank pad site with a new fast food restaurant with drive-thru within the Burke Center Shopping Center.

The Property is located in the Burke Center Shopping Center on Land Bay 8E of the Burke Centre Development Plan. The parcel is identified as Tax Map 77-1-((1))-75D. The shopping center is located in the Braddock District and is zoned PRC, Planned Residential Community (Village Center).

**REQUESTED AMENDMENTS:**

**Development Plan Amendment:**

The Applicant proposes an amendment to the Burke Centre Plan (DPA C-546-23) to allow a fast food restaurant with drive-thru and increase the allowable square footage for Land Bay 8E to 132,000 sf.

The current Burke Center Plan specifically allows fast food restaurants, quick service food stores, and a drive-in bank within Land Bay 8E. Land Bay 8E is the eastern portion of the Burke Center Shopping Center. The current Burke Centre Plan allows for auto-oriented and fast food restaurant uses on Land Bays 10A and 8B, which is the western portion of the shopping center. This development plan amendment is requested simply to show that drive-thru fast food restaurants may be permitted within Land Bay 8E as well. Pursuant to Section 6-302(C) auto-oriented uses and fast food restaurants are permitted uses in areas designated as Village Centers within a PRC District.

The current Burke Center Plan limits square footage to 129,000 square feet on Land Bay 8E. The Applicant is requesting an increase to 132,000 square feet to accommodate a negligible increase in allowable building area. The additional square footage will not affect the shopping center in a negative manner. Parking will continue to be met, and the Chick-fil-A restaurant will simply replace an existing pad site previously occupied by a drive-thru bank. Further, although the Comprehensive Plan calls for a .25 FAR for certain portions of the shopping center, this Land Bay does not have a maximum FAR allocated to it. As such, the request for additional square footage will not go against Comprehensive Plan recommendations. Regardless, the nominal increase in square footage will not exceed an FAR of .25 for either the subject Land Bay or the total FAR for the entire shopping center.

**Proffer Condition Amendment:**

Pursuant to Section 18-204, the Applicant requests that the proffer conditions associated with Land Bay 8E (formerly Land Bay 10B) be revised to reflect the revised development plan. In addition, the Applicant requests the following Proffer changes:

1. Proffer 4a – The Applicant requests that this proffer be amended to allow the Applicant to reduce the landscape berm along the property frontage to 33 feet.
2. Proffer – 4g – The Applicant requests that this proffer be deleted. It currently prohibits restaurants which sell carryout food in paper wrappings. Over the years and through various amendments to the Burke Center Shopping Center, the development plan has been amended to allow for fast food restaurants. As such, the proffer is obsolete.

**PRC PLAN:**

Along with the above-noted applications, the Applicant is also submitting a PRC Plan for the Property which is included in the submitted Plan.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The subject property is located in the Middle Run Community Planning Sector of the Pohick Planning District, which incorporates the Burke Centre Master Plan. There is no site specific language for this parcel. The Burke Centre Master Plan (as shown in the Comprehensive Plan) designates this parcel as industrial; however, through the 1983 Rezoning (RZ 83-S-029), this portion of the shopping center was brought into the Village Center and has since been developed with shopping center uses. The Comprehensive Plan language states that where the Area Plan map and the Burke Centre Master Plan conflict, the Area Plan map overrides. The Area Plan map designates this parcel as Residential Planned Community which shall “include a variety of housing types, employment opportunities and commercial services.”

As stated above, by prior rezoning, the subject parcel was incorporated into the Village Center, and the proposal to replace the existing drive-in bank with a fast food drive-thru restaurant is in keeping with Village Centre uses. As such, the proposed Development Plan and

Proffer Condition Amendment are consistent with the goals and recommendations of the Comprehensive Plan.

WAIVERS AND/OR MODIFICATIONS:

The Applicant requests a modification of the transitional screening requirement and a waiver of the barrier requirement along the southern boundary of Parcel 75D. For a portion of this property's frontage, the Applicant's drive-thru lane will encroach into the required transitional screening yard by approximately 17 feet. The western and eastern ends of the property frontage will continue to meet the 50 foot requirement. The encroachment is necessary to attain the most efficient vehicular circulation for the site and retain the largest tree save area along the eastern boundary, thereby protecting the existing ravine along the eastern boundary. The encroachment will not be noticeable due to existing topography. Currently, the pad site sits at a lower elevation than Burke Center Parkway, and the single family homes are located across the roadway more than 150 feet away. Given that the pad site sits at a lower elevation and is located a significant distance from the residential homes, the requested encroachment into the transitional screening yard will be almost unnoticeable. Further, the Applicant is proposing to plant the required number of plantings which will further minimize and screen any possible impacts.

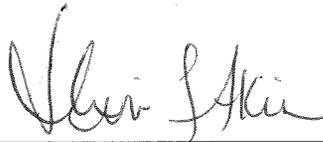
CONCLUSION:

With approval of these requests, the proposed use will conform to the provisions of all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed use conforms to the spirit of the Zoning Ordinance and the recommendations of the Comprehensive Plan.

Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of this application.

Respectfully submitted,

McGUIREWOODS LLP



Sheri L. Akin, Land Use Planner  
Agent for Applicant

Burke Investment Associates  
RZ 83-S-029  
DPA C-546-12

PROFFER  
September 7, 1983  
Revised September 12, 1983

The undersigned hereby proffers that in the event the Board of Supervisors of Fairfax County, pursuant to the hearings scheduled for September 12, 1983, shall rezone the 22.04 acres of real property identified in Rezoning Application 83-S-029 (hereinafter "subject property") to the PRC district and shall approve DPA C-546-12 (Burke Centre DP 13B, June 28, 1983), development shall be subject to the following terms and conditions:

1. If requested by the Board of Supervisors or the Department of Environmental Management ("DEM") and approved by the Virginia Department of Highways and Transportation ("VDH&T"), the undersigned or assigns shall widen Burke Centre Parkway to four lanes as shown across the frontage of that portion of subject property designated for Village Center use (Section 10B) eastward to the intersection of Burke Centre Parkway and Oak Leather Drive, to include appropriate tapering and channelization on the east side of said intersection.

2. In the event the VDH&T shall within three years from the date of zoning determine, in accord with established criteria, that a traffic light is necessary at the intersection of Burke Centre Parkway and Oak Leather Drive, the applicant or assigns shall provide funding for said traffic light.

3. With respect to that portion of subject property (Section 8E) proposed for single family attached dwelling units, the applicant or assigns shall:

a. Construct residential units sited within 600 feet of the Southern Railway tracks using construction materials and techniques known to have physical properties or characteristics suitable to achieve a maximum Sound Transmission Classification (STC) of 45 dBA LdN for the interior of each unit and an exterior noise level of 65 dBA LdN for the usable portion of the yard of each unit suited for recreation, substantially in accordance with the techniques and materials reflected in Appendix 11, Attachment 1 to the Staff Report.

b. Construct those residential units beyond 600 feet from the Southern Railway tracks using construction materials and techniques known to have physical properties or characteristics suitable to achieve a maximum Sound Transmission Classification (STC) of 45 dBA LdN for the interior and an exterior noise level

of 65 dBA LdN for the usable portion of the yard of each unit suited for recreation, substantially in accordance with the techniques and materials reflected in Appendix 11, Attachment 2 to the Staff Report.

c. Provide a minimum 75-foot wide undisturbed buffer area along the eastern perimeter of this site adjacent to the existing boundary of Summer Oak cluster. A snow fence will be erected for approximately 450 feet, beginning at the Oak Leather Road right-of-way, along the western edge of said 75-foot buffer and will remain in place during construction only to help prevent soil, rocks, or other debris from entering or disturbing the buffer. The right shall be reserved to the applicant or assigns to locate utilities, including storm and sanitary sewer, within this undisturbed buffer area and/or to access across such buffer area to the extent necessary from an engineering and construction standpoint pursuant to County Ordinance and/or County staff requirements.

d. No dwelling unit will be located within 300 feet of the Southern Railway tracks.

4. With respect to that portion of subject property (Section 10B) proposed for Village Center, the applicant or assigns shall:

a. Provide a landscaped berm and minimum 50-foot wide landscaped buffer along the Burke Centre Parkway frontage of this site, preserving existing trees where feasible from an engineering and construction standpoint.

b. Construct an 8-foot asphalt trail along the north side of Burke Centre Parkway, from Oak Green Way to Oak Leather Drive.

c. Satisfy the provisions of Article 13 of the Fairfax County Zoning Ordinance with respect to parking lot landscaping.

d. To the extent feasible from an engineering and construction standpoint, preserve a 50-foot wide strip of trees along the northern portion of subject site near the floodplain, between and adjacent to the railroad tracks and sewer line. The right shall be reserved to the applicant or assigns to locate utilities, including storm and sanitary sewer, within this undisturbed buffer area and/or to access across such buffer area to the extent necessary from an engineering and construction standpoint pursuant to County Ordinance and/or County staff requirements.

e. Replant the northern face of all fill and natural slopes north of the proposed buildings with various types of evergreen groundcover, shrubs, and trees to encourage natural reforestation.

f. Provide white pines or other evergreens with an ultimate height of 20 to 50 feet, at intervals not to exceed ten feet on an east-west line, along the crest of the slope north of the proposed buildings.

g. Prohibit from subject site any restaurant which sells carryout food in paper wrappings as a substantial portion of its business. ,

BURKE INVESTMENT ASSOCIATES

By:   
General Partner

**PROFFER STATEMENT**

Rezoning Case No.: PCA 83-S-029  
DPA C-546-21

Title Owners: The Community Center  
Fund II L.P.  
c/o The O'Connor Group  
Attn: Peter Reilly  
200 Park Avenue  
New York, N.Y. 10166

Property Manager: G. Conrad Perreault  
General Manager  
Landau & Heyman, Inc.  
5454 Wisconsin Avenue  
Chevy Chase, MD 20815

Applicant / Lessee Hechinger Company  
1616 McCormick Drive  
Landover, MD 20785

Existing / Proposed Zoning PRC (Planned Residential  
Community)

Date: October 20, 1992

Pursuant to Section 15.1-491(a) of the Code of Virginia (1950, as amended) ("Virginia Code") and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the title owners, and the Applicant/lessee (collectively, "Applicant"), in this proffered condition amendment application, proffers that the development on the parcels under consideration shall be subject to all terms and conditions previously proffered and accepted by the Board of Supervisors on September 12, 1983, except as qualified by the following terms and conditions. In the event this application is denied, these proffers shall be null and void immediately, and of no further force and effect.

The undersigned hereby affirms the aforementioned proffers and further proffers that the proposed new canopy, fire equipment room, and security fencing with lighting shall be developed by Hechinger Company, 77-1-((1))-0075-C and 0075-X, in conformance with the submitted Development Plan Amendment submitted June 24, 1992, and revised September 28, 1992, provided, however, that minor modifications may be permitted that are necessitated by sound engineering or architectural practices that may become necessary as part of final site engineering design as determined by DEM.

RECEIVED  
OFFICE OF COMMUNITY PLANNING

OCT 20 1992

Proffer Statement:

77-1-((1)) ~~75A, 75B,~~ 75C, ~~75D,~~ 75X

Page Two

Proffers Read and Approved this \_\_\_\_\_ day of October, 1992.

SIGNATURE: 

Agent for Community Center Fund II, L.P.

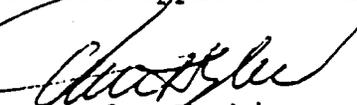
NAME: G. Conrad Perreault

TITLE: General Manager

FIRM: Landau & Heyman, Inc.

Standard Notary Statement for the State of Maryland

Proffers read and approved this 20th day of October, 1992.

SIGNATURE: 

Agent for Hechinger Company

NAME: James H. Lyles

TITLE: Special Projects Engineer

FIRM: Hechinger Company

Standard Notary Statement for the State of Maryland









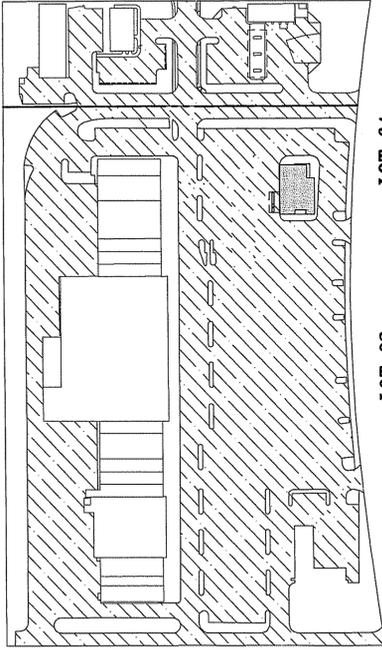


**GENERAL NOTES**

- THIS PLAN REFLECTS THE MINOR SITE PLAN FOR LOT 63 APPROVED BY THE COUNTY BOARD OF SUPERVISORS ON 11/11/2000. PREPARED BY: BOHNER ENGINEERING, P.C. 1000 WILSON BLVD. SUITE 300 CHANTILLY, VA 20151
- OWNER/APPLICANT: BURKE, CENTRE SHOPPING CENTER, LLC 210 W. BROADWAY, SUITE 700 CHEVY CHASE, MD 20815
- THESE PLANS ARE PART OF THE DPA/PCA TO ALLOW ONE OF THE PERMITTED USES LISTED ON THIS DOCUMENT TO BE DEVELOPED ON THE PAO SITE.
- ZONING DATA: PRC - PLANNED RESIDENTIAL COMMUNITY (VILLAGE CENTER)
- IT IS TO BE UNDERSTOOD THAT THE FOLLOWING PRINCIPAL AND SECONDARY USES MAY BE ESTABLISHED WITHIN PARCELS 63 AND PARCEL 64, BEFORE ESTABLISHMENT OF SUCH USES. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE USES LISTED ON THIS DOCUMENT ARE TO BE DEVELOPED IN THE FUTURE WITH ANY ONE OF THE APPROVED USES LISTED ON THIS DOCUMENT.
- ACCESSORY USES AND ACCESSORY SERVICES, AS PERMITTED BY ARTICLE 10.
  - BUSINESS SERVICE AND SUPPLY ESTABLISHMENTS
  - AMUSEMENT AND RECREATION
  - DRIVE-IN BANKS
  - FAST-FOOD RESTAURANTS
  - RESTAURANTS
  - RESTAURANT/DRIVE-THRU SERVICE STATION/AMV-HARTS
  - BEVERAGE AND POOL HALLS
  - BEVERAGE AND POOL HALLS
  - HEALTH CLUBS
  - SWIMMING POOLS, TENNIS COURTS AND SIMILAR COURTS
  - MANURE COLE COURSES
  - SKATING FACILITIES
  - ANY OTHER SIMILAR COMMERCIAL, RECREATION USE
- COMMUNITY USES (CATEGORY 4) AS LISTED IN ARTICLE 6-302.4.
  - QUAS-PUBLIC USES (CATEGORY 3)
  - RETAIL SALES ESTABLISHMENT
  - TAXI STANDS
  - THEATRES
- TRANSPORTATION FACILITIES (CATEGORY 4): LIMITED TO BUS OR RAILROAD STATIONS AND VEHICLE LIGHT SERVICE ESTABLISHMENTS
- VETERINARY HOSPITALS

**DRIVE-IN BANK INTERIOR PARKING LOT CALCULATIONS**

SCALE: N.T.S.



LOT 63	LOT 64
PARKING LOT AREA TO BE CREDITED (16,985 S.F.)	PARKING LOT AREA TO BE CREDITED (16,985 S.F.)
PARKING LOT AREA TO BE CREDITED (16,985 S.F.)	PARKING LOT AREA TO BE CREDITED (16,985 S.F.)

**RESTAURANT LOT 63 (SHEET 5)**

PROVIDED	ALLOWED/REQUIRED
69. BULK REQUIREMENTS	N/A
A. MIN. LOT AREA:	479,165 SF
B. MIN. LOT WIDTH:	852.9 FT.
C. MIN. BUILDING SETBACK	N/A
FRONT SETBACK (SOUTH)	50.4 FT.
FRONT SETBACK (WEST)	70.5 FT.
FRONT SETBACK (EAST)	83.4 FT.
FRONT SETBACK (NORTH)	80.4 FT.
D. MIN. PARKING SETBACK	N/A
FRONT SETBACK (SOUTH)	10'
FRONT SETBACK (WEST)	0 FT.
FRONT SETBACK (EAST)	0 FT.
FRONT SETBACK (NORTH)	33.4 FT.
E. PARKING REQUIREMENTS	457 SPACES
STACKING:	
DRIVE-IN BANK	10 SPACES
5 STACKING SPACES IN FRONT OF THE FIRST TWO WINDOWS, 2 SPACES IN FRONT OF EACH ADDITIONAL WINDOW	
LOADING:	
1 SPACE	
F. MAX. F.A.R.	0.24
G. MIN. PARKING SPACE DIMENSIONS	8.5' X 18' (99')
H. MAX. BUILDING HT.	40 FT.
I. MIN. DRIVE AISLES	23 FT.
J. OPEN SPACE	23 FT.
K. INTERIOR PARKING LOT LANDSCAPING	15% OF GROSS SITE AREA
L. BUILDING GROSS FLOOR AREA	114,119 SF
M. INTERIOR PARKING LOT LANDSCAPING	19,255 SF (7.2%)
N. BUILDING GROSS FLOOR AREA	114,119 SF

**LOT 63**

PROVIDED	ALLOWED/REQUIRED
66. BULK REQUIREMENTS	N/A
A. MIN. LOT AREA:	94,584 SF
B. MIN. LOT WIDTH:	168.88 FT.
C. MIN. BUILDING SETBACK	N/A
FRONT SETBACK (SOUTH)	114.8 FT.
FRONT SETBACK (WEST)	44.4 FT.
FRONT SETBACK (EAST)	3.8 FT.
FRONT SETBACK (NORTH)	57.8 FT.
D. MIN. PARKING SETBACK	N/A
FRONT SETBACK (SOUTH)	10'
FRONT SETBACK (WEST)	0 FT.
FRONT SETBACK (EAST)	0 FT.
FRONT SETBACK (NORTH)	31.5 FT.
E. PARKING REQUIREMENTS	42 SPACES
LOADING:	
0 SPACES	
F. MAX. F.A.R.	0.10
G. MIN. PARKING SPACE DIMENSIONS	8.5' X 18' (99')
H. MAX. BUILDING HT.	40 FT. MAX.
I. MIN. DRIVE AISLES	24 FT.
J. OPEN SPACE	24 FT.
K. INTERIOR PARKING LOT LANDSCAPING	15% OF GROSS SITE AREA
L. BUILDING GROSS FLOOR AREA	7,050 SF (15.2%)
M. INTERIOR PARKING LOT LANDSCAPING	9,722 SF

**LOT 64**

PROVIDED	ALLOWED/REQUIRED
67. BULK REQUIREMENTS	N/A
A. MIN. LOT AREA:	94,584 SF
B. MIN. LOT WIDTH:	168.88 FT.
C. MIN. BUILDING SETBACK	N/A
FRONT SETBACK (SOUTH)	114.8 FT.
FRONT SETBACK (WEST)	44.4 FT.
FRONT SETBACK (EAST)	3.8 FT.
FRONT SETBACK (NORTH)	57.8 FT.
D. MIN. PARKING SETBACK	N/A
FRONT SETBACK (SOUTH)	10'
FRONT SETBACK (WEST)	0 FT.
FRONT SETBACK (EAST)	0 FT.
FRONT SETBACK (NORTH)	31.5 FT.
E. PARKING REQUIREMENTS	42 SPACES
LOADING:	
0 SPACES	
F. MAX. F.A.R.	0.10
G. MIN. PARKING SPACE DIMENSIONS	8.5' X 18' (99')
H. MAX. BUILDING HT.	40 FT. MAX.
I. MIN. DRIVE AISLES	24 FT.
J. OPEN SPACE	24 FT.
K. INTERIOR PARKING LOT LANDSCAPING	15% OF GROSS SITE AREA
L. BUILDING GROSS FLOOR AREA	7,050 SF (15.2%)
M. INTERIOR PARKING LOT LANDSCAPING	9,722 SF

**RESTAURANT LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2"-3" CAL.	B+B
ICG	40	ILEX GLABRA COMPACTA	DWARF INGEBERT HOLLY	24-30"	#5 CAN
JRY	63	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPID	#3 CAN

IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

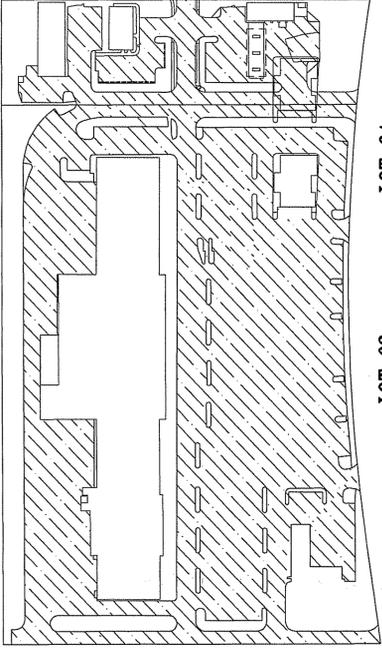
**DRIVE-IN BANK LANDSCAPE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TCG	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2"-3" CAL.	B+B
ICG	40	ILEX GLABRA COMPACTA	DWARF INGEBERT HOLLY	24-30"	#5 CAN
IMBP	13	ILEX X MESSERIGAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	30-36"	#5 CAN
JRY	83	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	ANDORRA JUNIPER	18-24" SPID	B+B
ND	70	NANDINA DOMESTICA	NANDINA	24-36"	B+B

IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.

**RESTAURANT INTERIOR PARKING LOT CALCULATIONS**

SCALE: N.T.S.



LOT 63	LOT 64
PARKING LOT AREA TO BE CREDITED (16,973 S.F.)	PARKING LOT AREA TO BE CREDITED (7,000 S.F.)
PARKING LOT AREA TO BE CREDITED (16,973 S.F.)	PARKING LOT AREA TO BE CREDITED (7,000 S.F.)

**TREE COVER CALCULATIONS (SHEET 3)**

<b>GROSS SITE AREA:</b>
TOTAL = 479,165 S.F.
BUDG. = 113,051 S.F.
NET SITE = 366,134 S.F.
<b>TREE COVER REQUIRED:</b>
366,134 SF X .10 TREE COVER REQUIRED (COMMERCIAL) = 36,613 S.F. REQUIRED
<b>CREDITS:</b>
38,236 S.F.
<b>TREE COVER PROVIDED:</b>
38,236 S.F. (10.7%)

**TREE COVER CALCULATIONS (SHEET 4)**

<b>GROSS SITE AREA:</b>
TOTAL = 479,165 S.F.
BUDG. = 111,948 S.F.
NET SITE = 367,222 S.F.
<b>TREE COVER REQUIRED:</b>
367,222 SF X .10 TREE COVER REQUIRED (COMMERCIAL) = 36,722 S.F. REQUIRED
<b>CREDITS:</b>
38,736 S.F.
<b>TREE COVER PROVIDED:</b>
39,036 S.F. (10.6%)

**STORMWATER MANAGEMENT NARRATIVE**

THESE ARE NO PROPOSED STORM SEWER STRUCTURES ASSOCIATED WITH THIS DEVELOPMENT PLAN. THE SHOPPING CENTER SITE IS SERVED BY A SERIES OF EXISTING STORM SEWER LINES AND PIPE WHICH COLLECT AND CONVEY STORMWATER TO AN EXISTING UNDERGROUND STORM SEWER WHICH CONVEY RUNOFF TO AN EXISTING DITCH IN THE VICINITY OF THE RAILROAD RUNNING PARALLEL TO THE NORTH PROPERTY LINE. THIS DITCH CONVEYS RUNOFF TO THE SITE'S ULTIMATE OUTFALL, SODERBORN RUN, EAST OF THE SITE, HAVING A DRAINAGE AREA OF AT LEAST 100 TIMES THE AREA OF THE SUBJECT SITE.

**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

SECTION	REQUIREMENTS	COMPLIANCE
12-0701.6	PLANT DIVERSITY, TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION, AN APPROVED TREE PLANTED ON-SITE SHALL BE OF ONE SPECIES. IN ADDITION, WHEN MORE THAN 20 TREES OF THE DECIDUOUS TREES FOR 55% OF THE DECIDUOUS TREES SHALL BE OF A SINGLE SPECIES.	N/A
12-0701.9	TREE COVER CALCULATIONS. ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED IN A TABLE SIMILAR TO TABLE 12-12.	COMPLES
12-0701.10	INTERIOR PARKING LOT LANDSCAPING. ALL CALCULATIONS AND LANDSCAPING SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET.	COMPLES
12-0701.11A	THE LANDSCAPE PLAN SHALL SHOW ALL EXISTING AND PROPOSED TREES IN THE EXISTING AND PROPOSED AREAS WITH TREE PLANTING REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE.	COMPLES
12-0701.11B	TREES SHALL NOT BE PLANTED WITHIN ANY EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT THAT IS REQUIRED TO BE MAINTAINED BY THE OWNER. TREES THAT CONTAIN PESTS, IN ADDITION, TREES SHALL NOT BE PLANTED IN AN AREA WHICH IS 15' FROM STORM DRAINAGE EASEMENTS (15' FROM STORM DRAINAGE EASEMENTS WITH ACCESS TO MAINTENANCE INTERFERENCE OR OBSTRUCTION BY THE DIRECTOR, EXCEPT AS MAY BE ALLOWED IN ACCORDANCE WITH SECTION 12-101.11C.	COMPLES
12-0701.12	EXISTING VEGETATION OR LANDSCAPING SHALL NOT BE REMOVED WITHOUT MEETING THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE. COMMERCIAL REZONATION DISTRICT.	COMPLES
12-0701.13	THE AREAS OF EXISTING VEGETATION TO BE CREDITED TOWARD THE TREE COVER REQUIREMENTS SHALL BE IDENTIFIED FOR EACH AREA. IF ADDITIONAL TREE COVER CREDIT IS BEING REQUESTED, ALL ILLUSTRATIONS SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET.	COMPLES
12-0701.14	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.15	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.16	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.17	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.18	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.19	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.20	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.21	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.22	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.23	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.24	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.25	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.26	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.27	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.28	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.29	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.30	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.31	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.32	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.33	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.34	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.35	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.36	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.37	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.38	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.39	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.40	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.41	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.42	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.43	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.44	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.45	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.46	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.47	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.48	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.49	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES
12-0701.50	IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.	COMPLES

**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

SECTION	REQUIREMENTS	COMPLIANCE
12-0701.1	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.2	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.3	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.4	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.5	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.6	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.7	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.8	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.9	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.10	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.11	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.12	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.13	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.14	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.15	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.16	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.17	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.18	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.19	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.20	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.21	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.22	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.23	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.24	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES TO REMAIN	COMPLES
12-0701.25	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY PERIPHERAL PARKING LOT LANDSCAPING SHALL BE PROVIDED AS FOLLOWS: STREET: 15' MIN. DRIVE AISLES 850' / 10' = 17 TREES PROVIDED: EXISTING TREES	



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 2, 2015

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT: Land Use Analysis:**  
PCA 83-S-029-02, DPA C-546-24 and PRC C-546-03, Chick-fil-A, Inc.

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated May 16, 2014 and revised through May 7, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Chick-fil-A, Inc., is requesting a development plan amendment, proffer condition amendment and planned residential community plan to redevelop an approximately 1.52 acre lot located in the Burke Center Shopping Center. A vacant one story, 2,658 square foot building that housed a former bank exists on the site. It will be removed and replaced with a one story, 4,779 square foot building for a Chick-fil-A fast food restaurant with drive-through. The development will include an outdoor seating area. Forty-four parking spaces will be provided on site.

### LOCATION AND CHARACTER OF THE AREA

The subject development is located on the southeastern edge of the Burke Center Shopping Center. It's bordered by Burke Centre Parkway on the south, a church on the east, and Kohl's department store and surface parking lot to the north and west. The subject property and surrounding area are zoned PRC, except for the church which is zoned I-3.

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/](http://www.fairfaxcounty.gov/dpz/)



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DEPARTMENT OF  
**PLANNING  
& ZONING**



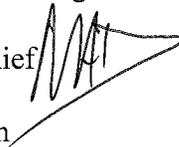


# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 15, 2015

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

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-4 (RZ 83-S-029)  
3-4 (RZ C-546)

**SUBJECT:** Transportation Impact

**REFERENCE:** PCA 83-S-029-02; DPA C-546-24; PRC C-546-03, Chick-fil-A, Inc.  
Land Identification Map: 77-1((1)) 75A, 75B, 75C, 75D

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated August 6, 2014, and revised through May 6, 2015. The applicant wishes to remove an existing drive-thru bank building and construct a fast food restaurant with drive-thru in the Burke Centre Shopping Center. Hours of operation will be 6:00 a.m. through 10:00 p.m., Monday through Saturday.

- The on-site large truck ingress and egress turning movements for unloading adjacent to the dumpster may still be problematic according to turning movements shown on the plan.
- In order to facilitate unloading, no parking should be allowed in the parking spaces in line with the dumpster on mornings when deliveries are expected.

MAD/LAH/lah

cc: Joe Gorney



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 18, 2015

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

**FROM:** Samantha Wangsgard, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Burke Centre-Chick Fil A; PCA 83-S-029-02

**RE:** Request for assistance dated May 8, 2015

The following comments are based on a review of the resubmission of the PCA 83-S-029-02 and associated DPA and PRC applications date stamped as received by the county on May 7, 2015. A site visit was conducted as part of an earlier submission.

Based on all comments from the Urban Forest Management Division memo dated February 27, 2015 and comments made in subsequent meetings with Department of Planning and Zoning staff, having been addressed and no new tree or landscape related issues being identified, the UFMD does not object to the applicants request to modify the transitional screening and barrier requirements along the south and east property lines.

If further assistance is desired, please contact me at 703-324-1770.

sw/

UFMDID #: 197144

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: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

## MEMORANDUM

DATE: May 8, 2015

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** **Environmental Assessment:** PCA 83-S-029-02; PRC-C-546-03; DPA-C-546-24  
Chick-fil-A

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject development plan amendment (DPA), proffer condition amendment (PCA) and planned residential community (PRC) plan, revised through April 9, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony 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:

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

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  
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Policy k. For new development and redevelopment, apply better site design and low impact development (LID) 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.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- 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."

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

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

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

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 12 states:

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

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19-21 states:

**“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. In consideration of 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 may include, but are not limited to:

- 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 best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- 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;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC<sup>®</sup>] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS<sup>®</sup>] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds 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. . . .”

## ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities. This application seeks approval for a one story 2,658 square foot restaurant at a maximum height of 27.7 feet on a 1.52 acre portion of the land within the existing 13.73 acre Burke Centre Shopping Center which is bounded by Burke Centre Parkway on the south, Ox Road on the west, Virginia Railway Express (VRE) on the north and Oak Leather Drive on the east.

**Stormwater Quality Best Management Practices:** The subject property is situated on the eastern portion of the Burke Centre Shopping Center and it falls within the Pohick Creek Watershed. The subject property is currently developed as a bank with a drive through and it is surrounded by substantial vegetated buffers, particularly on the southern and eastern portions of the development. The outfall narrative for this proposal indicates that runoff from the site currently flows north, northeast into a piped system which outfalls into Sideburn Branch.

The application proposes an underground detention facility to meet water quantity control requirements, as well as a stormfilter to meet water quality control requirements. Because this proposal will increase impervious surface cover by 19%, which is under the 20% threshold for new development, this application qualifies as “redevelopment.” A Stormwater Ordinance Determination (SWOD) has not been submitted for this development proposal; therefore, the applicant should design the proposed stormwater management facilities to be consistent with the standards required by the County’s Stormwater Management Ordinance, Chapter 124 of the County Code. A link to the ordinance is below.

[http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter\\_124.pdf](http://www.fairfaxcounty.gov/dpwes/stormwaterordinance/chapter_124.pdf)

The administration of the County’s Stormwater Management Ordinance, as well as, outfall and stormwater management/best management practice (SWM/BMP) facility adequacy will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

**Tree Preservation/Restoration:** This proposal has been modified to demonstrate a significantly improved layout for the site from an earlier submission. The revised layout results in preservation of a steeply sloping area on the east side of the restaurant which had been previously proposed for disturbance and tree removal. The applicant is encouraged to work with the Urban Forestry Management Division (UFMD) of DPWES to identify more areas where new landscaping could be augmented and to provide adequate screening from Burke Centre Parkway.

Barbara Berlin  
PCA 83-S-029-02; PRC-C-546-03;  
DPA-C-546-24  
Page 6

**Green Building Practices:** The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. In support of the County's green building policy, the applicant is encouraged to provide a green building commitment for this new restaurant.

PGN/MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 12, 2015

**TO:** Joseph C. Gorney, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** William J. Veon, Jr., Senior Engineer III (Stormwater)  
Central Branch, Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Zoning Application No.: DPA C-546-24, PCA 83-S-029-02 & PRC C-546-03  
Chick-fil-A, Inc. (aka, Burke Centre Chick-FIL-A)  
DPA/PCA/PRC Plan (dated May 6, 2015 - REVISED)  
LDS Project No.: 001736-ZONA-004-1  
Tax Map No.: 077-1-01-0075D  
Braddock District

The subject revised application has been reviewed and the following stormwater management comments are offered at this time:

Note: The Stormwater Management Ordinance (SWMO – County Code, Chapter 124) Article 4 technical design criteria (“new” criteria), and the current Public Facilities Manual (PFM), are applicable to this project, and have been considered in the preparation of the comments that follow. No evidence has been presented to support time limits (SWMO 124-1-11) or grandfathering (SWMO 124-1-12) and the applicability of the Article 5 technical design criteria (“old” criteria) for the project.

RESPONSE: No response provided. (Therefore, acknowledged without issue!)

**Follow-up Comment:** **ok.**

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

RESPONSE: Noted on Sheet 8 – Stormwater Management Notes.

**Follow-up Comment:** **ok.**

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



### Floodplains

There are no regulated floodplains on the property/site.

RESPONSE: Noted on Sheet 8 – Stormwater Management Notes.

**Follow-up Comment:** ok.

### Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

RESPONSE: Noted on Sheet 8 – Stormwater Management Notes.

**Follow-up Comment:** ok.

### Water Quality

Water quality controls are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-2). One onsite stormfilter facility has been proposed as the BMP practice by which the project will meet its phosphorus reduction requirements. However, a preliminary VRRM (Virginia Runoff Reduction Method) analysis has not been included in the proposed plan, so the initial estimate of the phosphorus reduction requirement is not known. Nor is there an initial indication of whether one stormfilter facility will be sufficient for compliance. The preliminary VRRM analysis is required at the zoning stage, although calculation and design details will not be reviewed until the final design/site plan stage.

RESPONSE: A preliminary VRRM analysis has been conducted for the site and referenced in the “Stormwater Management & BMP Narrative”. Final calculations and design details will be submitted with the final design. See Sheet 8.

**Follow-up Comment:** The preliminary VRRM spreadsheets have not been provided. As identified in the original comment, the preliminary VRRM analysis must be submitted at this zoning stage to initially quantify both the site’s phosphorous reduction requirement and the potential for the proposed BMPs to provide compliance.

**Response:** Three (3) sets of the VRRM spreadsheets, prepared by Bohler Engineering, are attached.

**5-12-15 Follow-up:** All initial calcs needed to support the preliminary site design must be included on the plans, including the initial VRRM spreadsheet calcs. Please revise the plans accordingly. Also note that only the land cover for the area actually draining to the proposed BMP(s) (0.79 ac in this case) should be defined on the “Drainage Area A” sheet. The current sheet defines the land cover for the entire 1.52 ac site, which will lead to an incorrectly

calculated post-development treatment volume and incorrectly calculated CN-values for the BMP facility.

#### Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). One onsite underground detention facility has been proposed as the SWM practice by which the project will meet its detention requirements. However, due to an inadequate outfall issue (see below), post-development site discharges will need to be further reduced. The total allowable site discharges for the 1-, 2- & 10-yr events must be constrained by the methodology identified in SWMO 124-4-4.B.3.a. However, calculation and design details will not be reviewed until the final design/site plan stage.

Note that the NOAA Atlas 14, Vienna, VA, rainfall data will need to be used.

RESPONSE: Acknowledged.

#### **Follow-up Comment: ok**

#### Water Quantity - Outfalls

Water quantity controls for outfall channel and flood protection are required for this proposed project (SWMO 124-1-6, 124-4-1, 124-4-4.B & 124-4-4.C). A preliminary Outfall Narrative has been included, and has identified one site outfall. This outfall ultimately drains to and through a tributary of Sideburn Branch, within the extent of outfall review, that has a current bed & banks erosion issue. The magnitude of the problem is such that a stream restoration project has been identified for the tributary by the County (see below). This outfall issue can be adequately mitigated for the site with additional reductions in total allowable 1-, 2- & 10-yr site discharges (per SWMO 124-4-4.B.3.a). The outfall analysis calculations and details will be reviewed at the final design/site plan stage.

RESPONSE: Due to the inadequate outfall identified, the stormwater management facility has been preliminarily sized and designed to release flow in conformance with the Fairfax County Stormwater Management Ordinance section 124-4-4.B.3.a. This methodology requires the use of the Runoff reduction calculation in a forested condition to assess restricted release rates for the 1-, 2-, and 10-yr events. Final calculations and design details will be submitted with the final design. See Sheet 8 for outfall narrative.

#### **Follow-up Comment: ok**

#### Stormwater Planning Comments

This site is located in the Pohick Creek Watershed and the Pohick-Sideburn Branch Water Management Area (WMA). A stream restoration project (PC-9250) has been identified for the Sideburn Branch tributary that receives stormwater discharges from the site. This project is

Joseph C. Gorney, Staff Coordinator  
Zoning Application No.: DPA C-546-24, PCA 83-S-029-02 & PRC C-546-03  
April 23, 2015  
Page 4 of 4

located about 800' downstream from the site's outfall location. However, with the post-development discharge and phosphorus load reductions that will be required, the site should have little impact on the future County project.

RESPONSE: Acknowledged.

**Follow-up Comment:** ok.

Dam Breach

The property is not located within a dam breach inundation zone.

RESPONSE: A note has been added to the plans. See "Stormwater Management Notes" on Sheet 8.

**Follow-up Comment:** ok.

Miscellaneous

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

RESPONSE: Noted.

**Follow-up Comment:** ok.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of the appropriate BMP specifications.

RESPONSE: Acknowledged.

**Follow-up Comment:** ok.

Please contact me at 703-324-1720 or William.Veon@fairfaxcounty.gov, if you have any questions or require additional information.

WJV/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Durga Kharel, Chief, Central Branch, SDID, DPWES  
Hani Fawaz, Senior Engineer III, Central Branch, SDID, DPWES  
Zoning Application File

# Fairfax Water

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

October 3, 2014

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

Re: PCA 83-S-029-02  
DPA C-546-24  
PRC C-546-03  
Chick-Fil-A  
Tax Map: 77-1

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch In Burke Centre Parkway and 8-inch water mains located on-site. 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.

If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,



Gregory J. Prelewicz, P.E.  
Manager, Planning Department

Enclosure





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 7, 2014

**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 83-S-029-02**  
**Tax Map No. 077-1-((01))-0075-A, B, C, & D**

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 Pohick Creek (N-1) watershed. It would be sewer into the Noman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCPCP. 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 on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<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:**





# CONSERVANCY

NATURE & COMMUNITY IN HARMONY

---

December 30, 2014

Stuart Investment Company  
c/o JBG Rosenfeld Retail Prop  
4445 Willard Ave #700  
Chevy Chase MD 20815

RECEIVED  
Department of Planning & Zoning

MAY 07 2015

Zoning Evaluation Division

Re: 5793-5815 Burke Centre Parkway  
ARB Approval

Dear Stuart Investment Company

We are pleased to inform you that the Architectural Review Board has approved your application as submitted for the installation of a Chick-Fil-A Drive-Thru Restaurant, located at 5815 Burke Centre Parkway. The Chick-Fil-A will be constructed of earth-toned brick pavers to be Red and Tan in color and have Black and Bronze accents. The signage along the exterior will read 'Chick-Fil-A' and the lettering, caps and returns will all be 'Red' in color, the sign will be internally illuminated by LEDs. During construction/installation, all materials must be neatly stacked within your property boundaries, and after completion, all materials and debris must be disposed of properly.

The ARB has approved this modification with the provision that it be completed within 180 days.

Sincerely,  
ARCHITECTURAL REVIEW BOARD

A handwritten signature in cursive script, appearing to read "Chante Miller".

Chante M. Miller  
Community Services Representative-ARB  
[Chante@Burkecentre.org](mailto:Chante@Burkecentre.org)

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, Area III, Pohick Planning District, Amended through 3-24-2015, P6-Middle Run Community Planning Sector, page 68:**

RECOMMENDATIONS

Land Use

The Middle Run Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

1. The Burke Centre master plan is included in the Comprehensive Plan by reference and is shown on Figure 31. Where the Area Plan map and the Burke Centre master plan conflict, the Area Plan map overrides.

## **6-300 PRC PLANNED RESIDENTIAL COMMUNITY DISTRICT**

### **6-301 Purpose and Intent**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

1. A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.
2. An orderly and creative arrangement of all land uses with respect to each other and to the entire community.
3. A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
4. The provision of cultural, educational, medical, and recreational facilities for all segments of the community.
5. The location of structures to take maximum advantage of the natural and manmade environment.
6. The provision of adequate and well-designed open space for the use of all residents.
7. The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.

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

## **16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**

### **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 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.
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		