



APPLICATION ACCEPTED: March 2, 2016  
PLANNING COMMISSION: September 21, 2016  
BOARD OF SUPERVISORS: tbd

## County of Fairfax, Virginia

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September 7, 2016

**WS**

**STAFF REPORT**

**PCA 95-Y-016-06; &  
SEA 95-Y-024-06**

**SULLY DISTRICT**



**APPLICANT:** Costco Wholesale Corporation

**ZONING:** C-8 (Highway Commercial District);  
WS (Water Supply Protection Overlay District); and  
HC (Highway Corridor Overlay District) (part)

**PARCEL:** 34-3 ((1)) 41B

**ACREAGE:** 13.39 acres

**FAR:** 0.22 (overall - Chantilly Crossing Shopping Center)  
0.26 (Lot 41B only)

**OPEN SPACE:** 28% (overall – Chantilly Crossing Shopping Center)

**PLAN MAP:** Industrial

**PROPOSAL:** PCA 95-Y-016-06 proposes to amend RZ 95-Y-016, previously approved for a mixed-use commercial development, to amend the proffers and conditions to add a service station with eight fueling islands, a controller booth, underground fuel tanks, an aboveground Healy tank (for excess gasoline vapors), and a canopy.

SEA 95-Y-024-06 proposes to amend SE 95-Y-024, previously approved for an increase in area and height for two freestanding signs and an increase in building height for two hotels, to add a service station in a Highway Corridor Overlay District.

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Joe Gorney

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5505  
Phone 703-324-1290, FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## **STAFF RECOMMENDATIONS:**

Staff recommends approval of PCA 95-Y-016-06, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 95-Y-024-06, subject to the proposed development conditions contained in Appendix 2.

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.



# Proffered Condition Amendment

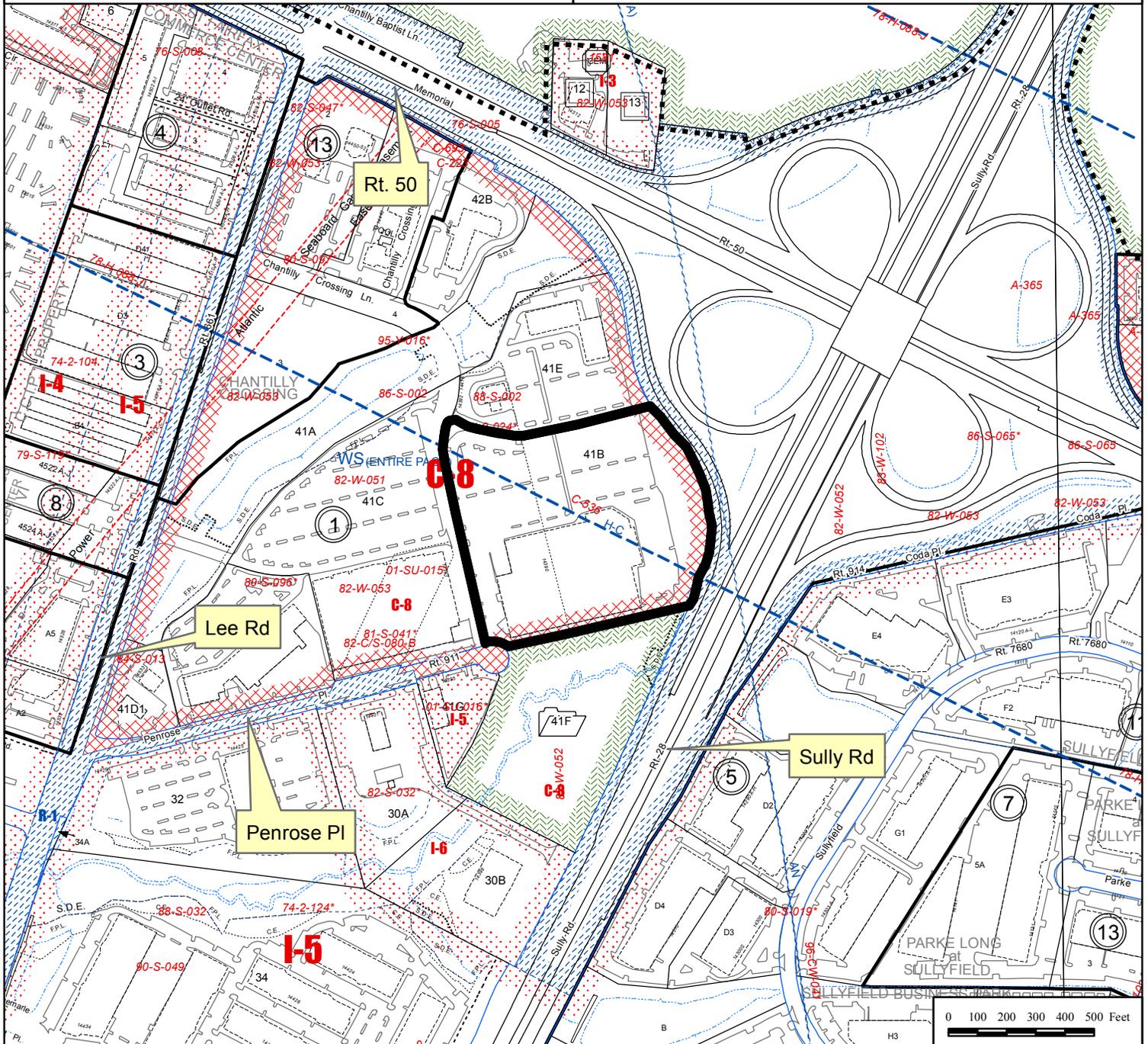
PCA 95-Y-016-06

Applicant: COSTCO WHOLESALE CORPORATION  
Accepted: 03/02/2016  
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 95-Y-016 TO ADD SERVICE STATION  
Area: 13.39 AC OF LAND; DISTRICT - SULLY  
Zoning Dist Sect:  
Located: SOUTHWEST QUADRANT OF SULLY ROAD AND LEE JACKSON MEMORIAL HIGHWAY  
Zoning: C-8  
Overlay Dist: WS, HC (part)  
Map Ref Num: 034-3- /01/ /0041B

# Special Exception Amendment

SEA 95-Y-024-06

Applicant: COSTCO WHOLESALE CORPORATION  
Accepted: 03/02/2016  
Proposed: AMEND SE 95-Y-024 TO ADD SERVICE STATION IN A HIGHWAY CORRIDOR OVERLAY DISTRICT  
Area: 13.39 AC OF LAND; DISTRICT - SULLY  
Zoning Dist Sect: 04-0804  
Located: 14390 CHANTILLY CROSSING LANE, CHANTILLY, VA 20151-2117  
Zoning: C-8  
Plan Area: 3,  
Overlay Dist: WS, HC (part)  
Map Ref Num: 034-3- /01/ /0041B



GENERAL NOTES

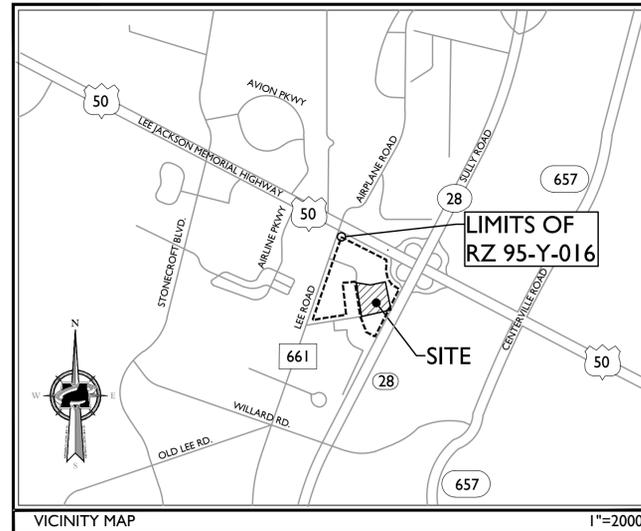
- THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER. HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OR APPROVALS HAVE BEEN SATISFIED ON THE DRAWINGS AND EACH DRAWING HAS BEEN REVISED TO INDICATE "ISSUED FOR CONSTRUCTION". THE CLIENT OR OWNER AND CONTRACTOR ARE RESPONSIBLE TO ASSURE THAT THE APPROVED PLANS ONLY, ARE USED FOR BIDDING AND CONSTRUCTION.
- DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION, TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS LOCATED BY THE CONTRACTOR, CAPABLE OF SERVICING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
- FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AUTHORITY BY THE CONTRACTOR.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", AS CURRENTLY AMENDED.
  - CURRENT, PREVAILING FAIRFAX COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS (FAIRFAX COUNTY PFM).
  - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ANY AND ALL EXISTING OBJECTS, STRUCTURES, ETC. THAT ARE IN THE WAY OF PROPOSED CONSTRUCTION, OR INDICATED AS "TO BE REMOVED".
- PROPERTY SERVED BY PUBLIC WATER AND SEWER.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE PROPERTY.
- THE PROPOSED DEVELOPMENT COMPLIES WITH THE 2013 FAIRFAX COUNTY COMPREHENSIVE PLAN AND COUNTY ORDINANCES, EXCEPT AS MAY BE APPROVED WITH THIS APPLICATION.
- PER THE 2013 FAIRFAX COUNTY COMPREHENSIVE PLAN A TRAIL IS REQUIRED ALONG LEE ROAD. THIS IS SATISFIED BY THE EXISTING TRAIL ALONG LEE ROAD.

# GENERALIZED DEVELOPMENT PLAN/ SEA PLAT

FOR THE  
PROPOSED COSTCO FUEL FACILITY



14390 CHANTILLY CROSSING LANE  
FAIRFAX COUNTY, VIRGINIA  
SULLY DISTRICT



INDEX OF SHEETS	
SHEET NO.	SHEET NAME
C1	TITLE SHEET
C2	EXISTING OVERALL PLAN
C3	EXISTING CONDITIONS AND DEMOLITION PLAN
C4	PROPOSED OVERALL PLAN AND TRUCK CIRCULATION PLAN
C5	SEA PLAT
C6	SPECIAL EXCEPTION PLAN
C7	SWM PLAN
C8	DRAINAGE AREA MAPS
C9	STORM WATER NOTES AND COMPUTATION PLAN
L1	EXISTING VEGETATION PLAN
L2	LANDSCAPE PLAN
L3	TREE COMPLIANCE PLAN
SE-1	PHOTOMETRIC PLAN
DD4_2-01	ELEVATIONS

NOTE: THIS PROPOSAL IS COMPLIANT WITH THE COMPREHENSIVE PLAN 2013 EDITION.

THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN, SPECIAL EXCEPTION AMENDMENT, AND PROFFER CONDITION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAPS AS 34-3-((1))-41B.

APPLICANT
COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, VA 98027 OFFICE: (703) 406-6842 FAX: (703) 406-6835 C/O JOHN PAUL ANDREWS JOHN.PAUL.ANDREWS@MG2.COM
OWNER
COSTCO WHOLESALE CORPORATION 999 LAKE DRIVE ISSAQUAH, VA 98027
ENGINEER
MASER CONSULTING 22375 BRODERICK DRIVE, STE 110 STERLING, VA 20166 703-430-4330 C/O TERESA CACCAM TCACCAM@MASERCONSULTING.COM

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- Sterling, VA
- Norfolk, VA
- Albuquerque, NM
- Albany, NY
- Chestnut Ridge, NY
- Newburgh, NY
- Haverthorne, NY
- Bethlehem, PA
- Exton, PA
- Philadelphia, PA
- Tampa, FL

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REV.	DATE	DRAWN BY	DESCRIPTION
1	07/20/15	CHE	PRE-STAFF REVISIONS PER 09/16 COMMENTS
2	07/28/16	UZ	PRE-STAFF COMMENTS
3	09/06/16	TAC	PRE-STAFF REPORT COMMENTS

RUSSELL T. MCFALL II  
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT  
FOR THE PROPOSED COSTCO FUEL FACILITY FOR

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

STERLING OFFICE  
22375 Broderick Drive  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
Fax: 703.430.4339  
email: solutions@maserconsulting.com

SCALE:	DATE: 07/20/15	DRAWN BY: JLCICHE	CHECKED BY: TAC
PROJECT NUMBER: 01212001	DRAWING NAME: C-SPEX-CVR		

SHEET TITLE:  
COVER SHEET

SHEET NUMBER:  
C1 (SHEET 1 OF 14)

**CHANTILLY CROSSING ZONING DATA**

1) EXISTING BUILDING GROSS FLOOR AREA	377,350	(SQ. FT.)
2) PROPOSED BUILDING GROSS FLOOR AREA	377,457	(SQ. FT.)
3) MIN. LOT WIDTH	200 FEET	2392 FEET
4) MAX. BUILDING HEIGHT BUILDING (KIOSK)	40 FEET	< 40 FEET
5) NUMBER OF FLOORS		
6) MIN. YARD REQUIREMENTS:		
FRONT	45° AND NOT LESS THAN 40 FT	247 FEET TO BUILDING
SIDE	NONE	32 FEET TO BUILDING
SIDE	NONE	162 FEET TO BUILDING
REAR	20 FEET	84 FEET TO BUILDING
7) MAXIMUM FAR	0.5	0.25
8) OPEN SPACE REQUIRED	20.0 ACRES	21.2 ACRES
9) ANGLE OF BULK PLANE:		
FRONT (FROM PARCEL LEE RD TO KIOSK)	45°	45°
SIDE	NONE	NONE
REAR	NONE	NONE

<b>CHANTILLY CROSSING PARKING TABULATION</b>	<b>REQUIRED/ALLOWED</b>	<b>* EXISTING</b>	<b>PROPOSED/PROVIDED</b>
18) CAR ACCESSIBLE HANDICAP SPACES	31	**41	41
19) VAN ACCESSIBLE HANDICAP SPACES	4	**12	12
20) STANDARD PARKING SPACES	1510	**1774	1669
21) TOTAL PARKING SPACES	1545	**1827	1722
22) LOADING SPACES	30	**16	16

\* THE EXISTING INFORMATION PROVIDED ABOVE WAS TAKE FROM THE APPROVED SITE PLAN PREPARED BY VIKI INCORPORATED ENTITLED "CHANTILLY CROSSING, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA" DATED 07/17/02.

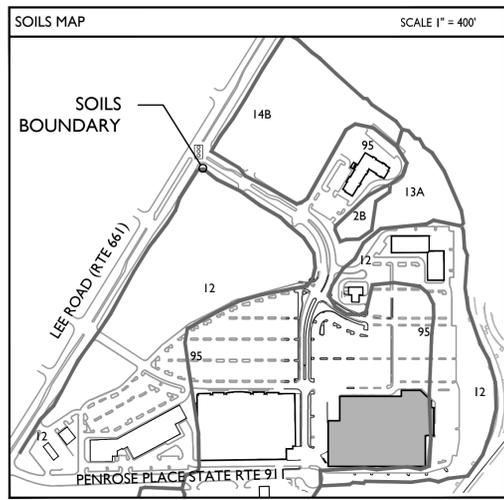
\*\* THE EXISTING PARKING QUANTITIES HAVE BEEN FIELD VERIFIED BY MASER CONSULTING, P.A. ON JULY 31, 2015.

CURVE DATA					LINE DATA		
SEGMENT	RADIUS	LENGTH	DELTA	CHORD	SEGMENT	DIRECTION	LENGTH
C1	357.00'	175.64'	28° 11' 18"	S 1° 06' 15" W 173.87'	L1	N 12° 59' 22" W	601.50'
C2	25.00'	42.90'	98° 19' 51"	S 64° 21' 59" W 37.83'	L2	S 66° 27' 56" E	41.33'
C3	412.00'	262.63'	36° 31' 28"	S 84° 43' 39" E 258.21'	L3	N 77° 00' 38" E	386.11'
C4	410.00'	28.19'	3° 56' 22"	S 35° 09' 24" E 28.16'	L4	S 37° 07' 41" E	170.94'
C5	437.47'	476.19'	62° 45' 35"	N 5° 44' 53" W 455.59'	L5	S 25° 00' 24" W	81.01'
C6	55.00'	78.69'	81° 58' 38"	N 82° 05' 11" W 72.15'	L6	S 77° 01' 33" W	646.43'
C7	25.00'	3.32'	7° 38' 52"	N 60° 43' 52" E 3.32'			

ZONE: I-5 GENERAL INDUSTRIAL DISTRICT  
USE: INDUSTRIAL/OFFICE SPACE

PRIMARY ENTRANCE TO SHOPPING CENTER (SIGNALIZED)

ZONE: C-8 COMMERCIAL HWY  
USE: COMMERCIAL



**FAIRFAX COUNTY SOILS KEY\***

12 CHANTILLY LOAM, CLASS IVB, HSG: D  
 13A CHANTILLY ALBANO COMPLEX, CLASS IVA, HSG: D  
 14B CHANTILLY ASHBURN COMPLEX, CLASS IVB, HSG: D  
 2B ASHBURN SILT LOAM, CLASS II, HSG: C  
 95 URBAN LAND, CLASS IVB, HSG: N/A

\* SOILS DESCRIPTION BASED ON FAIRFAX COUNTY'S "DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY" DATED APRIL 2008. REVISED MAY 2013.

Shopping Center Tabulations <sup>1</sup>					
Building	Current User	GFA	Land Area (in acres)	Land Area (in square feet)	FAR
Building A <sup>2</sup>	Costco	153,332 sf			
Building B1	Target	151,000 sf			
Building B2		61,000 sf			
Building B3		4,000 sf			
Building I		32,000 sf			
Building J		3,600 sf			
Building K	Impoundment Yard	5,200 sf			
Building H	Hotel	165,000 sf			
Building D <sup>3</sup>	Future Furniture Store	65,500-67,500 sf			
Building E <sup>3</sup>	Restaurant	6,500-8,500 sf			
Building F	Restaurant	6,000 sf			
Building G	Hotel	77,500 sf			
<b>CURRENT TOTALS:</b>		732,909 sf	75.69 ac	3,297,056	0.22 FAR
Proposed	Costco - Gas Facility Kiosk	107 SF			
<b>Total with Gas Facility Kiosk</b>		733,186 sf	75.69 ac	3,297,056	0.22 FAR <sup>4</sup>

<sup>1</sup> Based upon previously approved development plans in RZ 95-Y-016, PCA 95-Y-016-02, and PCA 95-Y-016-04.  
<sup>2</sup> Based upon current Costco PCA submission.  
<sup>3</sup> Per PCA 95-Y-016-04, the square footage range indicates either Building D or E may have the additional 2,000 sf.  
<sup>4</sup> Per original Proffers accepted with RZ 95-Y-016, dated August 5, 1996, the Proffered FAR of .23 is not exceeded.

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REV	DATE	DESCRIPTION	DRAWN BY	PER STAFF COMMENTS
1	07/05/16	PRE-STAFF REVIEW PER 803116 COMMENTS	CHE	
2	07/28/16	PER STAFF COMMENTS	LFZ	
3	08/06/16	PER STAFF REVISION COMMENTS	TAC	

COMMONWEALTH OF VIRGINIA  
 RUSSELL T. McFALL II  
 No. 40972  
 09-06-16  
 PROFESSIONAL ENGINEER

RUSSELL T. McFALL II  
 VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR

**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE

CHANTILLY FAIRFAX COUNTY VIRGINIA

STERLING OFFICE  
 23375 Broderick Drive  
 Suite 110  
 Sterling, VA 20166  
 Phone: 703.430.4330  
 Fax: 703.430.4339  
 email: solutions@maserconsulting.com

SCALE: 1" = 80'

DATE: 07/20/15  
 DRAWN BY: JLC/CHE  
 CHECKED BY: TAC

PROJECT NUMBER: 012112001  
 DRAWING NAME: C-SPEX-LAYT

SHEET TITLE: EXISTING OVERALL PLAN

SHEET NUMBER: C2 (SHEET 2 OF 14)

01/21/2016 10:00 AM Project: 012112001 - Chantilly Fuel Station - SEA PLAT - LAYT - JLC/CHE



**LEGEND**

	LIMITS OF DISTURBANCE
	EXISTING VEGETATION TO BE REMOVED
	SAWCUT LINE
	TREE PROTECTION
	PARCEL LINE

- GENERAL DEMOLITION NOTES:**
- LIMITS OF DISTURBANCE = 1.54 AC.
  - THE CONTRACTOR SHALL BE DEEMED TO HAVE VISITED THE SITE AND ACCEPT THE SITE AS IS.
  - THE CONTRACTOR SHALL CARRY OUT THE WORK OF THIS CONTRACT PLACING THE SAFETY AND PROTECTION OF THE SURROUNDING COMMUNITY AND PROPERTY AT THE HIGHEST PRIORITY. THE CONTRACTOR SHALL IMPLEMENT SPECIFIED MEASURES, AND ANY OTHER MEASURES DEEMED NECESSARY TO PROTECT ADJACENT AND ON-SITE PROPERTY, BUILDINGS, HOMES, BUSINESSES, FACILITIES AND UTILITIES.
  - THE CONTRACTOR SHALL ENSURE FREE AND SAFE PASSAGE OF PERSONS AROUND THE AREA OF THE DEMOLITION AS DIRECTED BY THE OWNER AND THE CITY OFFICIALS. ALL OPERATIONS SHALL BE CONDUCTED SO AS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, AND OTHER FACILITIES AND INJURY TO PERSONS, BOTH PEDESTRIAN AND WORKERS ALIKE.
  - THE CONSULTANT IS NOT RESPONSIBLE FOR JOB SITE SAFETY AND CANNOT STOP THE DEMOLITION ACTIVITIES.
  - THE CONTRACTOR SHALL INSTALL ROADWAY CONSTRUCTION SIGNAGE AND ASSOCIATED TRAFFIC MEASURES AS NECESSARY FOR WORK AS SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE SECURITY OF THE PROJECT SITE DURING ALL NON-WORKING HOURS, SEVEN DAYS A WEEK.
  - ALL UTILITY LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THE ACTUAL LOCATION OF ALL UTILITIES IMPACTED BY THIS WORK, AND WHICH MUST BE MAINTAINED OR REMOVED, WHETHER SHOWN OR NOT SHOWN ON THE CONTRACT DRAWINGS.
  - THE CONTRACTOR SHALL BACKFILL ALL VOIDS REMAINING FROM THE REMOVAL OF FOUNDATIONS, UTILITIES AND OTHER SUBSURFACE ELEMENTS WITH STRUCTURAL COMPACTED FILL MATERIAL IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
  - THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES (WATER, ELECTRIC, TELEPHONE) AND IF FOUND ANY OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF THE DEMOLITION WORK.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY DEMOLITION / GRADING PERMITS.
  - THE CONTRACTOR SHALL COMPLETELY REMOVE ALL UTILITY SERVICE CONNECTIONS AND APPURTENANCES TO ALL FACILITIES WITHIN THE DEMOLITION AREA UNLESS OTHERWISE NOTED. ALL FOUNDATIONS ARE TO BE COMPLETELY REMOVED.
  - THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF OFF-SITE ANY HAZARDOUS MATERIALS ENCOUNTERED DURING THE DEMOLITION. BEFORE ANY OFF-SITE REMOVALS, THE CONTRACTOR HAS TO PROVIDE, IN WRITING, THE PROPOSED DESTINATION OF ALL MATERIALS.
  - DEMOLITION AND BACKFILLING WORK IS TO BE PERFORMED IN DRY WEATHER.
  - TREE CONSERVATION MEASURES WILL BE DETAILED ON ALL ASSOCIATED SHEETS INCLUDING DEMOLITION PLAN AT TIME OF SITE PLAN SUBMITTAL.

**SANITARY STRUCTURE AS-BUILT INFORMATION**

<b>MANHOLE 1</b> TOP = 287.48 INV IN (8") = 274.83 INV OUT (8") = 274.73	<b>MANHOLE 2</b> TOP = 288.58 INV IN (8") = 275.23 INV OUT (8") = 275.13	<b>MANHOLE 3</b> TOP = 288.38 INV IN (8") = 275.63 INV OUT (8") = 275.53	<b>MANHOLE 4</b> TOP = 289.18 INV IN (8") = 276.43 INV OUT (8") = 276.38	<b>MANHOLE 5</b> TOP = 290.60 INV IN = 278.10 INV OUT = 277.95	<b>MANHOLE 6</b> TOP = 293.05 INV IN (8") = 279.25 INV OUT (8") = 279.15
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**STORM STRUCTURE AS-BUILT INFORMATION**

<b>STRUCTURE 1</b> TOP = 284.60 INV IN (21") = 276.68 INV OUT (18") = 276.40	<b>STRUCTURE 2</b> TOP = 285.10 INV IN (STR 3-15") = 277.32 INV IN (STR 4-15") = 280.02 INV OUT = 276.95	<b>STRUCTURE 3</b> TOP = 285.53 INV OUT (15") = 279.33	<b>STRUCTURE 4</b> TOP = 281.86 INV OUT (15") = 285.53	<b>STRUCTURE 5</b> INACCESSIBLE	<b>STRUCTURE 6</b> TOP = 288.62 INV IN (36") = 276.72 INV OUT (36") = 273.97	<b>STRUCTURE 7</b> TOP = 288.65 INV IN (12" ROOF DRAIN) = 278.65 INV IN (STR 8-33") = 277.35 INV OUT (36") = 277.25	<b>STRUCTURE 8</b> TOP = 289.11 INV IN (33") = 277.91 INV OUT (33") = 277.81
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**CURVE DATA**

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**LINE DATA**

SEGMENT	DIRECTION	LENGTH
L1	N 12° 59' 22" W	601.50'
L2	S 66° 27' 56" E	41.33'
L3	N 77° 00' 36" E	386.11'
L4	S 37° 07' 41" E	170.94'
L5	S 25° 00' 24" W	81.01'
L6	S 77° 01' 33" W	646.43'

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REV	DATE	DESCRIPTION
1	07/20/15	PRELIMINARY REVISIONS PER 07/16/15 COMMENTS
2	07/28/15	PER STAFF COMMENTS
3	08/06/15	PER STAFF REPORT COMMENTS

**RUSSELL T. McFALL II**  
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

**GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR**

**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE

CHANTILLY FAIRFAX COUNTY VIRGINIA

**STERLING OFFICE**  
22375 Broderick Drive  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
Fax: 703.430.4339  
email: solutions@maserconsulting.com

SCALE: 1" = 30'

DATE: 07/20/15  
DRAWN BY: JLC/CH  
CHECKED BY: TAC

PROJECT NUMBER: 01212001  
DRAWING NAME: C-SPX-DEMO

SHEET TITLE: EX. CONDITIONS AND DEMOLITION PLAN

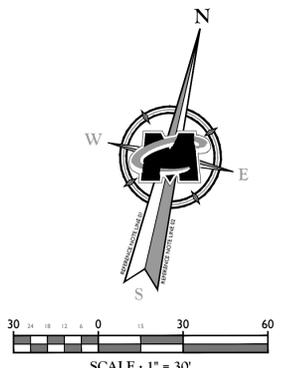
SHEET NUMBER: C3 (SHEET 3 OF 14)

PER THE ALTA/ACSM LAND TITLE SURVEY DATED 07/16/15 PREPARED BY MASER CONSULTING THERE ARE NO WETLANDS ON-SITE THEREFORE WE DO NOT RESIDE WITHIN AN ENVIRONMENTAL QUALITY COORDINATOR.

PER THE CHESAPEAKE BAY PRESERVATION AREA MAP DATED AUGUST 1, 2015 THIS SITE DOES NOT RESIDE WITHIN A RESOURCE PROTECTION AREA.

THE FLOOD ZONE FOR THIS PROPERTY IS LOCATED IN ZONE X, PER THE FEMA FLOOD MAP PANEL # 0115E AND MAP # 51059C0115E, WITH AN EFFECTIVE DATE OF 09-17-2010.

THE TOPOGRAPHIC SURVEY ON THE COSTCO WHOLESALE CORPORATION WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF IVAN G. MOODY FROM AN ACTUAL AIRBORNE SURVEY MADE UNDER MY SUPERVISION, THAT THE IMAGERY WAS OBTAINED ON MAY 14, 2015 AND THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED ON THE ALTA. THE TOPOGRAPHIC CONTOURS ARE AT 1 FOOT INTERVALS.



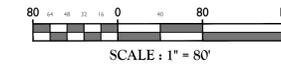
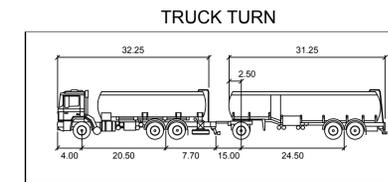
07/20/15 09:00 AM Project: 01212001 - EX. CONDITIONS AND DEMOLITION PLAN - C3 (SHEET 3 OF 14) - JLC/CH/TAC

CURVE DATA				LINE DATA			
SEGMENT	RADIUS	LENGTH	DELTA	CHORD	SEGMENT	DIRECTION	LENGTH
C1	357.00'	175.64'	28° 11' 18"	S 1° 06' 15" W 173.87'	L1	N 12° 59' 22" W	601.50'
C2	25.00'	42.90'	98° 19' 51"	S 64° 21' 59" W 37.83'	L2	S 66° 27' 56" E	41.33'
C3	412.00'	262.63'	36° 31' 26"	S 84° 43' 39" E 258.21'	L3	N 77° 00' 38" E	386.11'
C4	410.00'	28.19'	3° 56' 22"	S 35° 09' 24" E 28.18'	L4	S 37° 00' 41" E	170.84'
C5	437.47'	479.19'	62° 45' 35"	N 5° 44' 53" W 453.99'	L5	S 25° 00' 24" W	81.01'
C6	55.00'	78.69'	81° 58' 38"	N 82° 05' 11" W 72.15'	L6	S 77° 01' 33" W	646.43'
C7	25.00'	3.32'	7° 36' 52"	N 60° 43' 52" E 3.32'			

Shopping Center Tabulations <sup>1</sup>					
	Current User	GFA	Land Area (in acres)	Land Area (in square feet)	FAR
Building A <sup>2</sup>	Costco	153,332 sf			
Building B1	Target	151,000 sf			
Building B2		61,000 sf			
Building B3		4,000 sf			
Building I		32,000 sf			
Building J		3,600 sf			
Building K	Impoundment Yard	5,200 sf			
Building H	Hotel	165,000 sf			
Building D <sup>3</sup>	Future Furniture Store	65,500-67,500 sf			
Building E <sup>3</sup>	Restaurant	6,500-8,500 sf			
Building F	Restaurant	6,000 sf			
Building G	Hotel	77,500 sf			
CURRENT TOTALS:		732,909 sf	75.69 ac	3,297,056	0.22 FAR
Proposed	Costco - Gas Facility Kiosk	107 SF			
Total with Gas Facility Kiosk		733,186 sf	75.69 ac	3,297,056	0.22 FAR <sup>4</sup>

<sup>1</sup> Based upon previously approved development plans in RZ 95-Y-016, PCA 95-Y-016-02, and PCA 95-Y-016-04  
<sup>2</sup> Based upon current Costco PCA submission  
<sup>3</sup> Per PCA 95-Y-016-04, the square footage range indicates either Building D or E may have the additional 2,000 sf  
<sup>4</sup> Per original Proffers accepted with RZ 95-Y-016, dated August 5, 1996, the Proffered FAR of .23 is not exceeded

LEGEND	
	LIMITS OF DISTURBANCE
	TRUCK PATH
	PROPERTY LINE
	PARCEL LINE



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**RUSSELL T. McFALL II**  
 VIRGINIA PROFESSIONAL  
 ENGINEER - LICENSE NUMBER: 40972

GENERALIZED  
 DEVELOPMENT PLAN/ SEA  
 PLAT  
 FOR THE PROPOSED  
 COSTCO FUEL FACILITY  
 FOR

**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE  
 CHANTILLY FAIRFAX COUNTY VIRGINIA

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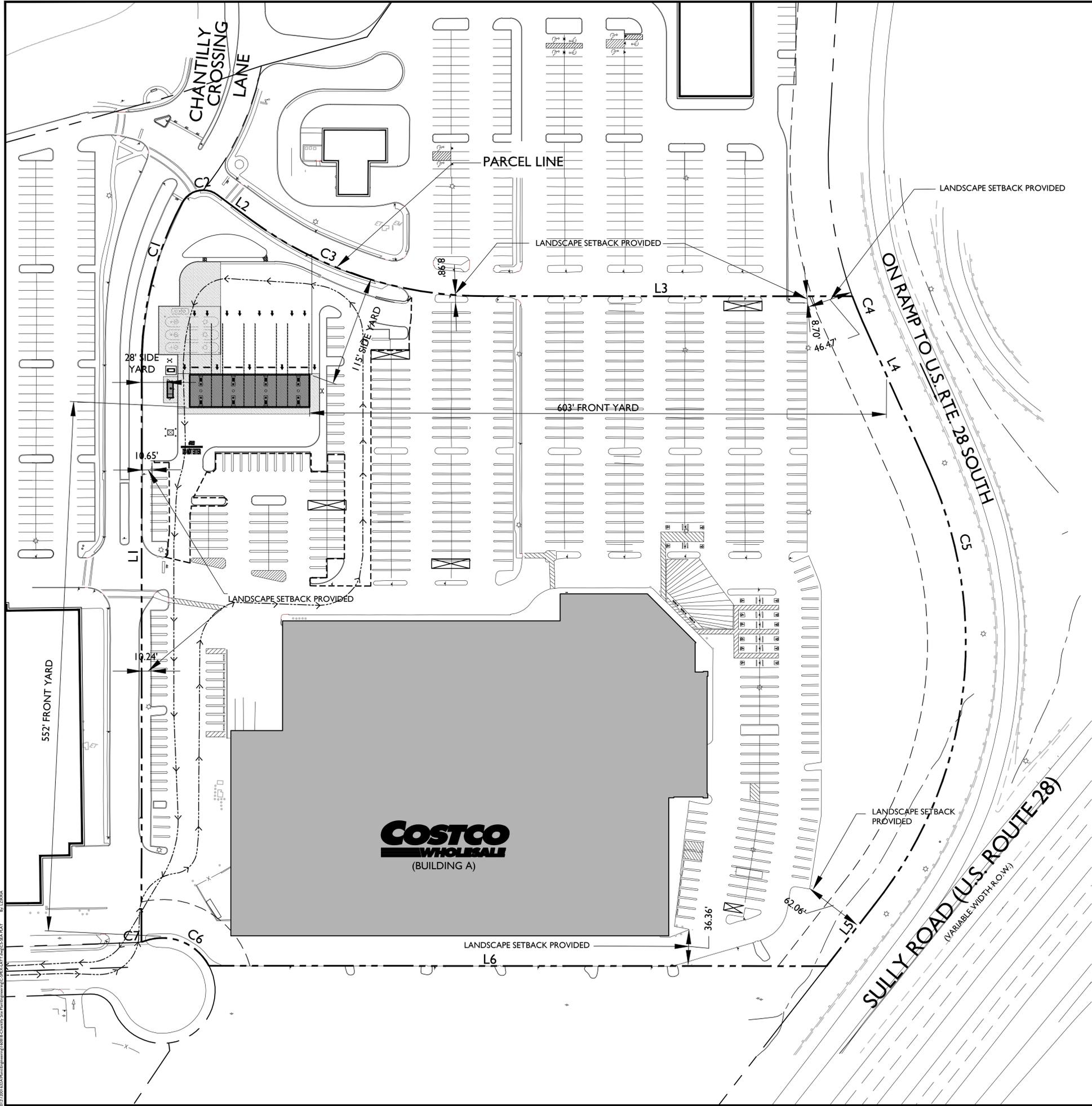
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=100'	07/20/15	JLC/CHE	TAC

PROJECT NUMBER:	DRAWING NAME:
012112001	C-SPEX-LAYT

SHEET TITLE:  
**PROPOSED OVERALL PLAN AND TRUCK CIRCULATION**

SHEET NUMBER:  
**C4 (SHEET 4 OF 14)**

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**LEGEND**

- LIMITS OF DISTURBANCE
- TRUCK BODY OVERHANG
- TIRE PATH
- ← VEHICULAR CIRCULATION
- PROPERTY LINE
- PARCEL LINE

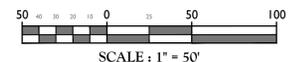
**COSTCO ZONING DATA**

1) EXISTING BUILDING GROSS FLOOR AREA (EX. COSTCO)	153,332	(SQ. FT.)	
2) PROPOSED BUILDING GROSS FLOOR AREA	153,332	(SQ. FT.)	
EXISTING COSTCO	107	(SQ. FT.)	
PROPOSED GAS STATION KIOSK	153,609	(SQ. FT.)	
TOTAL GROSS FLOOR AREA			
	REQUIRED/ALLOWED	* EXISTING	PROPOSED/PROVIDED
3) MIN. LOT WIDTH	200 FEET	717 FEET	717 FEET
4) MAX. BUILDING HEIGHT			
BUILDING (KIOSK)	40 FEET	N/A	+/- 8 FEET
CANOPY	40 FEET	N/A	17.5 FEET
5) NUMBER OF FLOORS			
6) MIN. YARD REQUIREMENTS:			
FRONT (FROM PARCEL C-3-A TO TO PROP. KIOSK)	45' AND NOT LESS THAN 40 FT	N/A	28 FEET
SIDE (FROM PENROSE PLACE TO PROP. CANOPY)	NONE	N/A	552 FEET
SIDE (FROM PARCEL C-5 TO TO PROP. CANOPY)	NONE	N/A	115 FEET
REAR (FROM ON RAMP TO U.S. 28 SOUTH TO PROP. CANOPY)	20 FEET	N/A	560 FEET
7) MAXIMUM FAR	0.5	0.26	0.26
8) OPEN SPACE REQUIRED	0.3	0.13	0.14
9) ANGLE OF BULK PLANE:			
FRONT (FROM PARCEL C-3-A TO KIOSK)	45°	45°	31°
SIDE	NONE	NONE	N/A
REAR	NONE	NONE	N/A
<b>COSTCO PARKING TABULATION</b>			
18) CAR ACCESSIBLE HANDICAP SPACES	11	12	12
19) VAN ACCESSIBLE HANDICAP SPACES	2	4	4
20) STANDARD PARKING SPACES	602	642	537
21) TOTAL PARKING SPACES	615	658	553
22) LOADING SPACES	3	4	4

\* THE EXISTING INFORMATION PROVIDED ABOVE WAS TAKE FROM THE APPROVED SITE PLAN PREPARED BY VIKI INCORPORATED ENTITLED "CHANTILLY CROSSING, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA" DATED 07/17/02.

\*\* THE EXISTING PARKING QUANTITIES HAVE BEEN FIELD VERIFIED BY MASER CONSULTING, P.A. ON JULY 31, 2015.

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2	07/28/16	LTC			
3	08/02/16	TAC			

**RUSSELL T. McFALL II**  
 VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

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 CHANTILLY FAIRFAX COUNTY VIRGINIA

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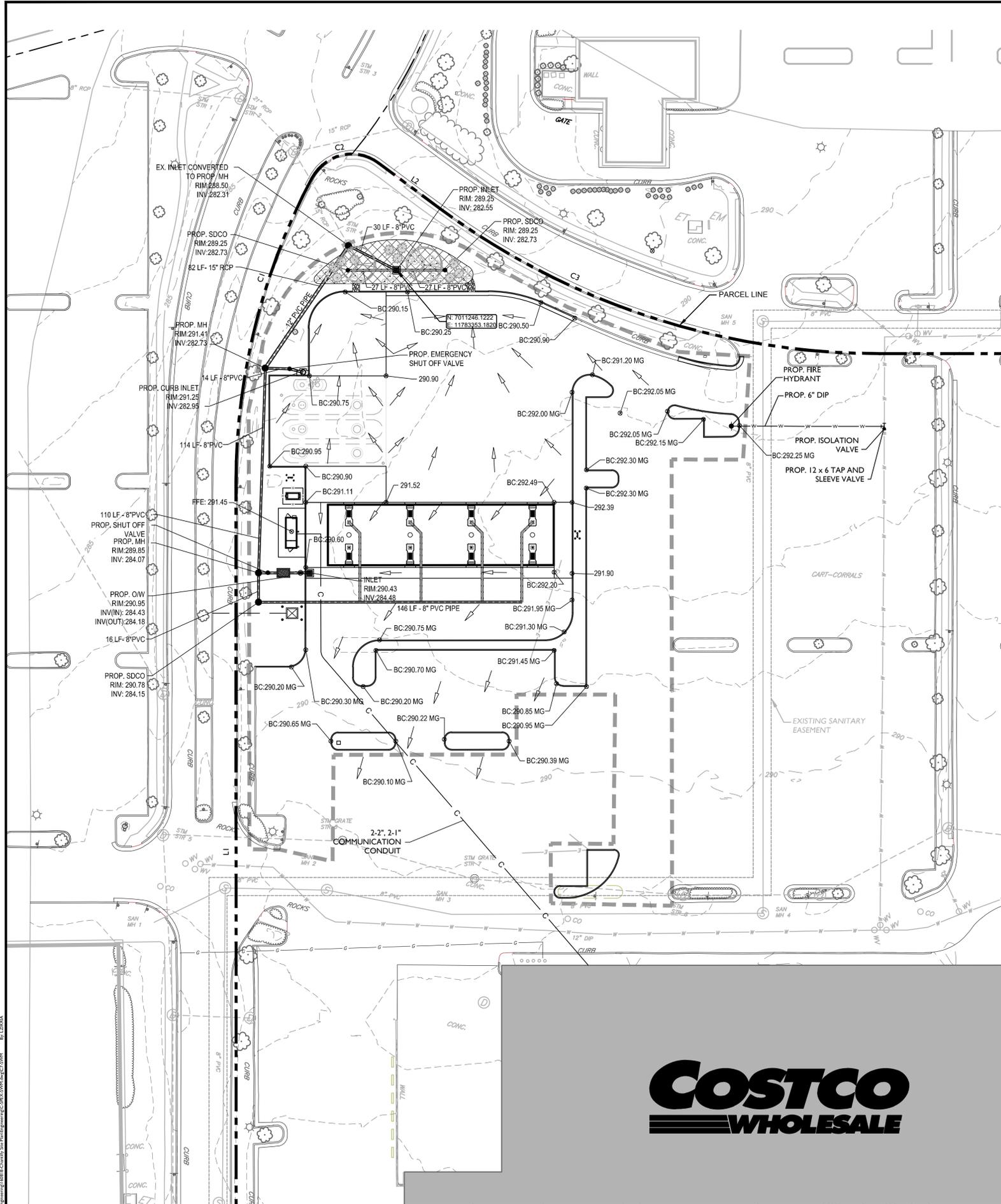
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=50'	07/20/15	JLC/CHE	TAC
PROJECT NUMBER:	DRAWING NAME:		
01212001	C-SPEX-LAYT		

SHEET NUMBER: SEA PLAT

C5 (SHEET 5 OF 14)

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**ENGINEERS GENERAL GRADING AND UTILITY NOTES:**

1. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
2. CONTRACTOR IS TO COORDINATE WITH THE UTILITY COMPANIES AS TO THE LOCATION AND SCHEDULING OF SERVICE CONNECTIONS TO THE UTILITY SUPPLY FACILITIES.
3. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-552-7001 TO ORDER UTILITY MARK-OUTS AT THE SITE.
4. THE ROUTING OF ALL UTILITIES IS SUBJECT TO ADJUSTMENT TO MEET UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS. WHEN BUILDING PLUMBING AND MECHANICAL DRAWINGS ARE COMPLETE AND UTILITY REQUIREMENTS ARE FINALIZED ADJUSTMENTS MAY BE NECESSARY TO THE UTILITY SERVICE LOCATIONS AND SIZES.
5. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
6. ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR AS DIRECTED BY THE STRUCTURAL ENGINEER.
7. UNLESS OTHERWISE NOTED, 6-INCHES SHOULD BE ADJUSTED TO THE PROVIDED BOTTOM OF CURB (BC) ELEVATION TO ACHIEVE THE REQUIRED TOP OF CURB (TO) ELEVATION.

**STORMWATER NARRATIVE**

THE SUBJECT SITE IS LOCATED WITHIN CHANTILLY CROSSING SHOPPING CENTER AT 14390 CHANTILLY CROSSING LANE, CHANTILLY VA, 22030, FAIRFAX COUNTY.

PURSUANT TO THE FAIRFAX COUNTY GIS, THE SITE IS ZONED C8, COMMERCIAL HIGHWAY. THIS PROPERTY IS LOCATED SOUTH EAST OF ROUTE 28 AND ROUTE 50 INTERSECTION. THE SUBJECT PROPERTY IS LOCATED EAST OF RESIDENTIAL PROPERTIES WITHIN THE MEADOWS OF CHANTILLY SUBDIVISION.

THE SITE IS DEVELOPED INTO AN EXISTING COSTCO WHOLESALE RETAIL STORE WITH ASSOCIATED PARKING AND LANDSCAPING. WITHIN THE LIMITS OF DISTURBANCE THE APPROXIMATE GREEN SPACE IS 4% DEVELOPMENT OF THE FUEL FACILITY WILL INCREASE THE AMOUNT OF PERVIOUS AREA WITHIN THE PROJECT LIMITS OF DISTURBANCE (LOD) BY APPROXIMATELY 6,100 SF.

THE PROPOSED DEVELOPMENT IS ISOLATED TO THE NORTH WESTERN CORNER OF THE COSTCO PARKING FIELD. DEVELOPMENT ASSOCIATED WITH THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE ADDITION OF A PROPOSED COSTCO FUEL FACILITY, THE DEMOLITION AND REMOVAL OF EXISTING CURB WITHIN THE NORTH WESTERN PARKING FIELD, INSTALLATION OF NEW CURB, RELOCATION OF CART CORRALS, AND THE CONSTRUCTION OF STORMWATER PRACTICES.

THE EXISTING STORM DRAINAGE SYSTEM CONVEYS COLLECTED RUNOFF TO INLETS AT THE NORTH WEST CORNER OF THE COSTCO BUILDING AND TOWARDS INLETS ADJACENT TO THE COSTCO BUILDING. ALL RUNOFF IS THEN CONVEYED NORTH WITHIN THE EXISTING SUBSURFACE DRAINAGE SYSTEM. THE EXISTING ON-SITE STORMWATER MANAGEMENT FACILITY COLLECTS AND TREATS ALL RUNOFF FROM THE SHOPPING CENTER. EMERGENCY SPILLWAYS TO THE EXISTING POND HAVE BEEN PROVIDED WITHIN THE ORIGINAL DESIGN OF THE POND. REFER TO SITE PLAN TITLED "CHANTILLY CROSSING, SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA" DATED 07/17/02, PREPARED BY VIKI INCORPORATED FOR DETAIL INFORMATION PERTAINING TO THE REGIONAL STORMWATER MANAGEMENT FACILITY AND THE ADEQUACY OF THE EXISTING SUBSURFACE DRAINAGE SYSTEM.

THE PROPOSED STORM DRAINAGE SYSTEM WILL BE CONNECTED TO THE EXISTING SUBSURFACE DRAINAGE SYSTEM. MINIMAL MODIFICATIONS TO THE EXISTING DRAINAGE PATTERN WILL OCCUR IN CONJUNCTION WITH THE PROPOSED IMPROVEMENTS. A PROPOSED BIO RETENTION SYSTEM, WITH AN ESTIMATED STORAGE VOLUME OF 3500 CUBIC FEET, IS ALSO PROPOSED IN THE NORTH WESTERN AREA OF THE PROJECT LOD TO PROVIDE STORMWATER QUALITY TO THE PROJECT LOD. OTHER IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CONVERSION OF AN EXISTING INLET TO A MANHOLE AND ANY MODIFICATIONS AS DEEMED NECESSARY AS THE DESIGN MOVES FORWARD. THE DEVELOPMENT ASSOCIATED WITH THIS PROJECT WILL NOT CAUSE ANY MAJOR CHANGE TO ANY DRAINAGE PATTERNS FOR THE SITE NOR WILL IT CAUSE ANY FLOODING ISSUES. BOTH THE 10 YEAR AND 100 YEAR STORM EVENTS WILL CONTINUE TO BE CONVEYED AS THEY PRESENTLY ARE.

THE INCREASE TO THE SITE PERVIOUS AREA ALONG WITH THE ADDITION OF A BIO RETENTION FACILITY WILL REDUCE NOT ONLY PROVIDE QUALITY FEATURES, BUT IT WILL ALSO REDUCE THE PEAK RATE OF DISCHARGE INTO THE EXISTING DRAINAGE SYSTEM. ALL STORMWATER FEATURES WILL BE DESIGNED IN COMPLIANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND ALL CURRENT STATE STORMWATER REGULATIONS.

**SPILL PROTECTION NARRATIVE**

SPILL PROTECTION IS BEING PROVIDED VIA A PROPOSED OIL WATER SEPARATOR, TO COLLECT ANY SPILLS BENEATH THE CANOPY, AND AN INLET AT THE TANK FILL STATION, TO COLLECT ANY ACCIDENTAL GASOLINE SPILLS BOTH STRUCTURES ARE EQUIPPED WITH AN EMERGENCY SHUT OFF VALVE.

**ENGINEERS GENERAL UTILITY NOTES:**

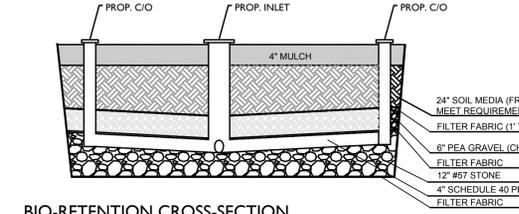
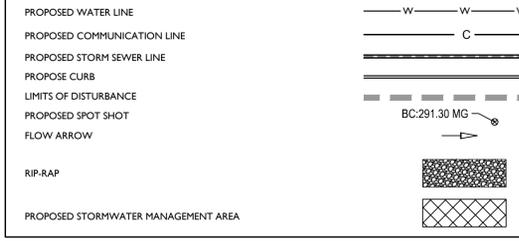
1. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION HAS BEEN PROVIDED TO THE BEST ABILITY OF THE ENGINEER, HOWEVER, THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTORS CONCERNING THE LOCATION OF ALL UTILITIES PRIOR TO BIDDING AND CONSTRUCTION. LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.
2. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THEREIN.
3. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND CANNOT BE GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TESTS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION. TO ASCERTAIN EXISTING INVERTS, MATERIALS AND SIZES, TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENT AS REQUIRED TO AVOID CONFLICTS. ANY EXISTING UTILITY SERVICE CONNECTIONS LOCATED BY THE CONTRACTOR, CAPABLE OF SERVICING THE PROPOSED USE SHALL BE REUSED AS LONG AS THEY ARE IN GOOD CONDITION AND MEET THE UTILITY AUTHORITY'S STANDARDS AND SPECIFICATIONS. IF THE EXISTING UTILITY SERVICES DO NOT MEET THE ABOVE CRITERIA, THEN NEW SERVICE LINES SHALL BE INSTALLED.
4. FINAL LOCATIONS, NUMBERS AND SIZE OF ALL PROPOSED UTILITIES SERVICING BUILDINGS ARE TO BE VERIFIED WITH THE ARCHITECT, OWNER AND APPROPRIATE UTILITY AGENCY BY THE CONTRACTOR.
5. UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO ANY CONSTRUCTION. DEMOLITION, EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-552-7001 TO ORDER UTILITY MARK-OUTS AT THE SITE. IF NECESSARY, CONSULTATION OF PRIVATE UTILITY MARK-OUT COMPANY SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY SHOULD THE MARK-OUT CONFLICT WITH PROPOSED IMPROVEMENTS. COPIES OF ALL MARK-OUTS, INCLUDING TICKET NUMBERS, SHALL BE PROVIDED TO THE ENGINEER.
6. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
  - A) FAIRFAX COUNTY PUBLIC FACILITIES MANUAL
  - B) CURRENT, PREVAILING VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
  - C) AND COSTCO'S SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
7. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD OR SOIL CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS SHOWN HEREON INAPPROPRIATE OR INEFFECTIVE.
8. THE CONTRACTOR SHALL UTILIZE EXISTING SANITARY SEWER CONNECTIONS AND WATER SERVICE CONNECTIONS. ALL CONNECTIONS SHALL BE ADJUSTED AS NECESSARY AND RECONNECTED TO NEW SERVICE MAINS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL APPROPRIATE SAFETY DEVICES AND TRAINING TO ALL WORKERS IN ORDER TO MAINTAIN SAFE CONDITIONS ON THE PROJECT SITE.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION PERMITS NECESSARY FOR THE CONSTRUCTION AND COMPLETION OF THE APPROVED IMPROVEMENTS.
11. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS AND SIZES OF ALL UTILITIES ENTERING THE BUILDING, INCLUDING SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE SERVICE CONNECTIONS. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED.
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14. THE CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, COVERS, MANHOLES, VALVE BOXES AND OTHER UTILITY FACILITY STRUCTURES TO BE FLUSH WITH FINISH SURFACE GRADE ELEVATIONS.
15. ALL CONCRETE IS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI OR AS DIRECTED BY THE STRUCTURAL ENGINEER.
16. PIPE BACKFILLING OPERATIONS SHALL MEET THE STANDARDS PER SECTION 203, TABLE II-3 OF THE VDOT ROAD AND BRIDGE STANDARDS.
17. THERE ARE NO EXISTING UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR GREATER LOCATED WITHIN THE LIMITS OF DISTURBANCE.

**DOWNSTREAM OUTFALL AND CHANNEL/FLOOD PROTECTION NARRATIVE:**

THE MAJOR OUTFALL POINT FOR THE PROJECT IS APPROXIMATELY ONE (1) MILE DOWNSTREAM FROM THE PROJECT OUTFALL. AT THIS EVENTUAL OUTFALL APPROXIMATELY 640 ACRES OF AREA DRAINS TO THIS POINT. THE PROJECT LIMITS OF DISTURBANCE, APPROXIMATELY 60,500 SF (1.85 AC.), CONTRIBUTES TO 0.3% OF THIS TOTAL AREA. THE EXISTING OUTFALL IS CONSIDERED TO BE IN SATISFACTORY WORKING ORDER.

DUE TO THE INCREASE OF THE SITE PERVIOUS AREA BY APPROXIMATELY +/- 7400 SF (0.17 AC.), THE OVERALL CONTRIBUTING SITE RUNOFF IS DECREASED BY 0.94 CFS. (REFER TO SHEET C8 FOR PRELIMINARY FLOW CALCULATIONS). THE OVERALL DECREASE IN THE PEAK RATE OF DISCHARGE AND THE REDUCED "C" AND "CN" NUMBERS ENSURES THAT THE CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS ARE BEING MET FOR THE DOWNSTREAM RECEIVING WATERS.

**LEGEND**



**BIO-RETENTION CROSS-SECTION**

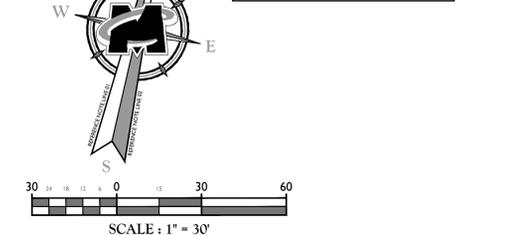
CURVE DATA					LINE DATA		
SEGMENT	RADIUS	LENGTH	DELTA	CHORD	SEGMENT	DIRECTION	LENGTH
C1	357.00'	175.64'	28° 11' 10"	S 1° 06' 15" W 173.87'	L1	N 12° 59' 22" W	601.50'
C2	25.00'	42.80'	89° 10' 51"	S 64° 21' 59" W 37.83'	L2	S 66° 27' 56" E	41.33'
C3	412.00'	263.63'	36° 31' 26"	S 84° 43' 39" E 258.21'	L3	N 77° 00' 38" E	386.11'
C4	410.00'	28.19'	3° 56' 22"	S 35° 09' 24" E 28.18'	L4	S 37° 07' 41" E	170.94'
C5	437.47'	479.19'	62° 45' 35"	N 5° 44' 53" W 455.99'	L5	S 25° 00' 24" W	81.01'
C6	55.00'	78.69'	81° 58' 38"	N 82° 05' 11" W 72.15'	L6	S 77° 01' 33" W	646.43'
C7	25.00'	3.32'	7° 36' 52"	N 60° 43' 52" E 3.32'			

**STORM STRUCTURE AS-BUILT INFORMATION**

<b>STRUCTURE 1</b> TOP = 284.40 INV IN (21") = 276.68 INV OUT (18") = 276.40	<b>STRUCTURE 5</b> INACCESSIBLE
<b>STRUCTURE 2</b> TOP = 285.33 INV IN (STR 3-15") = 277.32 INV IN (STR 4-15") = 280.02 INV OUT = 276.95	<b>STRUCTURE 6</b> TOP = 288.62 INV IN (36") = 276.72 INV OUT (36") = 273.97
<b>STRUCTURE 3</b> TOP = 285.53 INV OUT (15") = 279.33	<b>STRUCTURE 7</b> TOP = 288.65 INV IN (12" ROOF DRAIN) = 278.65 INV IN (STR 8-33") = 277.35 INV OUT (36") = 277.25
<b>STRUCTURE 4</b> TOP = 289.11 INV IN (33") = 277.91 INV OUT (15") = 285.53	<b>STRUCTURE 8</b> TOP = 289.11 INV IN (33") = 277.91 INV OUT (15") = 277.81

**SANITARY STRUCTURE AS-BUILT INFORMATION**

<b>MANHOLE 1</b> TOP = 287.48 INV IN (8") = 274.83 INV OUT (8") = 274.73
<b>MANHOLE 2</b> TOP = 288.58 INV IN (8") = 275.23 INV OUT (8") = 275.13
<b>MANHOLE 3</b> TOP = 288.38 INV IN (8") = 275.63 INV OUT (8") = 275.53
<b>MANHOLE 4</b> TOP = 289.18 INV IN (8") = 276.43 INV OUT (8") = 276.38
<b>MANHOLE 5</b> TOP = 290.60 INV IN = 272.10 INV OUT = 277.95
<b>MANHOLE 6</b> TOP = 293.05 INV IN (8") = 279.25 INV OUT (8") = 279.15



THE FLOOD ZONE THIS PROPERTY IS LOCATED WITHIN IS ZONE X PER THE FEMA FLOOD MAP PANEL # 0115E AND MAP #51059C0115E WITH AN EFFECTIVE DATE OF 09-17-10.

NOTE: LANDSCAPING SHOWN WITHIN THE BIO-RETENTION IS FOR SCHEMATIC PURPOSES ONLY. FINAL LANDSCAPING WILL BE DETERMINED AFTER FINAL SWM DESIGN.

01/20/2010 03:24 PM \\mason\engineering\14818\Costco\Site Plan\Engineering\CAD\CAD\2009\012010.dwg User: L22626



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REV	DATE	DRAWN BY	DESCRIPTION
1	07/08/16	LTC	PRE-STAFF REVISIONS PER R4016 COMMENTS
2	07/28/16	CHE	PER STAFF COMMENTS
3	8/20/16	TAC	PER STAFF REVISION COMMENTS

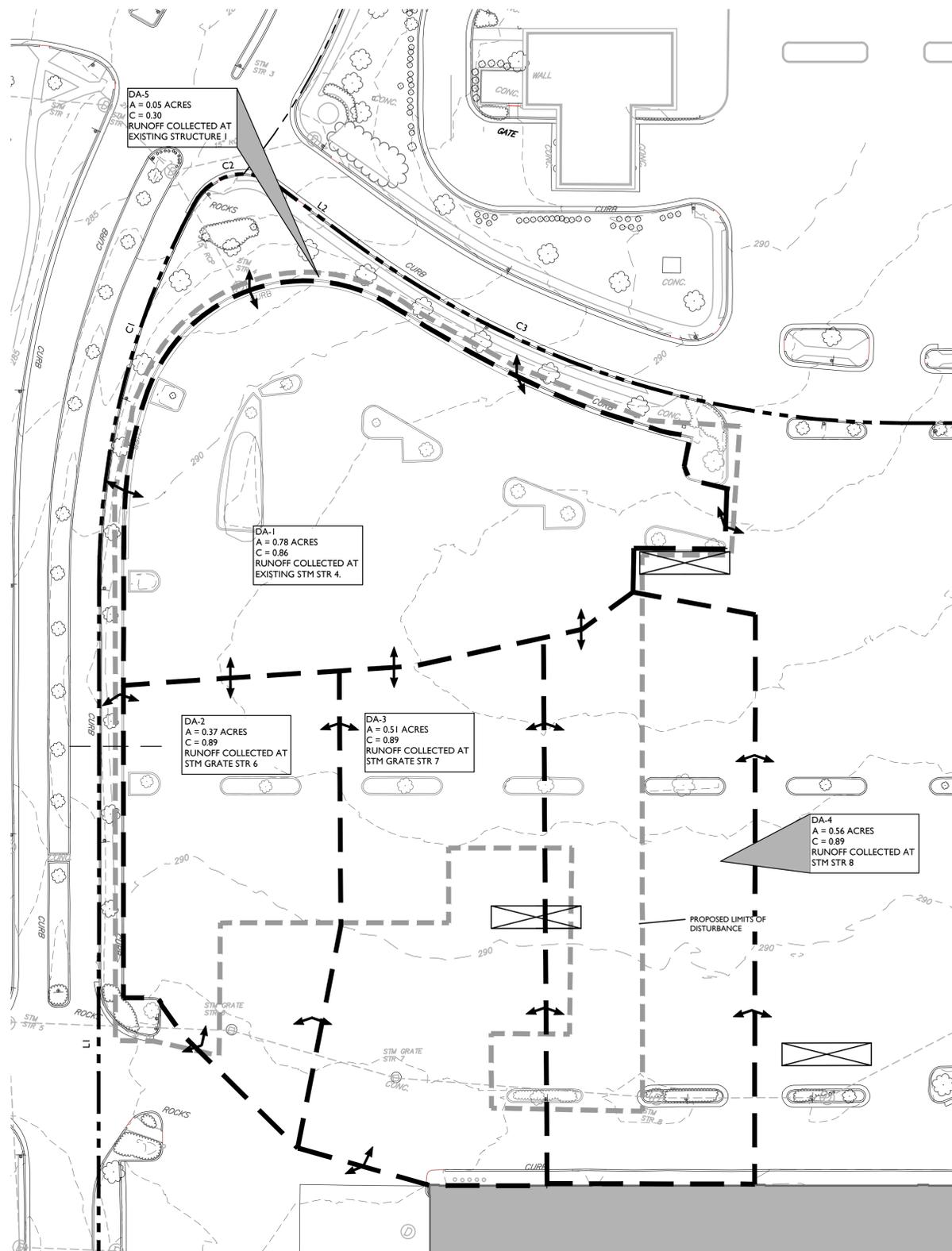
**RUSSELL T. McFALL II**  
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

GENERALIZED DEVELOPMENT PLAN/SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR  
**COSTCO WHOLESALE**  
14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

**STERLING OFFICE**  
23375 Broderick Drive  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
Fax: 703.430.4339  
email: solutions@maserconsulting.com

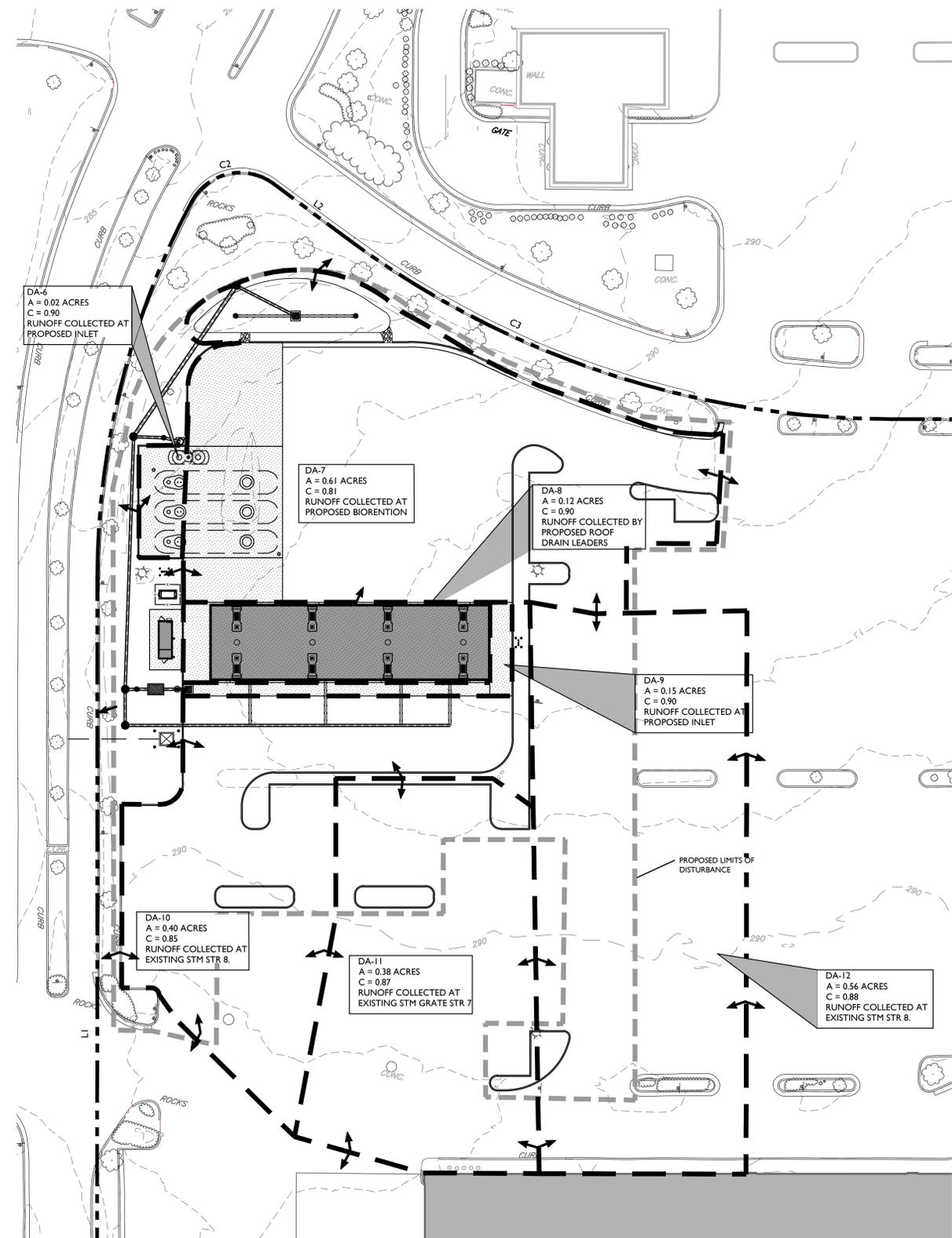
SCALE: 1"=30'  
DATE: 07/20/15  
DRAWN BY: JLC/CHE  
CHECKED BY: TAC  
PROJECT NUMBER: 01212001  
DRAWING NAME: C-SPX-SVHM

SHEET TITLE: STORM WATER MANAGEMENT AND UTILITY PLAN  
SHEET NUMBER: C7 (SHEET 7 OF 14)



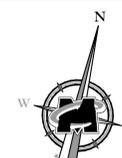
EXISTING DRAINAGE AREA MAP

SCALE 1" = 30'



PROPOSED DRAINAGE AREA MAP

SCALE 1" = 30'



SCALE : 1" = 30'

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REV.	DATE	DRAWN BY	DESCRIPTION
1	07/20/15	JLC/CHE	PRELIMINARY REVISIONS PER 1616 COMMENTS
2	07/28/16	LJZ	PER STAFF COMMENTS
3	09/06/16	TAC	PER STAFF REPORT COMMENTS

COMMONWEALTH OF VIRGINIA  
RUSSELL T. McFALL II  
No. 40972  
09-06-16  
PROFESSIONAL ENGINEER

RUSSELL T. McFALL II  
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR

**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

STERLING OFFICE  
22375 Broderick Drive  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
Fax: 703.430.4339  
email: solutions@maserconsulting.com

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
	07/20/15	JLC/CHE	TAC

PROJECT NUMBER: 01212001  
DRAWING NAME: C-SPX-DA1  
SHEET TITLE: DRAINAGE AREA MAP  
SHEET NUMBER: C8 (SHEET 8 OF 14)

01212001.DA1.Plan\Engineering\160818-Chester Ridge Fuel Facility\SPX-DA1.dwg, 12/24/16, R. L. ZIMM

Project: Costco-Chantilly-Fuel Facility  
 Location: Chantilly, VA  
 Design: 11/02/15  
 Revision: 10  
 Yr. Storm: 10  
 D= 47.7 E= 9.5 E= 0.73



**PRE-DEVELOPED STORM SEWER DESIGN COMPUTATIONS**

FROM PT.	TO PT.	DRAIN AREA	RUNOFF COEFF.	C X A INCR.	C X A ACCUM.	INLET TIME	RAIN FALL	RUNOFF INCR.	RUNOFF ACCUM.	INVERT UP	INVERT LOW	LENGTH	SLOPE	PIPE DIA.	PIPE MATL.	VELOCITY	CAPACITY	FLOW TIME	FLOW RATIO	RIM	COVER
ft.	ft.	acres	"C"	ft.	ft.	min	in.	in.	in.	ft.	ft.	ft.	ft./ft.	inches		ft./sec	cfs	min	in.	ft.	
EX-STR-4	EX-STR-2	0.76	0.85	0.67	3.85	6.20	6.45	4.33	4.33	285.53	280.02	60	0.0916	15	RCP	15.69	10.63	8.08	0.22	288.58	1.80

Project: Costco-Chantilly-Fuel Facility  
 Location: Chantilly, VA  
 Design: 11/02/15  
 Revision: 10  
 Yr. Storm: 10  
 D= 47.7 E= 9.5 E= 0.73



**POST DEVELOPED STORM SEWER DESIGN COMPUTATIONS**

FROM PT.	TO PT.	DRAIN AREA	RUNOFF COEFF.	C X A INCR.	C X A ACCUM.	INLET TIME	RAIN FALL	RUNOFF INCR.	RUNOFF ACCUM.	INVERT UP	INVERT LOW	LENGTH	SLOPE	PIPE DIA.	PIPE MATL.	VELOCITY	CAPACITY	FLOW TIME	FLOW RATIO	RIM	COVER
ft.	ft.	acres	"C"	ft.	ft.	min	in.	in.	in.	ft.	ft.	ft.	ft./ft.	inches		ft./sec	cfs	min	in.	ft.	
B2	B3	0.92	0.80	0.82	0.82	6.00	6.45	6.12	6.12	282.85	282.73	32	0.0669	8	PVC	2.88	1.60	0.19	0.12	287.25	7.83

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

**Site Data Summary**

Total Rainfall = 43 inches

**Site Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	20.00
Impervious (acres)	0.00	0.00	1.28	0.00	1.28	20.00
					1.60	100.00

**Site Rv**

0.80

**Post Development Treatment Volume (ft<sup>3</sup>)**

4670

**Post Development TP Load (lb/yr)**

2.33

**Post Development TI Load (lb/yr)**

70.99

**Total TP Load Reduction Required (lb/yr)**

0.36

**Total Runoff Volume Reduction (ft<sup>3</sup>)**

713

**Total TP Load Reduction Achieved (lb/yr)**

1

**Total TI Load Reduction Achieved (lb/yr)**

5.14

**Adjusted Post Development TP Load (lb/yr)**

2.33

**Remaining Phosphorous Load Reduction (lb/yr) Required**

0.00

**Drainage Area Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
						0.00

**Drainage Area Compliance Summary**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TI Load Red. (lb/yr)	5.14	0.00	0.00	0.00	0.00	5.14

Virginia Runoff Reduction Method Worksheet

**Drainage Area A Summary**

**Land Cover Summary**

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00
					0.00	0.00

**BMP Selections**

Practice	Credit Area (acres)	Downstream Practice
Gr. Bioretention #1 or Urban Bioretention (Spw #9)	0.5	
Turf (Previous)	0.08	

Total Impervious Cover Treated (acres)	0.50
Total Turf Area Treated (acres)	0.08
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.00
Total TI Load Reduction Achieved in D.A. A (lb/yr)	5.14

Project: Costco-Chantilly-Fuel Facility  
 Location: Chantilly, VA  
 Design: 11/02/15  
 Revision: 10



**PRE-DEVELOPED HYDRAULIC GRADELINE CALCULATIONS**

Yr. Storm: 10

1. Enter Tailwater Elevation (ft.)?

EX-STR-1	276.68	0.84ftw
EX-STR-D18	272.90	0.84ftw

2. Enter "N" value for pipe

RCP	PVC
0.013	0.011

FROM PT.	TO PT.	Q OUT (cfs)	PIPE MATERIAL	PIPE DIA.	L OUT (ft.)	FRICITION SLOPE	DNSTREAM INVERT	V OUT (FPS)	M.H.	INLET SHAPE	Q IN (cfs)	PIPE DIA.	F.L.E.	H.G.E.
EX-STR-4	EX-STR-2	4.33	RCP	15	60	0.0045	280.02	3.63	N	Y	0.00	0	288.08	281.38

Project: Costco-Chantilly-Fuel Facility  
 Location: Chantilly, VA  
 Design: 11/02/15  
 Revision: 10



**POST-DEVELOPED HYDRAULIC GRADELINE CALCULATIONS**

Yr. Storm: 10

1. Enter Tailwater Elevation (ft.)?

EX-STR-1	276.68	0.84ftw
EX-STR-D18	272.90	0.84ftw

2. Enter "N" value for pipe

RCP	PVC
0.013	0.011

FROM PT.	TO PT.	Q OUT (cfs)	PIPE MATERIAL	PIPE DIA.	L OUT (ft.)	FRICITION SLOPE	DNSTREAM INVERT	V OUT (FPS)	M.H.	INLET SHAPE	Q IN (cfs)	PIPE DIA.	F.L.E.	H.G.E.
B2	B3	0.12	PVC	8	32	0.0001	282.73	0.33	N	Y	0.00	0	280.75	283.27

Virginia Runoff Reduction Method Worksheet

**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 required 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 Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
- PRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 10J)

- X 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- X 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C6.  
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

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.)
Bioretention Filters	0.58	0.00	0.58	920	3500	N/A
<b>Totals:</b>	<b>0.58</b>	<b>0.00</b>	<b>0.58</b>	<b>920</b>	<b>3500</b>	<b>N/A</b>

- X 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C6. Pond inlet and outlet pipe systems are shown on Sheet(s) C6.
- X 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) C6. Type of maintenance access road surface noted on the plat is asphalt (asphalt, geoblock, gravel, etc.)
- X 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) C6.
- X 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C6, C8.
- X 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C6. If the outfall is proposed to be improved off-site it should be specifically noted.
- X 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) C6.
- X 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(s) C3.
- 11. A submission waiver is required for N/A.
- 12. Stormwater management is not required because N/A.

**Channel and Flood Protection**

Target Rainfall Event (in)	Weighted C1	1-year storm Adjusted C1	2-year storm Adjusted C1	10-year storm Adjusted C1
D.A. A C1	0.00	0.00	0.00	0.00
D.A. B C1	0.00	0.00	0.00	0.00
D.A. C C1	0.00	0.00	0.00	0.00
D.A. D C1	0.00	0.00	0.00	0.00
D.A. E C1	0.00	0.00	0.00	0.00

**Flow and Time of Concentration**  
 Project Name: Costco-Chantilly-Fuel Facility  
 Project Number: 12001632A  
 City, State: Chantilly, VA

**PRE-Developed Drainage Area**

**TOTAL DRAINAGE AREA** 1.60 Acres

**TIME OF CONCENTRATION**

Total Time of Concentration 6.00 minutes

**RAINFALL INTENSITY**

10 Year Storm 6.45 iph

**RUNOFF COEFFICIENT**

Type	c	Area	cA
Grass	0.40	0.15	0.06
Pavement	0.90	1.45	1.31
<b>Total cA</b>			<b>1.37</b> Acres

weighted 'c' 0.85

**FLOW**

10 Year 8.80 cfs

**Flow and Time of Concentration**  
 Project Name: Costco-Chantilly-Fuel Facility  
 Project Number: 12001632A  
 City, State: Chantilly, VA

**POST-Developed Drainage Area**

**TOTAL DRAINAGE AREA** 1.60 Acres

**TIME OF CONCENTRATION**

Total Time of Concentration 6.00 minutes

**RAINFALL INTENSITY**

10 Year Storm 6.45 iph

**RUNOFF COEFFICIENT**

Type	c	Area	cA
Grass	0.40	0.32	0.13
Pavement	0.90	1.28	1.15
<b>Total cA</b>			<b>1.28</b> Acres

weighted 'c' 0.80

**FLOW**

10 Year 8.26 cfs

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1	07/08/16	CHE	PRE-STAFF REVISIONS PER 1632A COMMENTS
2	07/28/16	LTF	PRE-STAFF COMMENTS
3	8/08/16	TAC	PRE-STAFF REPORT COMMENTS

**RUSSELL T. McFALL II**  
 VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972  
 09-06-16

**GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR**  
**COSTCO WHOLESALE**  
 14390 CHANTILLY CROSSING LANE  
 CHANTILLY FAIRFAX COUNTY VIRGINIA

**STERLING OFFICE**  
 23375 Broderick Drive  
 Suite 110  
 Sterling, VA 20166  
 Phone: 703.430.4330  
 Fax: 703.430.4339  
 email: solutions@maserconsulting.com

SCALE	DATE	DRAWN BY	CHECKED BY
NTS	07/20/15	JLC/CHE	TAC

PROJECT NUMBER: 01212001 DRAWING NAME: C-SPEX-SVWH

SHEET TITLE: STORM WATER NOTES AND COMPUTATION PLAN

SHEET NUMBER: C9 ( SHEET 9 OF 14 )



	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (AC)	COMMENTS
A	DEVELOPED LAND	MAN MADE INFRASTRUCTURE BUILDING, PARKING LOT, LANDSCAPE ISLANDS, DRIVE AISLES	N/A	GOOD	+/- 11.49	*SEE CONDITIONS DESCRIPTION
B	LANDSCAPED TREE CANOPY	EXISTING SPECIES INCLUDE MAPLE, LONDON PLANETREE, AMERICAN LINDEN, PEAR, CHERRY, SPRUCE, & CYPRESS	N/A	GOOD	+/- 0.61	*SEE CONDITIONS DESCRIPTION
C	EARLY SUCCESSIONAL FOREST COMMUNITY	AREA OF EARLY SUCCESSIONAL TREE CANOPY DOMINATED BY JUVENILE PIONEER SPECIES AND HERBACEOUS MATERIALS	SUB-CLIMAX	GOOD	+/- 1.3	*SEE CONDITIONS DESCRIPTION
TOTAL SITE ACREAGE 13.4					TOTAL	+/- 13.4

**CONDITION DESCRIPTION:**

1. AREA "A" IS DEVELOPED MAN MADE INFRASTRUCTURE CONSISTING OF BUILDING, UTILITY, SURFACE FEATURES SUCH AS PAVED PARKING AREAS AND A LIMITED AMOUNT OF LANDSCAPED TREE CANOPY WITHIN THE DEVELOPED SITE AND EXISTING TREES LOCATED ALONG THE WESTERN PROPERTY LINE. THE LANDSCAPE MATERIALS THAT ARE PRESENT IN THIS AREA ARE IN GOOD CONDITION.

2. AREA "B" CONSISTS OF EXISTING LANDSCAPED TREE CANOPY FROM PLANTING OF NURSERY STOCK TREES LOCATED ALONG THE WESTERN PORTION OF THE SITE.

2. AREA "C" CONSISTS OF EARLY SUCCESSIONAL FOREST COMMUNITY CONSISTING OF JUVENILE PIONEER SPECIES SUCH AS, RED MAPLE, SYCAMORE, AND EVERGREEN SPECIES. CONDITION OF SPECIES ARE GOOD.

**LEGEND**

- (X) PLANT LABEL
- ^ SYMBOL LOCATED ON LABEL TO INDICATE PLANT MATERIAL TO BE REPLACED
- \* SYMBOL LOCATED ON LABEL TO INDICATE TREES UTILIZED TO FULFILL LANDSCAPING REQUIREMENTS
- [Hatched Box] HATCH INDICATES COVER AREA C
- X TREES TO BE REMOVED

TREE CIRCUMFERENCE	TREE TYPE	TREE CIRCUMFERENCE	TREE TYPE
1	8" DBH	78	3" DBH
2	10" DBH	79	3" DBH
3	12" DBH	80	3" DBH
4	6" DBH	81	4" DBH
5	8" DBH	82	10" DBH
6	11" DBH	83	12" DBH
7	5" DBH	84	11" DBH
8	11" DBH	85	10" DBH
9	12" DBH	86	8" DBH
10	4" DBH	87	4" DBH
11	12" DBH	88	3" DBH
12	10" DBH	89	3" DBH
13	3" DBH	90	3" DBH
14	5" DBH	91	2" DBH
15	3" DBH	92	2" DBH
16	12" DBH	93	3" DBH
17	12" DBH	94	3" DBH
18	12" DBH	95	3" DBH
19	12" DBH	96	2" DBH
20	11" DBH	97	3" DBH
21	11" DBH	98	3" DBH
22	8" DBH	99	8" DBH
23	10" DBH	100	8" DBH
24	12" DBH	101	9" DBH
25	11" DBH	102	8" DBH
26	12" DBH	103	5" DBH
27	10" DBH	104	6" DBH
28	4" DBH	105	12" DBH
29	11" DBH	106	3" DBH
30	8" DBH	107	3" DBH
31	7" DBH	108	4" DBH
32	8" DBH	109	9" DBH
33	6" DBH	110	8" DBH
34	6" DBH	111	8" DBH
35	8" DBH	112	5" DBH
36	6" DBH	113	10" DBH
37	2" DBH	114	6" DBH
38	6" DBH	115	14" DBH
39	8" DBH	116	7" DBH
40	3" DBH	117	9" DBH
41	3" DBH	118	11" DBH
42	3" DBH	119	8" DBH
43	3" DBH	120	15" DBH
44	8" DBH	121	11" DBH
45	7" DBH	122	13" DBH
46	5" DBH	123	6" DBH
47	8" DBH	124	8" DBH
48	7" DBH	125	15" DBH
49	3" DBH	126	8" DBH
50	6" DBH	127	8" DBH
51	6" DBH	128	7" DBH
52	5" DBH	129	9" DBH
53	6" DBH	130	14" DBH
54	5" DBH	131	6" DBH
55	5" DBH	132	8" DBH
56	5" DBH	133	6" DBH
57	6" DBH	134	16" DBH
58	6" DBH	135	10" DBH
59	2" DBH	136	12" DBH
60	8" DBH	137	11" DBH
61	3" DBH	138	14" DBH
62	3" DBH	139	4" DBH
63	3" DBH	140	8" DBH
64	7" DBH	141	10" DBH
65	2" DBH	142	15" DBH
66	7" DBH	143	6" DBH
67	2" DBH	144	7" DBH
68	2" DBH	145	3" DBH
69	7" DBH	146	4" DBH
70	3" DBH	147	8" DBH
71	11" DBH	148	9" DBH
72	10" DBH	149	8" DBH
73	9" DBH	150	8" DBH
74	10" DBH	151	10" DBH
75	8" DBH	152	9" DBH
76	10" DBH	153	8" DBH
77	4" DBH		

**TABLE 12.10 - 10-YEAR TREE CANOPY CALCULATION WORKSHEET**

**A. TREE PRESERVATION TARGET AND STATEMENT**

A.1 PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EX. VEGETATION MAP): COVER TYPES A & B = 13.4 ACRES

A.2 PERCENTAGE OF GROSS AREA COVERED BY EXISTING TREE CANOPY: 1.91 ACRES / LOT (13.4 ACRES) = 14.2 PERCENT

A.3 PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4) = 10 PERCENT

A.4 PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 14.2 PERCENT (14.2 / 13.4 ACRES)

A.5 PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH PRESERVATION = 14.2 PERCENT (1.91 ACRES)

A.6 HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? = YES

**B. TREE CANOPY REQUIREMENT**

B.1 IDENTIFY GROSS SITE AREA = 583,217 S.F.

B.2 SUBTRACT AREA DEDICATED TO PARKS, ROAD FRONTAGE, PUBLIC USES, ETC. = 0 SF

B.3 SUBTRACT AREA OF EXEMPTIONS = 0 SF

B.4 ADJUSTED GROSS SITE AREA (B.1 - B.2) = 583,217 S.F.

B.5 IDENTIFY SITES ZONING AND/OR USE: C-8 / COMMERCIAL RETAIL

B.6 PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED = 10 PERCENT

B.7 AREA OF TREE CANOPY REQUIRED (B.4 X B.6) = 58,321.7 S.F.

B.8 MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?: NO

CONCLUSION: THE SUBJECT SITE WILL EXCEED THE REQUIRED 10-YEAR TREE CANOPY REQUIREMENTS VIA THE PROTECTION OF THE EXISTING WOODLAND COMMUNITIES, EXISTING LANDSCAPED TREE CANOPY WITHIN THE SITE, AND PROPOSED LANDSCAPE MATERIAL. REFER TO THE LANDSCAPING PLAN OF THIS PLAN SET. DISTURBANCE OF LAND PAST THE LIMIT OF DISTURBANCE LISTED ON SAID PLANS WILL NOT BE PERMITTED.

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1	07/26/16	PRE-STAFF REVISIONS PER 10/16 COMMENTS	CHE			
2	07/26/16	PRE-STAFF COMMENTS	LIZ			
3	8/26/16	PRE-STAFF REVISION COMMENTS	TAC			

**JONATHAN JOLLEY**  
 VIRGINIA REGISTERED LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR

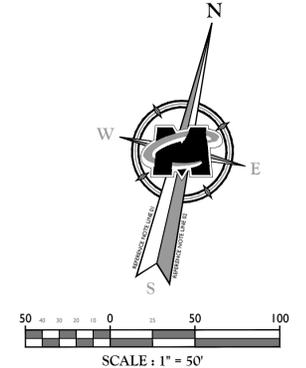
**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE

CHANTILLY FAIRFAX COUNTY VIRGINIA

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 Sterling, VA 20166  
 Phone: 703.430.4330  
 Fax: 703.430.4339  
 email: solutions@maserconsulting.com

SCALE: 1"=50' DATE: 07/20/15 DRAWN BY: JLC/CHE CHECKED BY: TAC  
 PROJECT NUMBER: 01212001 DRAWING NAME: C-SPEX-VEGE  
 SHEET TITLE: EX. VEGETATION PLAN  
 SHEET NUMBER: LI (SHEET 10 OF 14)



01/20/2016 03:50 PM H:\Information\01818\Costco\_Fuel\_Facility\14390\_Crossing\_Lane\_Vegetation.dwg



**LANDSCAPE LEGEND & SCHEDULE**

BOTANICAL NAME	QTY.	STOCK SIZE (HT./CAL.)	STOCK TYPE	10-YEAR TREE CANOPY (S.F.)	TREE CANOPY SUB-TOTAL (S.F.)
CATEGORY I	14	3" CAL.	B+B	250	3,500
CATEGORY II	8	3" CAL.	B+B	250	2,000
CATEGORY III	1	3" CAL.	B+B	250	250
CATEGORY IV	7	3" CAL.	B+B	250	1,750
CATEGORY V	13	3" CAL.	B+B	250	3,250
CATEGORY VI	16	3" CAL.	B+B	250	4,000
CATEGORY VII	15	3" CAL.	B+B	250	3,750
CATEGORY VIII	20	3" CAL.	B+B	250	5,000
CATEGORY III	1	3" CAL.	B+B	175	175
CATEGORY II	8	3" CAL.	B+B	125	1,000
CATEGORY II	19	3" CAL.	B+B	NA	NA
CATEGORY III	13	3" CAL.	B+B	175	2,275
CATEGORY I	4	3" CAL.	B+B	NA	NA
CATEGORY III	9	3" CAL.	B+B	175	1,575
CATEGORY II	4	3" CAL.	B+B	125	500
CATEGORY III	1	3" CAL.	B+B	175	175

**COUNTY OF FAIRFAX LANDSCAPE COMPLIANCE CHARTS**

**INTERIOR PARKING LOT LANDSCAPING: SECTION 13-202**

AREA TO BE COUNTED = 285,298 S.F.  
 INTERNAL LANDSCAPING REQUIRED (6%) = 14,265 S.F.  
 TOTAL SHADE TREE CANOPY PROVIDED:  
 (59 TREES @ 250 S.F. EACH) = 14,750 S.F. (5.2%)  
 \*\*\* INDICATES TREES UTILIZED TO FULFILL REQUIREMENT

**PERIPHERAL PARKING LOT LANDSCAPING: SECTION 13-203**

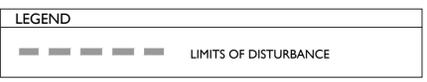
NO PERIPHERAL PARKING LOT LANDSCAPING REQUIRED, AS PROPERTY IS LOCATED WITHIN AN OVERALL SHOPPING CENTER.

**TRANSITIONAL SCREENING AND BARRIERS: SECTION 13-300**

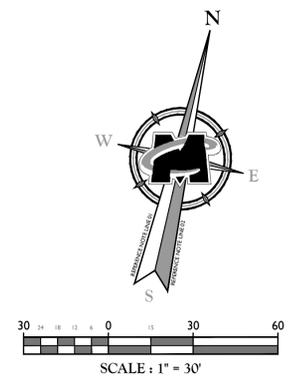
REQUIRED TRANSITIONAL SCREENING: NO  
 1. NORTHERN PROPERTY BOUNDARY: NOT REQUIRED (ZONE C-8)  
 2. SOUTHERN PROPERTY BOUNDARY: NOT REQUIRED (ZONE C-8)  
 3. EASTERN PROPERTY BOUNDARY: NOT REQUIRED (ZONE C-8)  
 4. WESTERN PROPERTY BOUNDARY: NOT REQUIRED (ZONE C-8)

**GENERAL LANDSCAPE NOTES**

- GENERAL NOTES:
  - THIS PLAN TO BE USED ONLY FOR THE PURPOSES OF LANDSCAPING.
  - EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY MASER CONSULTING, P.A. IMMEDIATELY, IN WRITING, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
  - IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
  - ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCES OF THE COUNTY OF FAIRFAX, THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN THE EVENT OF CONFLICT BETWEEN A.A.N. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
  - ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES OR PUBLIC WALKWAYS OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL PROPOSED WITHIN THE REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLES ARE SELECTED SO AS TO NOT EXCEED A MATURE GREATER THAN 30' ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT BE BRANCHED ANY LOWER THAN 10'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUNDCOVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.
- PLANT MATERIAL:
  - NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION IN WRITING FROM MASER CONSULTING, P.A. AND THE APPROVING AUTHORITY.
  - ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY, DESICCATION.
  - ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND SHALL BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
  - ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT OF THE CENTRAL LEADER SHALL NOT BE CUT; PLANTS PLANTS. THE PROVIDED IN THIS CONDITION SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
  - ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIED VARIETY OR CULTIVAR. ALL SCREEN PLANTING MATERIAL SHALL BE A MINIMUM OF 3 FEET.
- PLANTING:
  - SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
  - BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL, 20% FULLY COMPOSTED COW OR HORSE MANURE AND 10% PEAT MOSS. TOPSOIL SHALL MEET VDOT STANDARD SPECIFICATIONS AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
  - PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS BEING DUG. IF EVIDENCE OF SATURATED SOILS THEY HAD, PRIOR TO BE ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS, UPON DIRECTION BY MASER CONSULTING, PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GENTLY MOUNDING TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDING MANNER. BURLAPPED (B&B).
  - THE CORD BINDING THE BALL OF ALL BALLED AND PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER 1/3 OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
  - ALL PROPOSED TREES SHALL BE SET IN BEDS MULCHED TO THE LIMIT ALL PROPOSED SHRUBS MULCHED TO THE LIMIT OF THEIR PLANTING PITS. SHALL BE SET IN CONTINUOUS, MASSES PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 4" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE OF ANY OBJECTIONABLE OR FOREIGN MATERIALS.
  - ALL TREES GREATER THAN TWELVE FEET IN HEIGHT SHALL BE STAKED AND GUYED PER THE DETAILS.
  - ALL DISTURBED AREAS BEYOND THE LIMITS OF THE MULCHED PLANTING MULCHED PLANTING BEDS AND AREAS OF HERBACEOUS PLANTINGS SHALL BE PERMANENTLY STABILIZED WITH TURFGRASSES PER THE SOIL EROSION AND SEDIMENT CONTROL PLANS.
- MAINTENANCE:
  - ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT.
  - IN GENERAL SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE THEREFORE, NO PRUNING TO SHAPE OR SHEARING IS INDIVIDUAL SPECIES, REQUIRED OR DESIRABLE. WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT.
  - THE DEVELOPER SHALL REPLACE ANY TREE OR SHRUB THAT DIES WITHIN 18 MONTHS OF THE RELEASE OF THE ESCROW. ANY TREE OR SHRUB THAT WITHIN 18 MONTHS OF PLANTING OR REPLANTING IS DEEMED, IN THE OPINION OF THE TOWN, NOT TO HAVE SURVIVED OR NOT TO HAVE GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE WHEN APPROVED.



REFER TO TREE COMPLIANCE PLAN FOR ENTIRE SITE PROPOSED LANDSCAPING



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REV.	DATE	DRAWN BY	DESCRIPTION
1	07/20/15	JLC/CHE	PRELIMINARY REVISIONS PER M&P COMMENTS
2	07/28/16	LJZ	PER STAFF COMMENTS
3	08/06/16	TAC	PER STAFF REPORT COMMENTS

COMMONWEALTH OF VIRGINIA  
 JONATHAN JOLLEY  
 VIRGINIA REGISTERED  
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503  
 09-06-16

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR  
**COSTCO WHOLESALE**

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SCALE: 1"=30'	DATE: 07/20/15	DRAWN BY: JLC/CHE	CHECKED BY: TAC
PROJECT NUMBER: 012112001	DRAWING NAME: C-SPEX-LAND2		

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: **L2 (SHEET 11 OF 14)**

03/13/2016 10:30 AM C:\Users\jmc\Documents\CHEKLAND2.dwg C:\Users\jmc\Documents\CHEKLAND2.dwg



**LEGEND**

- ⊕ PLANT LABEL
- SYMBOL LOCATED ON LABEL TO INDICATE PLANT MATERIAL TO REMAIN
- \* SYMBOL LOCATED ON LABEL TO INDICATE TREES UTILIZED TO FULFILL LANDSCAPING REQUIREMENTS
- ▨ HATCH INDICATES AREAS TO BE COUNTED AS INTERIOR PARKING LANDSCAPE

REFER TO L1 LANDSCAPE PLAN FOR LANDSCAPE SCHEDULE, NOTES, AND COMPLIANCE CHARTS

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2	07/28/16	LIZ	PER STAFF COMMENTS
3	08/02/16	TAC	PER STAFF REPORT COMMENTS

COMMONWEALTH OF VIRGINIA  
 Jonathan M. Jolley  
 Cert. No. 0406-001503  
 9.6.16  
 LANDSCAPE ARCHITECT

**JONATHAN JOLLEY**  
 VIRGINIA REGISTERED  
 LANDSCAPE ARCHITECT - LICENSE NUMBER: 01503

GENERALIZED DEVELOPMENT PLAN/ SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR

**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE  
 CHANTILLY FAIRFAX COUNTY VIRGINIA

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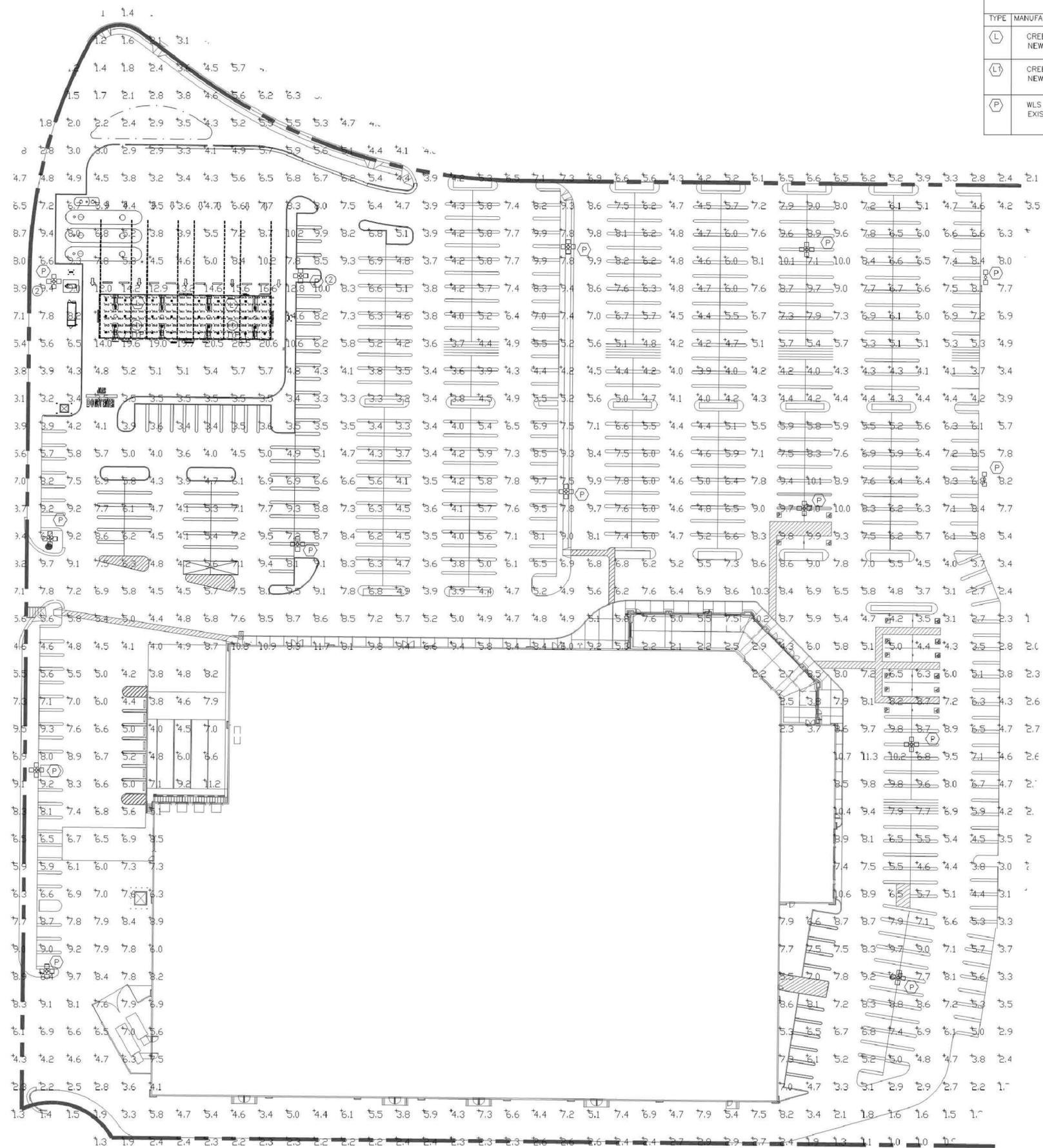
SCALE: 1"=50'	DATE: 07/20/15	DRAWN BY: JLC/CHE	CHECKED BY: TAC
PROJECT NUMBER: 01212001	DRAWING NAME: C-SPEX-VEGE		

SHEET TITLE: **TREE COMPLIANCE PLAN**

SHEET NUMBER: **L3 (SHEET 12 OF 14)**

SCALE: 1" = 50'

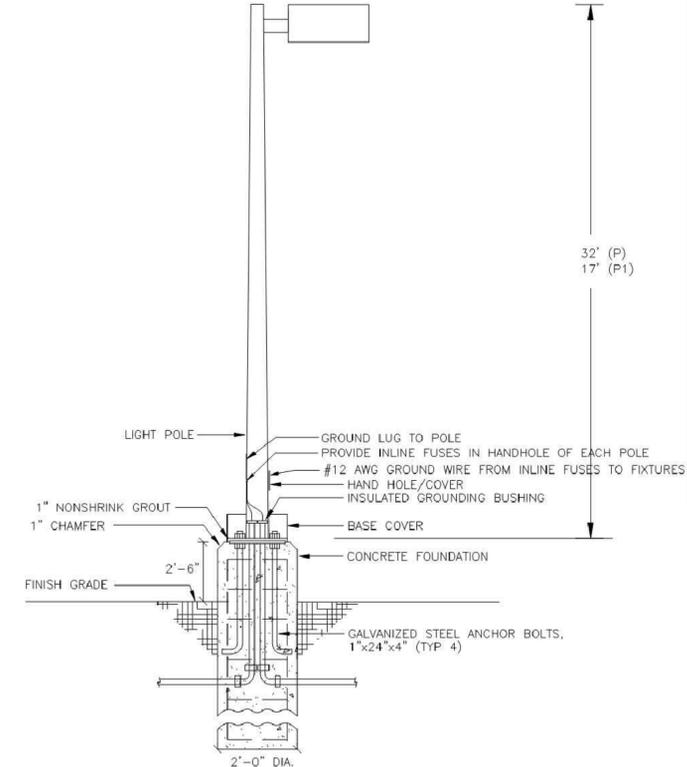
01212001.DWG (M:\Projects\01212001\CAD\01212001\_C-SPX-VEGE.dwg) 11/13/16 10:43:39 AM



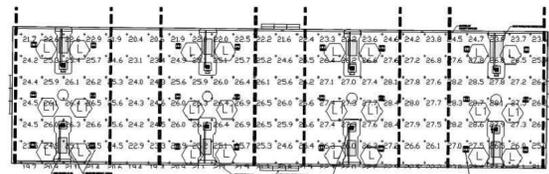
**SITE PLAN**  
SCALE: 1" = 40'-0"

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	NUMBER	LAMPS	MOUNT	WATT	REMARKS
(L)	CREE	NEW	CPY250-A-PD-F-A-UL-WH-5000K	LED SURFACE	82	NEW
(L)	CREE	NEW	CPY250-A-PD-F-C-UL-WH-5000K	LED SURFACE	43	NEW
(P)	WLS	EXISTING	C-VRS-15-T2-5V BLACK TOP REFLECTOR	1000W SMH POLE	1070	EXISTING, NOT TO BE REMOVED

- PLAN NOTES:**
- E.C. TO INSTALL NEW CANOPY LIGHTING FIXTURES PER FIXTURE SCHEDULE.
  - EXISTING POLE LOCATION MAY NEED TO BE ADJUSTED TO MAKE WAY FOR NEW CONSTRUCTION. VERIFY EXACT LOCATION ON SITE.



**POLE BASE DETAIL**  
NO SCALE



**ENLARGED CANOPY PLAN**  
SCALE: 20'-0" = 1'-0"

**CANOPY STATISTICS:**  
BASED ON 0.81 LLF

MAX	28.7
AVG	25.0
MIN	19.4
MAX/MIN	1.5
AVG/MIN	1.3

CHECKED: ANT/AGM

DRAWN: BWY

REVISION DATE:

ISSUE DATE: APRIL 26, 2016



**T.E., Inc.**  
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SUITE #200  
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REV	DATE	DESCRIPTION
1	07/26/16	PER STAFF COMMENTS
2	07/28/16	PER STAFF COMMENTS
3	08/06/16	PER STAFF REPORT COMMENTS

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3	08/06/16	PER STAFF REPORT COMMENTS				

**RUSSELL T. McFALL II**  
VIRGINIA PROFESSIONAL ENGINEER - LICENSE NUMBER: 40972

GENERALIZED DEVELOPMENT PLAN/SEA PLAT FOR THE PROPOSED COSTCO FUEL FACILITY FOR  
**COSTCO WHOLESALE**

14390 CHANTILLY CROSSING LANE  
CHANTILLY FAIRFAX COUNTY VIRGINIA

**STERLING OFFICE**  
22375 Broderick Drive  
Suite 110  
Sterling, VA 20166  
Phone: 703.430.4330  
Fax: 703.430.4339  
email: solutions@maserconsulting.com

SCALE: 1"=30'	DATE: 07/20/15	DRAWN BY: JLC/CH	CHECKED BY: TAC
PROJECT NUMBER: 012112001	DRAWING NAME: C-SPEC-LIGHTING		

**PHOTOMETRIC PLAN**

SHEET NUMBER:  
**SE-1 (SHEET 13 OF 14)**

01/20/2016 10:24 AM C:\Users\ant\Documents\Projects\14390 Costco Fuel Facility\Lighting\Lighting.dwg - R. L. ZIEBA



## APPLICATION DESCRIPTIONS

### PCA 95-Y-016-06

The applicant, Costco Wholesale Corporation, requests approval of a Proffered Condition Amendment (PCA) to RZ 95-Y-016, zoned C-8, WS, and HC (part), previously approved for a 73-acre mixed-use commercial development, to amend the proffers and conditions to add a service station with eight fueling islands, a controller booth, underground fuel tanks, an aboveground Healy tank (for excess gasoline vapors), and a canopy. The service station would have room to accommodate the queuing of approximately 60 passenger vehicles. The current proposal would affect 13.39 acres of the original development area and would add approximately 107 sq. ft. of Gross Floor Area (GFA) for a controller booth. The overall FAR would remain unchanged at 0.22 FAR.

### SEA 95-Y-024-06

The applicant, Costco Wholesale Corporation, requests approval of a Special Exception Amendment to SE 95-Y-024, previously approved for an increase in area and height for two freestanding signs and an increase in building height for two hotels, to add a service station in a Highway Corridor Overlay District.



Service Station Proposal

There are no waivers or modifications associated with these applications.

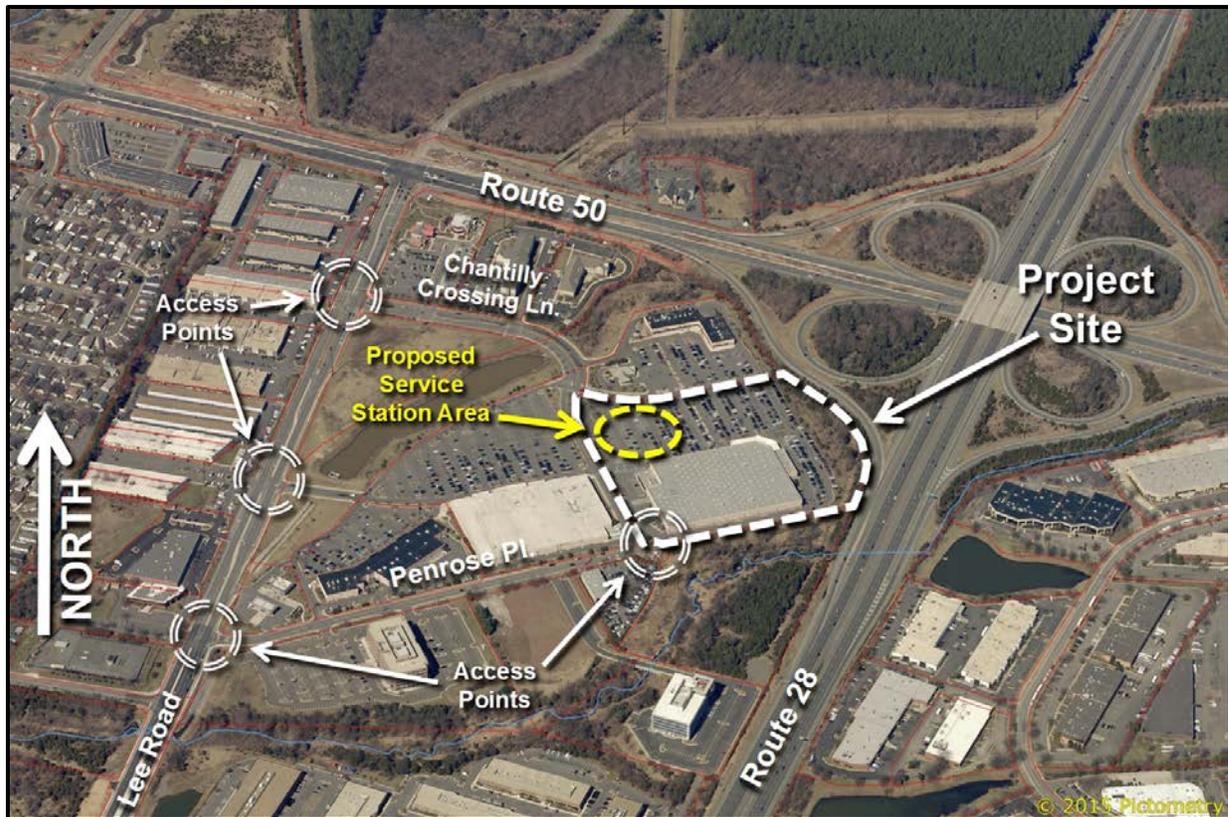
A reduced copy of the submitted Proffered Condition Amendment and Special Exception Amendment Plat is included at the front of this report. Copies of the proposed proffers, proposed special exception conditions, the affidavits, and the applicant's statement of justification are included in Appendices 1 through 4, respectively. Previously approved proffers, plans, and development conditions related to RZ 95-Y-016, SE 95-Y-024, PCA 95-Y-016-02, and SEA 95-Y-024 are included in Appendices 5 through 9. Staff analyses are included in Appendices 10 through 12.

## **LOCATION AND CHARACTER**

### **Site Description:**

The 13.39-acre project site is located at 14390 Chantilly Crossing Lane, on Parcel 34-3 ((1)) 41B, to the southwest of the Route 28/Route 50 highway interchange. The site is accessed by Chantilly Crossing Lane, a private road connecting Lee Road and Penrose Place. The site is located within the Highway Commercial (C-8) and Water Supply Protection Overlay (WS) Zoning Districts; approximately 50 percent of the site also lies within the Highway Corridor Overlay (HC) District.

The project site is part of the larger (approximately 73-acre) Chantilly Crossing Shopping Center, which is located south of Route 50, east of Lee Road, and west of Route 28. The shopping center contains two stand-alone restaurants, two extended-stay hotels, a drive-through bank, a Costco retail warehouse, a Target retail store, two retail buildings with multiple tenants, and a service station with a quick-service food store.



**Aerial View of the Project Site**

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

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Retail uses (Chantilly Crossing Shopping Center); highway interchange (Routes 28 & 50)	C-8, HC, WS	Industrial
East	Route 28; retail uses; light industrial uses, stormwater management pond	I-5, AN, HC, WS	Private Open Space, Public Parks, Mixed Use
South	Retail uses; industrial uses	C-8, I-5, WS	Industrial, Private Open Space, Public Parks
West	Retail uses (Chantilly Crossing Shopping Center); stormwater management pond	C-8, WS	Industrial, Private Open Space

**BACKGROUND**

A summary of land use applications associated with the development is provided in the following table:

File Number	Approval Date	Area (acres)	Description
RZ 95-Y-016	August 5, 1996	73.3	RZ approved to permit a mixed-use commercial development, including two hotels, four eating establishments, a fast-food restaurant or drive-through bank, a furniture store, a retail center, and a recreation facility, with a maximum FAR of 0.23.
SE 95-Y-024	August 5, 1996	73.3	SE approved to permit an increase in area and height for two freestanding signs and an increase in building height for the two proposed hotel buildings.
PCA 95-Y-016	June 29, 1998	73.48	PCA approved to permit a service station and quick service food store at the corner of Lee Road and Penrose Place. Concurrent with SE 95-Y-016.
PCA 95-Y-016-02	January 7, 2002	55.38	PCA approved to revise the shopping center layout and permit the following uses: drive-in financial institution, fast food restaurant, quick-service food store, & retail sales establishment; and to delete 1.38 acres from the original rezoning.
SEA 95-Y-024	January 7, 2002	56.29	SEA approved to permit an increase in building height and a waiver of certain sign regulations; addition and deletion in land area; a drive-through bank; a fast food restaurant (with an alternative plan for a second drive-through bank); and a service station/quick service food store/car wash.
PCA 95-Y-016-03	August 5, 2002	14.4	PCA approved to amend the development plan for that portion of the commercial mixed-use development located north of the EQC. Reallocated the square footage without increasing the total, and allowed the deletion of one of the three restaurants, and the addition of a third hotel.
SEA 95-Y-024-02	August 5, 2002	14.4	SEA approved to reaffirm previous approval for waiver of certain sign regulations and an increase in building height for a hotel, and to permit an increase in height for an additional hotel.
PCA 95-Y-016-04	June 2, 2003	14.4	PCA approved to increase the approved floor area and allow a retail use (furniture store) in lieu of a previously approved hotel and recreational use.
SEA 95-Y-024-03	June 2, 2003	14.4	Concurrent with PCA 95-Y-016-04. Permitted a furniture store in lieu of the previously approved hotel and recreation facility. Reaffirmed the previously approved SE requests for an increase in height for a hotel and a waiver of sign regulations.
SEA 95-Y-024-04	not applicable	14.23	Request to modify sign. Dismissed on May 3, 2011.
PCA 95-Y-016-05	pending	5.09	Request to permit retail uses on property currently approved for a furniture store. Scheduled for Planning Commission Public Hearing on October 5, 2016.
SEA 95-Y-024-05	pending	5.09	Concurrent with PCA 95-Y-016-05. Request to delete land area from SEA 95-Y-024-03, which conditioned only the adjacent commercial development. Scheduled for Planning Commission Public Hearing on October 5, 2016.

## COMPREHENSIVE PLAN PROVISIONS

<b>Plan Area:</b>	III
<b>Planning District:</b>	Bull Run
<b>Community Planning Sector:</b>	BR2, Upper Cub Run
<b>Dulles Suburban Center</b>	Land Unit I
<b>Plan Map:</b>	Industrial
<b>Plan Text:</b>	

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 10-20-2015, Dulles Suburban Center Land Unit Recommendations, Page 137.**

### ***Land Use Recommendations***

1. *This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28.*

*Subject to meeting the elements listed under "Performance Criteria for Optional Uses," the land area north of Penrose Place and south of the EQC, as well as Tax Map 34-3 ((1)) 33 [sic], may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities ... With the exception of Tax Map Parcel 34-3 ((13)) 3, for retail, restaurant and/or recreational uses, the following conditions should also be met:*

- *A maximum FAR of .25;*
- *Preservation of the environmental quality corridors which may be augmented by open space to preserve a minimum of 33% of the site;*
- *Access is limited to Lee Road and Penrose Place;*
- *Any development of the site must demonstrate to the satisfaction of the Fairfax County Department of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange and the interchange at Willard Road/Route 28; and*
- *No more than four freestanding pad sites on the site.*

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 10-20-2015, Dulles Suburban Center Overview, Pages 20-21.**

### **PERFORMANCE CRITERIA FOR OPTIONAL USES**

*To develop property with an optional use, an applicant shall submit to the county a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:*

- *Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Department of Transportation, that the uses and intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site*

*were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified (example: .50-1.0 FAR) the low end of the range should be used for calculating peak-hour trip equivalencies; ...*

**Development Elements: Transportation**

*In order for an optional use to be considered for approval, the applicant must meet the following applicable criteria for trip generation:*

- *For all options, the proposed use and intensity will have lesser peak-hour traffic impacts than would occur if the site were to be developed at the maximum intensity allowed in the baseline Plan recommendation. This should be demonstrated to the satisfaction of the Fairfax County Department of Transportation and the Department of Planning and Zoning.*

A complete listing of relevant Comprehensive Plan text is included in Appendix 13.

**ANALYSIS**

<b>GDP and SEA Plat:</b>	(copy at front of staff report)
<b>Title:</b>	Generalized Development Plan/SEA Plat for the Proposed Costco Fuel Facility
<b>Prepared by:</b>	Maser Consulting P.A.
<b>Original/Revision Dates:</b>	July 20, 2015, as revised through September 6, 2016
<b>Number of Pages:</b>	14

Proposal: The proposal includes a service station with eight fueling islands, 16 fueling stations, a controller booth, underground fuel tanks, an above-ground Healy tank (for excess gasoline vapors), and a canopy with a maximum height of 17 feet. The service station would have room to accommodate the queuing of approximately 60 passenger vehicles. Customers would be limited to those with a membership to the Costco Wholesale retailer. The current proposal would affect 13.39 acres of the original 73.3-acre rezoning area and would add approximately 107 sq. ft. of Gross Floor Area (GFA) for a controller booth. Fueling sales would be managed by one employee. The service station would be constructed within the northwest portion of the Costco parking lot. Approximately one acre would be converted from parking to the service station use. The overall Floor Area Ratio (FAR) for the entire rezoning area would remain unchanged at 0.22.

Details regarding the proposed use are as follows:

- Service Station Hours of operation: 5:30 a.m. – one hour after store closing

- Existing Retail Warehouse Hours:
  - M-F: 11:00 a.m. - 8:30 p.m.
  - Saturday: 9:30 a.m. - 6:00 p.m.
  - Sunday: 10:00 a.m. - 6:00 p.m.
- Forecast Service Station Patrons: 2,000 per day
- Forecast Trip Generation:
  - Morning Peak – 197 (0 internal, 181 pass-by, 16 new network)
  - Evening Peak – 253 (60 internal, 177 pass-by, 16 new network)
  - Saturday Midday Peak – 232 (118 internal, 84 pass-by, 30 new network)

Existing Site Conditions: Lot 41B contains a 153,332-square foot Costco retail warehouse and an associated parking lot.

Access and Parking: Access and parking would be reconfigured as depicted on the GDP/SEA Plat. The development of the service station would result in the loss of 105 parking spaces within the Chantilly Crossing Shopping Center. However, the resultant number of total spaces (1,722) would be 177 above the number required by the Zoning Ordinance for the shopping center.

## Land Use Analysis

The subject property is designated as Industrial by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text anticipates light industrial and industrial/flex uses up to a maximum FAR of 0.35. However, subject to meeting the elements listed under “Performance Criteria for Optional Uses,” the area may be appropriate for a mixture of uses including retail, restaurant, and/or recreational facilities.

Retail and other uses are expected to have a maximum FAR of 0.25; preserve environmental quality corridors; limit access to Lee Road and Penrose Place; demonstrate to the satisfaction of the Fairfax County Department of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange and the interchange at Willard Road/Route 28; and have no more than four freestanding pad sites.

These criteria were considered during the evaluation of the original rezoning and the subsequent amendments. The shopping center has an FAR of approximately 0.22. The proposal would not result in a change in the FAR and would not impact environmental quality corridors. Further, the proposed use would not have direct access onto either Lee Road or Penrose Place.

Given its lack of visibility from the surrounding public road network and its interior position within the larger shopping center, the proposed use can be expected to primarily serve existing patrons of the Costco retail warehouse and is expected to generate only a nominal increase in vehicular trips. (See the Transportation section below for a complete discussion of transportation-related issues).

Although associated with the existing Costco retail warehouse, the proposed use results in the development of an identifiable use that is distinct from the retail building. As such, the development would be considered a freestanding pad site. Three pad sites have already been constructed within the shopping center. The proposed service station would be fourth and last pad site to be developed in the center.

Staff concludes that the intent of the Comprehensive Plan is addressed with the application.

### **Transportation Analysis – VDOT (Appendix 10)**

The Virginia Department of Transportation (VDOT) staff requested that the applicant provide the traffic study that was used to demonstrate the expected traffic impact of the proposed use with attention to the morning, evening, and Saturday peak hours.

In response to staff comments, the applicant provided an operational analysis demonstrating that the generation of new trips to the site would be minimal and would have no appreciable impact on the local road network.

Staff comments have been adequately addressed.

### **Transportation Analysis – FCDOT (Appendix 11)**

FCDOT staff evaluated the proposal to ensure that vehicular queuing, the trips generated by the proposed use, and the integration of the use into the shopping center were adequately addressed.

In response to staff comments the applicant provided additional storage space for queuing vehicles, allowing approximately 60 vehicles to queue in the fueling area. Additionally, as only Costco members would be permitted to use the fuel pumps, new trips generated by the proposed fuel station are expected to be less than a unaffiliated gasoline/service station and impacts to the public street network are expected to be minimal. Finally, vehicular circulation has been designed to ensure that vehicular queuing does not impact circulation within the larger shopping center.

Staff comments have been adequately addressed.

### **Forestry Analysis**

Urban Forestry staff evaluated the project for compliance with County policies and regulations regarding limits of disturbance, tree protection measures, and plant selection. Additionally, a development condition has been proposed to help screen the aboveground Healy tank and controller booth from the internal shopping center road.

The applicant has updated the plans consistent with these recommendations.

### **Parks Analysis**

Park Authority staff reviewed the application and determined that the proposal was not anticipated to have any impacts to the land, facilities, resources, or service levels of the Park Authority.

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

The site is served by the existing Chantilly Crossing Shopping Center regional stormwater management facility. In addition, the applicant is proposing a bioretention facility and an oil-water separator for spill protection from the proposed service station. Stormwater measures and calculations are included on Sheets 7-9. Stormwater management has been adequately addressed.

### **Water Service Analysis**

Water Authority staff stated that the property can be served by Fairfax Water. Adequate domestic water service is available at the site from an existing 12-inch water main located onsite. Depending on 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. There are no outstanding water issues.

### **Sanitary Sewer Analysis**

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

### **Fire and Rescue Analysis**

The Fire and Rescue Department stated that construction of buildings and structures shall require full compliance with fire protection and access requirements listed in the Statewide Building Code, the Fairfax County Public Facilities Manual and the Statewide Fire Prevention Code as amended by Fairfax County, including all fire lane markings. There are no outstanding fire protection issues.

**ZONING ORDINANCE PROVISIONS (Appendix 14)**

**C-8 DISTRICT STANDARDS**

The requested PCA for the 13.39-acre site must comply with the Zoning Ordinance provisions found in Article 4, Commercial District Regulations, among others.

**Zoning District Requirements**

<b>C-8 (Highway Commercial) District Lot Requirements &amp; Parking (Article 4, Part 8; &amp; Article 11, Part 1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
<b>Min. Lot Area</b>	40,000 sq. ft.	13.39 acres
<b>Min. Lot Width</b>	200 feet	+/- 718 feet
<b>Max. Building Height</b>	40 feet	17 feet (canopy)
<b>Front Yards<sup>1</sup></b>	45° angle of bulk plane, not less than 40 feet	~40 to ~150 feet (Penrose Place & Route 28 on-ramp)
	25 feet <sup>2</sup>	27 feet (private internal road)
<b>Maximum FAR</b>	0.50	0.22 <sup>3</sup>
<b>Min. Open Space</b>	15%	28% <sup>3</sup>
<b>Parking</b>	1,545	1,722 <sup>3</sup>

1. The yards abutting Penrose Place, the Route 28 highway on-ramp, and the private road to the west of the property are considered front yards.
2. The private road to the west of the property is considered a pipestem. In accordance with Sect. 2-416 of the Zoning Ordinance, the minimum required front yard is 25 feet.
3. FAR, Open Space, and Parking continue to be calculated for the larger Chantilly Crossing Shopping Center.

**SPECIAL EXCEPTION USES**

**Section 9-006 - General Standards**

All special exception uses shall satisfy the following general standards:

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

The Comprehensive Plan states that, subject to meeting the elements listed under "Performance Criteria for Optional Uses," the area may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities. As discussed in the Land Use Analysis section above, Staff concludes that the proposal is in harmony with the Comprehensive Plan. This standard has been met.

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

Section 4-701 of the Zoning Ordinance states, in part, that “[t]he C-8 District is established to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which (a) are oriented to the automobile, or (b) are uses which may require large land areas and good access, and (c) do not depend upon adjoining uses for reasons of comparison shopping or pedestrian trade.”

Given that the proposed use would be located within an established shopping center that provides a range of retail commercial and service uses; that the proposed use is located proximate to major transportation facilities; that the proposed use is located in a center that is planned as a unit; and that no changes are proposed to the site’s access points, staff feels that the proposed use would continue to effectively serve both local and regional needs and meets the general standard.

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

The service station would be located within an existing parking area, which is part of a regional shopping center. The proposed use has been integrated into the commercial site and the surrounding community with consideration of vehicular circulation, queuing areas, and screening; the service station is designed to be compatible with the existing uses through a commitment to the elevations contained on Sheet 14 of the development plan; and, as only Costco members would be permitted to use the fuel pumps, new trips generated by the proposed fuel station are expected to be less than a unaffiliated gasoline/service station. The use is not expected to impact the surrounding uses.

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

The proposed plat would result in no changes to the pedestrian and vehicular travelways within the shopping center. Pedestrian and vehicular travel would continue to be adequately served. The proposed use is not expected to be hazardous or conflict with the existing and anticipated traffic in the area.

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

In order to enhance the site the applicant would commit to additional plantings adjacent to the proposed service station, replacement plantings, where necessary, and maintenance of the plantings, throughout the entire parcel. Adequate utilities and stormwater facilities are available to serve the use. Staff feels that this standard has been met.

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

Signage for the proposed use would be required to be in conformance with Article 12 of the Zoning Ordinance.

### **Section 9-503 - Standards for all Category 5 Uses**

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

The proposed service station complies with the lot size and bulk regulations of the C-8 District. The proposed conditions require compliance with the performance standards for the zoning district and the provisions of Article 17, Site Plans.

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

*The additional standards require that the proposal: have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated; shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties; shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation; shall provide and locate parking and stacking spaces in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site; in reviewing such a use or combination of uses, shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare, or other operational factors; shall be an integral design element for a site plan of an industrial building or building complex containing not less than 30,000 sq. ft. of*

*gross floor area; and shall have no Building Permit approved unless a Building Permit has been approved for the related industrial building(s).*

The proposed use has been designed to be compatible with the existing shopping center uses and the surrounding community through the consideration of vehicular circulation, queuing areas, screening, and a commitment to the elevations contained on Sheet 14 of the development plan. Queuing areas have been located and designed to not impede circulation within the shopping center. Canopy lighting would meet the performance standards of the Zoning Ordinance.

Staff concludes that the proposed use meets the standards of Sect. 9-505 related to service stations and is not expected to impact the surrounding uses.

## **OVERLAY DISTRICT REGULATIONS**

### **Highway Corridor Overlay (HC) District (Sect. 7-600)**

*Certain automobile oriented, fast service, or quick turn-over uses are regulated by the Highway Corridor Overlay District, including drive-in financial institutions; fast food restaurants; quick-service food stores; service stations; and service station/mini-marts. The Overlay District requires that: the use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties; that the use shall have access designed so as not to impede traffic on a public street intended to carry through traffic; that there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart; that the service station shall not be used for the performance of major repairs; and that no wrecked, inoperative or abandoned vehicles be temporarily stored outdoors for a period in excess of 72 hours.*

The proposed service station would not alter the pedestrian or vehicular circulation within the shopping center. Access to the site is provided via the internal circulation of the shopping center, which provides controlled access to the site. With the exception of gasoline, no goods would be sold at the service station; no repairs would be allowed; and no vehicles would be stored on-site.

Staff concludes that the proposed use meets the standards of Sect. 7-600 related to service stations.

### **Water Supply Protection Overlay (WS) District (Sect. 7-800)**

*The Water Supply Protection Overlay District requires that developments provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived, and/or approved by the Director in accordance with the Public Facilities Manual (PFM). In no instance shall the requirement for BMPs be modified or waived*

*except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.*

The site is served by the existing Chantilly Crossing Shopping Center regional stormwater management facility, which also provides water quality treatment to WS standards. The proposed project does not alter the stormwater management facility. In addition, the applicant is proposing a bioretention facility and an oil-water separator for spill protection from the proposed service station. Staff notes that the applicant must demonstrate at the site plan review stage that the plans meet the applicable phosphorous removal and detention requirements.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant proposes a service station within the Chantilly Crossing Shopping Center, which would be limited to Costco retail warehouse members. Given its lack of visibility from the surrounding public road network, its interior position within the larger shopping center, and the limitation on sales, the proposed use can be expected to primarily serve existing patrons of the Costco retail warehouse and is expected to generate only a nominal increase in vehicular trips. Vehicular circulation has been designed to ensure that vehicular queuing does not impact pedestrian or vehicular circulation within the larger shopping center.

Additionally, staff notes that the Comprehensive Plan anticipates a maximum of four freestanding pad sites in the shopping center. Three pad sites have already been constructed within the shopping center. The proposed service station would be the fourth and last pad site to be developed in the center.

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

### **Recommendations**

Staff recommends approval of PCA 95-Y-016-06, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SEA 95-Y-024-06, subject to the proposed development conditions contained in Appendix 2.

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

standards. The approval of this application does not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

## **APPENDICES**

1. Proposed Proffers – PCA 95-Y-016-06
2. Proposed Conditions – SEA 95-Y-024-06
3. Affidavits
4. Statement of Justification
5. Previously Approved Proffers - RZ 95-Y-016
6. Previously Approved Proffers – PCA 95-Y-016-02
7. Previously Approved GDP – PCA 95-Y-016-02
8. Previously Approved Development Conditions – SE 95-Y-024
9. Previously Approved Development Conditions – SEA 95-Y-024
10. Transportation Analysis – VDOT
11. Transportation Analysis – FCDOT
12. Stormwater Management Analysis – DPWES-SDID
13. Comprehensive Plan Excerpts
14. Zoning Ordinance Provisions
15. Glossary of Terms

**PROFFER STATEMENT**  
**CHANTILLY CROSSING SHOPPING CENTER**

**PCA 95-Y-016-06**

**Costco Parcel – 34-3-((1))-41B**

**September 6, 2016**

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 Applicant, as the property owner, for itself, successor and/or assigns (hereinafter referred to as the “Applicant”), in this proffered condition amendment application hereby proffers that development of the property identified as Tax Map 34-3-((1))-41B (the “Costco Property”) shall be in accordance with the following if, and only if, approval of applications PCA 95-Y-016-06 and SEA 95-Y-024-06 (collectively, the “Application”) is granted by the Fairfax County Board of Supervisors. The Applicant reconfirms its commitment to the proffers associated with RZ 95-Y-016, PCA 95-Y-016, and PCA 95-Y-016-02, as are applicable to the Property, except as modified herein. The proffers associated with PCA 95-Y-016-03 and PCA 95-Y-016-04 are not affected or changed with this application and remain in full force and effect. PCA 95-Y-016-05 is currently under consideration for a separate portion of the rezoning area and is not impacted by this request.

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

Revise Paragraph 1 to read:

1. EXHIBITS

a. Subject to the provisions of Section 18-204 of the Fairfax county Zoning Ordinance (hereinafter referred to as “Zoning Ordinance”), development of the Costco Property shall be in substantial conformance with the following exhibits:

i. The Generalized Development Plan/SEA Plat, consisting of 14 sheets, prepared by Maser Consulting, P.A., dated July 20, 2015, and revised through September 6, 2016 (the “Plat”).

ii. In addition to the landscaping shown on the Plat referenced in 1(a)(i) above, the Applicant, for the Costco Property, shall remain committed to the Landscape Plan approved in PCA 95-Y-016-02 shown on Sheet 6 of that Generalized Development Plan/SEA Plat prepared by VIKA, Incorporated, dated February 20, 2001, and revised through December 20, 2001.

COSTCO WHOLESALE CORPORATION  
Title Owner of Tax Map No. 34-3-((1))-41B

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

Its: \_\_\_\_\_

80805349\_2.DOC

**PROPOSED DEVELOPMENT CONDITIONS**

SEA 95-Y-024-06

September 7, 2016

If it is the intent of the Board of Supervisors to approve Special Exception Amendment SEA 95-Y-024-06, located at 14390 Chantilly Crossing Lane, on Tax Map 34-3 ((1)) 41B, previously approved for an increase in area and height for two freestanding signs and an increase in building height for two hotels, to add a service station in a Highway Corridor Overlay District, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk\*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. \*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Generalized Development Plan/SEA Plat for the Proposed Costco Fuel Facility," consisting of 14 sheets, prepared by Maser Consulting P.A., which is dated July 20, 2015 as revised through September 6, 2016, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property, as determined by the Zoning Administrator. Previously approved development conditions applicable to the property shall otherwise remain in full force and effect.
5. The hours of operation for the service station shall be limited to 5:30 a.m. to one hour after the closing of the associated retail warehouse store (Costco Wholesale).
6. Gasoline sales shall be limited to members of the retail warehouse store only, and signage which clearly states this limitation shall be posted on all pump stations.

7. The service station structures shall be generally consistent with the architectural elevations provided on the SEA Plat, in terms of building materials and style. Minor modifications to the building materials and style may be permitted without an SEA when it is determined by the Zoning Administrator that such modifications are compatible with the primary retail structure and in substantial conformance with the approved SEA.
8. All signage provided on the Property shall comply with Article 12 of the Zoning Ordinance.
9. One free-standing monument-style motor vehicle fuel price sign shall be permitted on the property for the proposed service station and shall be limited to a maximum sign area of twenty (20) square feet and a maximum height of eight (8) feet from grade. All signs shall be either interior lit or shall be lit downward.
10. Landscape plantings shall be provided in substantial conformance with the concepts shown on the SEA Plat 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. All landscape plantings provided shall be native to the Middle-Atlantic region to the extent feasible and shall be non-invasive, as determined by UFMD. Dead, diseased, or dying vegetation shall be removed, the planting area aerated and amended, and the removed vegetation replaced with appropriately sized plants, as determined by UFMD.
11. Views of the controller booth and aboveground Healy tank shall be shielded from Chantilly Crossing Lane (the private interior road connecting Penrose Place and Lee Road) with landscape plantings, in consultation with UFMD.
12. The service station owner/operator shall be responsible for the daily removal of litter from Lot 41B.

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 Permits through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, 30 months after the date of approval unless the uses have been established by obtaining the required Non-Residential Use Permits noted above.

**REZONING AFFIDAVIT**

133895a

DATE: AUG 16 2016  
(enter date affidavit is notarized)

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

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

in Application No.(s): PCA 95-Y-016-06  
(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)
Costco Wholesale Corporation Agent: Margaret C. McCulla	999 Lake Drive Issaquah, WA 98027	Applicant/Title Owner of Tax Map 34-3 (1) 41B
Maser Consulting P.A., P.C. Agent: Jonathan M. Jolley Teresa A. Caccam	22375 Broderick Drive, Suite 110 Sterling, VA 20166	Engineer/Agent for Applicant
MG2 Corporation Agent: John Paul Andrews	1101 Second Avenue, Suite 100 Seattle, WA 98101	Architect/Agent for Applicant

(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: AUG 16 2016  
(enter date affidavit is notarized)

133 895 a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number (s))

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

<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)
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Janet S.F. Griffith Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Chris Turnbull Kevin R. Fellin William F. Johnson Brian J. Horan Lester E. Adkins, III	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.

REZONING AFFIDAVIT

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number(s))

I(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)  
Costco Wholesale Corporation  
999 Lake Drive  
Issaquah, WA 98027

**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)

. Publicly traded on the NASDAQ and having more than 500 shareholders.

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

Board: Jeffrey H. Brotman, Chairman; Susan L. Decker; Daniel J. Evans; Richard A. Galanti; Hamilton E. James; W. Craig Jelinek; Richard M. Libenson; John W. Meisenbach; Charles T. Munger; Jeffrey S. Raikes; Jill S. Ruckelshaus; James D. Sinegal  
Officers: Jeffrey H. Brotman, Chairman; Pat Callans, SVP-Human Resources/Risk Mgmt.; Roger A. Campbell, SVP-Operations; Richard C. Chavez, SVP-Costco Wholesale Industries & Business Development; John B. Gaherty, SVP/GM-Midwest Region; Richard A. Galanti, EVP/CFO; Jaime Gonzalez, SVP/GM-Mexico; Bruce A. Greenwood, SVP/GM-Los Angeles Region [CONTINUED]

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Maser Consulting P.A., P.C.  
22375 Broderick Drive, Suite 110  
Sterling, VA 20166

**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)

Richard M. Maser

**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)  
MG2 Corporation  
1101 Second Avenue, Suite 100  
Seattle, WA 98101

**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)

Mitchell C. Smith  
Russell H. Hazzard

**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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number (s))

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

Costco Wholesale Corporation [CONTINUED]  
999 Lake Drive  
Issaquah, WA 98027

**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)

Publicly traded on NASDAQ and having more than 500 shareholders.

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

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

Robert D. Hicok, SVP/GM-San Diego Region; Dennis A. Hoover, SVP/GM-Bay Area Region; W. Craig Jelinek, President/CEO; Dennis Knapp, SVP-Foods & Sundries Merchandising; Franz Lazarus, EVP-Administration & Human Resources; Jeffrey Long, SVP/GM-Northeast Region; Jeffrey Lyons, SVP-Merchandising/Fresh Foods; John McKay, EVP/COO-Northern Division/Midwest Region

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

Costco Wholesale Corporation [CONTINUED]  
999 Lake Drive  
Issaquah, WA 98027

**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)

Publicly traded on NASDAQ and having more than 500 shareholders.

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

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

Russ Miller, SVP/GM-Western Canada Region; Ali Moayeri, SVP-Construction; Paul G. Moulton, EVP-Information Systems; James P. Murphy, EVP-International; Rich Olin, SVP/Gen. Counsel; David S. Petterson, SVP/Corporate Controller; Joseph P. Portera, EVP/COO-Eastern & Canadian Divisions; Pierre Riel, SVP-GM-Eastern Canada Region; Ginnie M. Roeglin, SVP/E-Commerce & Publishing; Timothy L. Rose, EVP-Costco Wholesale Industries; Yoram, Rubanenko, SVP/GM-Southeast Region

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number (s))

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

Costco Wholesale Corporation [CONTINUED]  
999 Lake Drive  
Issaquah, WA 98027

**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)

Publicly traded on NASDAQ and having more than 500 shareholders.

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

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

Doug W. Schutt, EVP/COO-Merchandise; John Thelan, SVP- Depot Operations; Ron Vachris, SVP/GM-Northwest Region; Dennis R. Zook, EVP/COO-Southwest Division & Mexico; Margaret C. McCulla, Assistant Secretary

**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 SHAREHOLDERS:** (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.)**

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number(s))

I(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, VA 22102

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

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

Equity Partners of McGuireWoods LLP

- |                         |                    |                     |
|-------------------------|--------------------|---------------------|
| Adams, John D.          | Barrett, John M.   | Brose, R. C.        |
| Allen, Joel S.          | Becker, Scott L.   | Burk, Eric L.       |
| Anderson, Arthur E., II | Belcher, Dennis I. | Busch, Stephen D.   |
| Anderson, James M., III | Bell, Craig D.     | Cabaniss, Thomas E. |
| Anderson, Mark E.       | Billik, R. E.      | Cairns, Scott S.    |
| Andre-Dumont, Hubert    | Blank, Jonathan T. | Capwell, Jeffrey R. |
| Atty, Lisa A.           | Boardman, J. K.    | Cason, Alan C.      |
| Bagley, Terrence M.     | Brenner, Irving M. | Chaffin, Rebecca S. |
| Barger, Brian D.        | Brooks, Edwin E.   | Chapman, Jeffrey J. |

(check if applicable)  There is more partnership information and Par. I(c) is continued on a "Rezoning Attachment to Par. I(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: AUG 16 2016  
(enter date affidavit is notarized)133895afor Application No. (s): PCA 95-Y-016-06  
(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, 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**)

Clark, Jeffrey C.	Fox, Charles D., IV	Hilton, Robert C.
Cockrell, Geoffrey C.	Franklin, Ronald G.	Horne, Patrick T.
Collins, Darren W.	Fratkin, Bryan A.	Hornyak, David J.
Covington, Peter J.	Freedlander, Mark E.	Hosmer, Patricia F.
Cramer, Robert W.	Freeman, Jeremy D.	Howard, Justin D.
Cromwell, Richard J.	Fuhr, Joy C.	Hughes, John L., Jr.
Culbertson, Craig R.	Gambill, Michael A.	Jackson, J. B.
Cullen, Richard (nmi)	Glassman, Margaret M.	Jewett, Bryce D., III
Daglio, Michael R.	Gold, Stephen (nmi)	Jordan, Hilary P.
De Ridder, Patrick A.	Goldstein, Philip (nmi)	Justus, J. B.
Dickerman, Dorothea W.	Grant, Richard S.	Kahn, Brian A.
DiMattia, Michael J.	Greenberg, Richard T.	Kanazawa, Sidney K.
Dooley, Kathleen H.	Greene, Christopher K.	Kane, Matthew C.
Dossa, Mehboob R.	Greenspan, David L.	Kang, Franklin D.
Downing, Scott P.	Gresham, A. B.	Kannensohn, Kimberly J.
Edwards, Elizabeth F.	Grieb, John T.	Katsantonis, Joanne (nmi)
Ensing, Donald A.	Haas, Cheryl L.	Keeler, Steven J.
Evans, Gregory L.	Hampton, Charles B.	Kelly, Brian J.
Evans, Jason D.	Harmon, Jonathan P.	Kilpatrick, Gregory R.
Ey, Douglas W., Jr.	Harmon, T. C.	King, Donald E.
Farrell, Thomas M.	Hartsell, David L.	Kobayashi, Naho (nmi)
Feller, Howard (nmi)	Hatcher, J. K.	Konia, Charles A.
Finger, Jon W.	Hayden, Patrick L.	Kratz, Timothy H.
Finkelson, David E.	Hayes, Dion W.	Kromkowski, Mark A.
Foley, Douglas M.	Hedrick, James T., Jr.	Krueger, Kurt J.

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(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, 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**)

Kutrow, Bradley R.	McIntyre, Charles W.	Pryor, Robert H.
La Fratta, Mark J.	McKinnon, Michele A.	Pumphrey, Brian E.
Lamb, Douglas E.	McLean, David P.	Pusateri, David P.
Lapp, David R.	McLean, J. D.	Rak, Jonathan P.
Lias-Booker, Ava E.	McNab, S. K.	Reid, Joseph K., III
Link, Vishwa B.	McRill, Emery B.	Richardson, David L.
Little, Nancy R.	Michalik, Christopher M.	Riegle, Gregory A.
Long, William M.	Milianti, Peter A.	Riley, James B., Jr.
Lukitsch, Bethany G.	Miller, Amy E.	Riopelle, Brian C.
Maddock, John H., III	Moldovan, Victor L.	Roach, Derek A.
Mandel, Michael D.	Muckenfuss, Robert A.	Roberts, Manley W.
Manning, Amy B.	Mullins, P. T.	Roeschenthaler, Michael J.
Marianes, William B.	Murphy, Sean F.	Rogers, Marvin L.
Marshall, Gary S.	Nahal, Hardeep S.	Rohman, Thomas P.
Marshall, Harrison L., Jr.	Natarajan, Rajsekhar (nmi)	Ronn, David L.
Marsico, Leonard J.	Neale, James F.	Rosen, Gregg M.
Martin, Cecil E., III	Nesbit, Christopher S.	Russo, Angelo M.
Martin, George K.	Newhouse, Phillip J.	Rust, Dana L.
Martinez, Peter W.	O'Grady, John B.	Satterwhite, Rodney A.
Mason, Richard J.	Oakey, David N.	Scheurer, Philip C.
Mathews, Eugene E., III	Older, Stephen E.	Schewel, Michael J.
Mayberry, William C.	Oostdyk, Scott C.	Sellers, Jane W.
McDonald, John G.	Padgett, John D.	Sethi, Akash D.
McFarland, Robert W.	Perzek, Philip J.	Shelley, Patrick M.
McGinnis, Kevin A.	Phillips, Michael R.	Simmons, L. D., II

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(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, 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)

Slone, Daniel K.  
Spahn, Thomas E.  
Spitz, Joel H.  
Spitzer, Mark A.  
Spivey, Angela M.  
Stallings, Thomas J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Symons, Noel H.  
Tarry, Samuel L., Jr.  
Taylor, R. T.  
Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vance, Robin C.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Visconsi Law Corporation, John R.\*  
Wade, H. L., Jr.  
Walker, Barton C.  
Walker, John T., IV

Walker, Thomas R.  
Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.

\*Does not own 10% or more  
of McGuireWoods LLP

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(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, 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)

Cacheris, Kimberly Q.  
Glickson, Scott L.  
Isaf, Fred T.  
Parker, Brian K.  
Robinson, Stephen W.  
Schmidt, Gordon W.  
Tackley, Michael O.

(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: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133895a

for Application No. (s): PCA 95-Y-016-06  
(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

Applicant's Authorized Agent

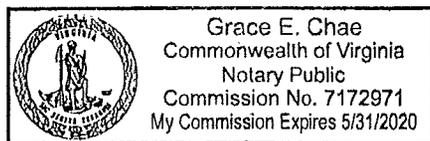
Sheri L. Akin, Sr. Land Use Planner

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

Subscribed and sworn to before me this 16<sup>th</sup> day of August, 2016, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae  
Notary Public

My commission expires: 5/31/2020



SPECIAL EXCEPTION AFFIDAVIT

133896 a

DATE: AUG 16 2016
(enter date affidavit is notarized)

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

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

in Application No.(s): SEA 95-Y-024-06
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Costco Wholesale Corporation, Maser Consulting P.A., P.C., and MG2 Corporation.

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

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

Special Exception Attachment to Par. 1(a)

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(enter County-assigned application number (s))

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

<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)
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Janet S.F. Griffith Jonathan P. Rak Gregory A. Riegle Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Chris Turnbull Kevin R. Fellin William F. Johnson Brian J. Horan Lester E. Adkins, III	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 "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
Costco Wholesale Corporation  
999 Lake Drive  
Issaquah, WA 98027

**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)

Publicly traded on the NASDAQ and having more than 500 shareholders

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

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

**Special Exception Attachment to Par. 1(b)**

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896 a

for Application No. (s): SEA 95-Y-024-06  
(enter County-assigned application number (s))

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

Maser Consulting P.A., P.C.  
22375 Broderick Drive, Suite 110  
Sterling, VA 20166

**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)

Richard M. Maser

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

MG2 Corporation  
1101 Second Avenue, Suite 100  
Seattle, WA 98101

**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)

Mitchell C. Smith  
Russell H. Hazzard

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

Special Exception Attachment to Par. 1(b)

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(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 SHAREHOLDERS:** (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.

**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)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896 a

for Application No. (s): SEA 95-Y-024-06  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- |                         |                    |                     |
|-------------------------|--------------------|---------------------|
| Adams, John D.          | Barrett, John M.   | Brose, R. C.        |
| Allen, Joel S.          | Becker, Scott L.   | Burk, Eric L.       |
| Anderson, Arthur E., II | Belcher, Dennis I. | Busch, Stephen D.   |
| Anderson, James M., III | Bell, Craig D.     | Cabaniss, Thomas E. |
| Anderson, Mark E.       | Bilik, R. E.       | Cairns, Scott S.    |
| Andre-Dumont, Hubert    | Blank, Jonathan T. | Capwell, Jeffrey R. |
| Atty, Lisa A.           | Boardman, J. K.    | Cason, Alan C.      |
| Bagley, Terrence M.     | Brenner, Irving M. | Chaffin, Rebecca S. |
| Barger, Brian D.        | Brooks, Edwin E.   | Chapman, Jeffrey J. |

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

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

## Special Exception Attachment to Par. 1(c)

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(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, 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**)

Clark, Jeffrey C.	Fox, Charles D., IV	Hilton, Robert C.
Cockrell, Geoffrey C.	Franklin, Ronald G.	Horne, Patrick T.
Collins, Darren W.	Fratkin, Bryan A.	Hornyak, David J.
Covington, Peter J.	Freedlander, Mark E.	Hosmer, Patricia F.
Cramer, Robert W.	Freeman, Jeremy D.	Howard, Justin D.
Cromwell, Richard J.	Fuhr, Joy C.	Hughes, John L., Jr.
Culbertson, Craig R.	Gambill, Michael A.	Jackson, J. B.
Cullen, Richard (nmi)	Glassman, Margaret M.	Jewett, Bryce D., III
Daglio, Michael R.	Gold, Stephen (nmi)	Jordan, Hilary P.
De Ridder, Patrick A.	Goldstein, Philip (nmi)	Justus, J. B.
Dickerman, Dorothea W.	Grant, Richard S.	Kahn, Brian A.
DiMattia, Michael J.	Greenberg, Richard T.	Kanazawa, Sidney K.
Dooley, Kathleen H.	Greene, Christopher K.	Kane, Matthew C.
Dossa, Mehboob R.	Greenspan, David L.	Kang, Franklin D.
Downing, Scott P.	Gresham, A. B.	Kannensohn, Kimberly J.
Edwards, Elizabeth F.	Grieb, John T.	Katsantonis, Joanne (nmi)
Ensing, Donald A.	Haas, Cheryl L.	Keeler, Steven J.
Evans, Gregory L.	Hampton, Charles B.	Kelly, Brian J.
Evans, Jason D.	Harmon, Jonathan P.	Kilpatrick, Gregory R.
Ey, Douglas W., Jr.	Harmon, T. C.	King, Donald E.
Farrell, Thomas M.	Hartsell, David L.	Kobayashi, Naho (nmi)
Feller, Howard (nmi)	Hatcher, J. K.	Konia, Charles A.
Finger, Jon W.	Hayden, Patrick L.	Kratz, Timothy H.
Finkelson, David E.	Hayes, Dion W.	Kromkowski, Mark A.
Foley, Douglas M.	Hedrick, James T., Jr.	Krueger, Kurt J.

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

**Special Exception Attachment to Par. 1(c)**DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(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, 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**)

Kutrow, Bradley R.	McIntyre, Charles W.	Pryor, Robert H.
La Fratta, Mark J.	McKinnon, Michele A.	Pumphrey, Brian E.
Lamb, Douglas E.	McLean, David P.	Pusateri, David P.
Lapp, David R.	McLean, J. D.	Rak, Jonathan P.
Lias-Booker, Ava E.	McNab, S. K.	Reid, Joseph K., III
Link, Vishwa B.	McRill, Emery B.	Richardson, David L.
Little, Nancy R.	Michalik, Christopher M.	Riegle, Gregory A.
Long, William M.	Milanti, Peter A.	Riley, James B., Jr.
Lukitsch, Bethany G.	Miller, Amy E.	Riopelle, Brian C.
Maddock, John H., III	Moldovan, Victor L.	Roach, Derek A.
Mandel, Michael D.	Muckenfuss, Robert A.	Roberts, Manley W.
Manning, Amy B.	Mullins, P. T.	Roesenthaler, Michael J.
Marianes, William B.	Murphy, Sean F.	Rogers, Marvin L.
Marshall, Gary S.	Nahal, Hardeep S.	Rohman, Thomas P.
Marshall, Harrison L., Jr.	Natarajan, Rajsekhar (nmi)	Ronn, David L.
Marsico, Leonard J.	Neale, James F.	Rosen, Gregg M.
Martin, Cecil E., III	Nesbit, Christopher S.	Russo, Angelo M.
Martin, George K.	Newhouse, Philip J.	Rust, Dana L.
Martinez, Peter W.	O'Grady, John B.	Satterwhite, Rodney A.
Mason, Richard J.	Oakey, David N.	Scheurer, Philip C.
Mathews, Eugene E., III	Older, Stephen E.	Schewel, Michael J.
Mayberry, William C.	Oostdyk, Scott C.	Sellers, Jane W.
McDonald, John G.	Padgett, John D.	Sethi, Akash D.
McFarland, Robert W.	Perzek, Philip J.	Shelley, Patrick M.
McGinnis, Kevin A.	Phillips, Michael R.	Simmons, L. D., II

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

Special Exception Attachment to Par. 1(c)

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(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, 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)

Slone, Daniel K.  
Spahn, Thomas E.  
Spitz, Joel H.  
Spitzer, Mark A.  
Spivey, Angela M.  
Stallings, Thomas J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Symons, Noel H.  
Tarry, Samuel L., Jr.  
Taylor, R. T.  
Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vance, Robin C.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Visconsi Law Corporation, John R.\*  
Wade, H. L., Jr.  
Walker, Barton C.  
Walker, John T., IV

Walker, Thomas R.  
Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.

\*Does not own 10% or more  
of McGuireWoods LLP

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

**Special Exception Attachment to Par. 1(c)**

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(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, 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)

Cacheris, Kimberly Q.  
Glickson, Scott L.  
Isaf, Fred T.  
Parker, Brian K.  
Robinson, Stephen W.  
Schmidt, Gordon W.  
Tackley, Michael O.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

for Application No. (s): SEA 95-Y-024-06  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: AUG 16 2016  
(enter date affidavit is notarized)

133896a

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

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

NONE

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

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

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

WITNESS the following signature:

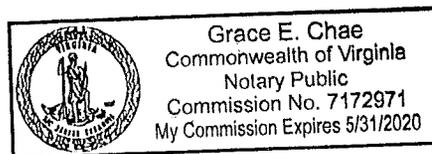
(check one)  Applicant  Applicant's Authorized Agent

Sheri L. Akin, Sr. Land Use Planner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16th day of August, 2016, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae  
Notary Public

My commission expires: 5/31/2020



STATEMENT OF JUSTIFICATION  
FOR  
SPECIAL EXCEPTION & PCA APPLICATIONS

Costco Wholesale Corporation - Service Station  
14390 Chantilly Crossing Lane

January 22, 2016

RECEIVED  
Department of Planning & Zoning

JAN 22 2016

Zoning Evaluation Division

Pursuant to Sections 4-804(4)(R), 9-505, and 18-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Costco Wholesale Corporation ("Costco"), as the property owner, hereby requests approval of a Special Exception and Proffer Condition Amendment to permit a gasoline service station at its existing retail warehouse located within the Chantilly Crossing Shopping Center.

The property is identified as Tax Map Reference Number 34-3-((1))-41B and is developed with an existing 153,332 square foot Costco retail warehouse and associated parking lot (the "Property"). The site area contains approximately 13.39 acres. The Property is located in the Sully District and is zoned C-8, Highway Commercial District. It is also located within the Water Supply Protection Overlay District and a portion of the Highway Corridor Overlay.

Both the proposed service station and the existing Costco Warehouse are an integral part of the Chantilly Crossing Shopping Center, a large regional destination shopping center developed in the mid-1990's with a variety of comparable "big-box" anchors, including Target, as well as traditional in-line, restaurant, and bank pad sites. The overall shopping center covers an approximate 64 acre area. The area surrounding the shopping center is developed with commercial and industrial uses as well as Route 28.

The shopping center property was originally rezoned to the C-8 district on August 5, 1996, pursuant to rezoning RZ 95-Y-016. Since that time, numerous amendments and special exceptions have been approved for various portions of the shopping center. The subject application property owned by Costco is currently subject to the development plan and proffers associated with PCA 95-Y-016-2.

DESCRIPTION:

Costco proposes to co-locate a gasoline service station with its existing retail use. The proposed gasoline facility, to be located in the northwest corner of the existing parking lot, will be similar to existing Costco gas stations nationwide which provide gasoline to its members at prices cheaper than more traditional gas stations.

The proposed service station is strategically located within the parking lot to be the least conflictive with customers walking from their cars to the Costco entrance. It is proposed in the northwest corner, which is the furthest point away (approximately 480 feet) from the warehouse entrance. This corner of the Costco parking lot is the most underutilized portion of the parking

area because of its distance from the warehouse entrance, making it an ideal location for the proposed gas facility.

In addition, the location of the service station will not significantly impact the remainder of the shopping center. Chantilly Crossing Lane, which is the central, main thoroughfare within the shopping center, separates the Costco parking lot and the proposed gas facility from the rest of the shopping center. The Target entrance, which is the closest store to Costco, will be approximately 320 feet away. Further, there are adequate access points within the Costco parking lot that allow vehicles to safely enter and exit the services station and then flow either internally within the shopping center or have immediate access out of the shopping center.

Local examples of Costco stores which provide gasoline services include West Ox Road, Sterling, and Manassas, all of which have been well-received in their respective communities. The gasoline service station will consist of sixteen (16) fuel pumps covered by an island canopy and a small control booth to be manned by a Costco employee during its hours of operation. Vehicle maintenance or repair work will not be conducted at the service station. In addition, no quick service food or retail items are on display or sold at the service station. Gas will only be available to Costco members, and only two grades of gasoline are offered. The proposed station will also not require significant additional signage other than necessary to reflect the relationship with the store itself.

#### SECTION 9-011 OF THE FAIRFAX COUNTY ZONING ORDINANCE:

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Service Station
- B. Hours of operation:  
Warehouse: M – F: 11:00 am to 8:30 pm  
Saturday: 9:30 am to 6:00 pm  
Sunday: 10:00 am to 6:00 pm  
  
Gas Station: 5:30 am to 1 hour after store closing  
(7 days/wk)
- C. Estimated number of patrons: Approximately 2,000 gasoline patrons per day, a significant portion of which will be existing patrons to the shopping center.
- D. Proposed number of employees: The Applicant anticipates up to one (1) employee at any one time for the Service Station.
- E. Estimate of traffic impact: Traffic impact is expected to be minimal based upon the number of daily trips that currently visit the shopping center and those that are expected to combine visits to the gas facility and the various retail stores. To demonstrate this, Atlantic Traffic & Design Engineers (ATDE), conducted various reviews showing that Costco fuel facilities generate approximately 20

additional vehicles during the weekday midday peak hour, 14 additional vehicles during the evening peak hour, and 22 additional vehicles during the Saturday midday peak hour on the adjacent roadway network based upon new site traffic. See ATDE Study dated July 21, 2015, submitted with this application.

- F. Vicinity or general area to be served by the use: The use will serve the surrounding area within an approximate 30 mile radius and is co-extensive with Costco's membership.
- G. Architectural compatibility: The design of the canopy and associated service booth will be the typical prototype Costco incorporates with its service stations and will be compatible with the existing architecture and color scheme of the Costco warehouse.
- H. Hazardous and toxic substances: Three (3) underground storage tanks are proposed for the service station.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

#### WATER SUPPLY PROTECTION OVERLAY DISTRICT:

The subject property is located within the Water Supply Protection Overlay District. The Applicant does not propose any waivers or modifications related to water quality control measures or Best Management Practices. Further, any applicable requirements of the overlay district (if any) will be met by the Applicant.

#### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The subject Property is located within Area III, Dulles Suburban Center, Land Unit I. The Plan notes that the shopping center property is planned for "...a mixture of uses including retail, restaurant and/or recreational facilities..." For said uses, the following conditions are to be met: a) the land unit should have a maximum FAR of .25; b) preservation of 33% of EQC and open space areas should be maintained; c) vehicle access should be limited to Lee Road and Penrose Place; d) traffic flow along Route 50 and Route 28 should not be impacted; and 5) no more than four freestanding pad sites should be located on the site.

Costco's gasoline service station meets the recommendations and underlying intent of the Comprehensive Plan.

- a) The minimal square footage added to the shopping center will not exceed the maximum square footage and FAR requirements noted above. The shopping center currently has an overall FAR of .22. The addition of the approximate 277 square foot controller booth minimally adjusts this figure.

- b) The service station is to be located in an already paved parking lot. No changes to the existing EQC or open spaces areas are proposed.
- c) Vehicle access to and within the shopping center are not proposed.
- d) Traffic flow on Route 50 and Route 28 will not be impacted. The gas facility is interior to the Costco parking lot and will be well-integrated within the larger retail center.
- e) Based upon previous approvals, there are three existing pad sites located in this shopping center. The proposed gas facility, if determined to be a "pad site" would only increase the number of pad sites to four.

Costco's gas facility will complement the existing shopping center and provide a valued service to its members. Based upon its minimal on-site impact within an existing shopping center, coupled with the fact that Costco will complement the surrounding mix of uses, the gas facility will make a positive addition to this area. As such, Costco's proposed use is in accord with the intent of the adopted Plan for this area.

**CONCLUSION:**

With approval of the requested Special Exception and Partial Proffer Condition Amendment, 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 Special Exception and Partial Proffer Condition Amendment applications.

Respectfully submitted,

McGUIREWOODS LLP



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David R. Gill, Esquire  
Agent for Applicant

NOTE: The only revision to these proffers involves clarification of the size and purpose of a proposed access easement in proffer 12. The revision is underlined.

## APPENDIX 5

### PROFFERS

RZ 95-Y-016

August 5, 1996

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 as amended, Chantilly 50-28 Associates, L.P. (hereinafter referred to as the "Applicant"), the Applicant in RZ 95-Y-016, filed for property identified on Fairfax County tax map as 34-3((1))- 7B, 19, 26 and 33 and right-of-way for Penrose Place, to be abandoned, (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves a rezoning of the Application Property from the I-3, I-5, and C-8 Zoning Districts to the C-8 Zoning District, in conjunction with the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) for commercial development with a .23 FAR.

#### 1. EXHIBITS -

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the following exhibits:
  - i. The Generalized Development Plan and Special Exception Plat (GDP/SE Plat), Sheets 1 and 2 of 10, prepared by Dewberry & Davis, dated November 14, 1995, revised through June 21, 1996.
  - ii. Landscape Plan, Sheet 3 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iii. Streetscape Character, Sheet 6 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iv. Pedestrian Promenade Enlargements/Elevations, Sheet 9 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry & Davis.
- b. The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final design details may change at the time of site plan submission, but shall be generally consistent in character with that depicted on the illustrative exhibits. Specific features such as architecture, building entry features, and peripheral parking lot landscaping will be provided throughout the site in accordance with proffered paragraphs and proffered exhibits.

- i. Sections: Lee Road and Route 50, Sheet 4 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - ii. Lake and Lake Edge Treatments, Sheet 5 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iii. Restaurant /Hotel Court Enlargement, Sheet 7 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - iv. Sign Location Sketches, Sheet 8 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
  - v. Proposed Road Improvements, Sheet 10 of 10, dated November 14, 1995, revised through June 21, 1996, prepared by Dewberry and Davis.
- c. Minor modifications from the GDP/SE Plat may be permitted by the Department of Environmental Management (DEM) when necessitated by sound engineering practices or other modifications which may be necessary as a part of final engineering design in accordance with the Zoning Ordinance.
  - d. Applicant reserves density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance as it may apply to all street dedications described herein or as may be reasonably required by Fairfax County or the Virginia Department of Transportation (VDOT) at site plan approval.

2. **USES -**

- a. It is the intent of the Applicant to seek Special Exception (SE) and Special Permit (SP) approvals for Buildings B, D, J, and K on the site, as shown on the GDP/SE Plat. However, the Applicant shall not be limited to seek only those SE or SP uses identified on the GDP/SE Plat. The Applicant may request other SE or SP for Buildings B, D, J, and K uses without a Proffered Condition Amendment, provided there is no increase in the maximum FAR

of 0.23 and there are no changes in layout except as may be permitted under Section 18-204.

- b. Should the Applicant decide not to pursue approval of SE or SP uses or should such applications not be approved, those buildings identified on the GDP/SE Plat as SE or SP uses may be utilized for any use permitted by-right in the C-8 Zoning District with the exception of 1) contractor's offices and shops, and 2) theaters.

### 3. TRANSPORTATION -

#### a. Lee Road:

- i. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Lee Road frontage, as shown on the GDP/SE Plat. Dedication shall be made at time of the first site plan approval or upon demand from Fairfax County or the Virginia Department of Transportation (VDOT), which ever shall first occur.
- ii. Applicant shall construct frontage improvement to Lee Road measuring 35 feet from the existing centerline, within the dedicated right-of-way as approved by DEM and VDOT and as shown on the GDP. Construction of Lee Road frontage improvements between Route 50 and Entrance A, including a right turn lane at Entrance A shall occur coincident with the first phase of construction. Construction of the remainder of Lee Road improvements south of Entrance A shall occur with each subsequent phase of development. However, all Lee Road improvements shall be completed prior to the issuance of any Non-RUP for Building A1 and A2. Applicant shall construct a five foot concrete sidewalk/asphalt trail within the right-of-way.
- iii. Applicant shall construct a right turn lane on northbound Lee Road at Entrance C to the Application Property , as determined by DEM and VDOT. Such improvement shall occur coincident with construction of Entrance C .
- iv. Applicant shall construct left turn lanes on southbound Lee Road at Entrances A, C and D , as determined by DEM and VDOT. Such improvements shall occur coincident with each phase of construction.

- v. Applicant shall construct a right turn lane from northbound Lee Road onto eastbound Route 50 to a standard, as may be required by DEM and VDOT. Applicant shall restripe the existing and proposed northbound lanes on Lee Road at the intersection with Route 50 for lane usage, as determined by DEM and VDOT.
- vi. As determined by VDOT, the Applicant shall provide properly phased traffic signals, if and when warranted, at any one of the following three intersections:
  - (1) Lee Road and Entrance A
  - (2) Lee Road and Entrance C
  - (3) Lee Road and Penrose Place (Entrance D)

If the signals are not warranted at the time of approval of the final site plans affecting the intersection identified for signal installation, the Applicant shall post a letter of credit in an amount, as shall be determined by DEM, for future installation of the traffic signal. If after five (5) years following construction completion and occupancy of the Application Property, as evidenced by issuance of Non-RUPs for the last tenant space, any of the traffic signals are not warranted, the letter of credit amount for the unwarranted signal shall be contributed to the County for other transportation improvements in the area.

- vii. Prior to the issuance of the first Non-RUP for the Application Property, the Applicant shall remove the temporary traffic signal at the intersection of Route 50 and Lee Road and provide for the design and implementation of a permanent signal at this location.
- b. Route 50:
- i. Applicant shall extend the existing left turn lane and construct within the existing right-of-way a second left turn lane from westbound Route 50 onto southbound Lee Road to a standard length as specified in the VDOT Manual for Minimum Standards of Entrances to State Highways. Construction of the second left turn lane shall be provided with the approval of the final site plan for square footage on the Application Property in excess of 376,000 or upon a determination by VDOT that excessive congestion exists at the intersection of Route 50 and Lee Road.

- ii. Applicant shall construct within the existing right-of-way, a right turn lane from eastbound Route 50 onto southbound Lee Road, as determined by DEM and VDOT. Such improvements shall occur coincident with construction of Entrance A .
  - iii. At such time as there is any funded project on Route 50 along the site's frontage which requires additional right-of way, and upon request of the County, the right-of-way up to a maximum of 137 feet from existing centerline and necessary ancillary easements shall be dedicated in fee simple to the Board of Supervisors. No buildings, parking or travel lanes shall be located within this area. Landscaping, signage and utilities may be provided in the area shown for potential future dedication on the GDP/SE plat, but shall be relocated if necessary.
- c. Penrose Place:
- i. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Penrose Place frontage measuring 26 feet from the existing center line, and shall dedicate right-of-way to accommodate the relocation of the intersection of Penrose Place and Lee Road, as shown on the GDP/SE Plat. Dedication shall be made at the time of final site plan approval for Buildings A and B or upon demand from Fairfax County whichever shall occur first.
  - ii. Applicant shall construct frontage improvements to Penrose Place measuring 19 feet from face of curb to the existing centerline, construct the realigned approach to Lee Road, and construct the cul-de-sac at the eastern terminus of Penrose Place, as approved by VDOT and shown on the GDP/SE Plat. Such improvement shall occur coincident with development of adjoining the Application Property.
  - iii. Applicant shall diligently pursue the vacation of a portion of Penrose Place as shown on the GDP/SE plat, prior to first site plan approval. In the event the Board of Supervisors does not approve the vacation of Penrose Place, approval of a PCA application shall be necessary prior to any site plan approval.

iv. Applicant shall remove or improve the existing pavement in the right-of-way to be abandoned, and shall develop the right-of-way in conformance with the GDP/SE plat, restoring those portions shown as open space to their natural vegetated or landscaped state as determined by the Urban Forester/DEM. Such work shall be implemented with the construction of Building A1 and A2.

d. Park and Ride Spaces:

The applicant shall enter into a license agreement with the Fairfax County Office of Transportation (OT) to provide 50 parking spaces on the Application Property for a commuter park-and-ride facility, provided reservation of such spaces does not increase required parking spaces as shown on the GDP and/or, if necessary, the Board of Supervisors approves a parking reduction under Paragraph 4 of Section 11-102 of the Zoning Ordinance so that the total number of parking spaces required for the commuter parking and the GDP uses will not exceed the requirement for the GDP uses alone. The 50 spaces shall be available for use prior to the issuance of a Non-RUP for any two of the buildings identified on the GDP/SE plat as D, E, F, G, and H. The park-and-ride spaces shall be initially located in the area north of the EQC, although the Applicant reserves the right to relocate the spaces elsewhere on the Application Property should the initial location prove problematic in marketing or operating the approved uses. The spaces shall be available from 6:00 a.m. to 7:00 p.m., Monday through Friday, excluding holidays, for a period of four years from the time they are first made available, after which either party may terminate the agreement upon thirty (30) days written notice. The park and ride facility shall be operated by Fairfax County, who shall be responsible for any third party claims arising from its operation, as per the County's Comprehensive General Liability Policy. Fairfax County shall provide all necessary signage subject to the Applicant's review and approval.

4. **PEDESTRIAN CONNECTIONS -**

a. Pedestrian connections shall be provided throughout the development linking together individual buildings and providing connections to adjacent development as depicted on Sheets 3 and 9 of the GDP/SE Plat. Such connections shall consist of a combination of sidewalks, special pavings,

asphalt trails and clearly marked pedestrian crosswalks as determined by DEM.

- b. Applicant shall construct an eight (8) foot wide asphalt trail along the Application Property's Route 50 frontage as shown on the GDP/SE Plat. The trail shall be located within the area reserved for future dedication as described in Proffer 2. b. (3). The Applicant shall record an easement ensuring public use of the trail, until such time as the right-of-way is dedicated. The trail shall be constructed with the development of any two of Buildings E, F, G, and H, or may be bonded until such time as a connection can be made with trails to the east or west, as determined by DEM.

5. **LANDSCAPING AND OPEN SPACE -**

- a. Applicant shall provide landscaping on the Application Property as shown on Sheet 3 of the GDP/SE Plat. A Landscape Plan shall be submitted to the Urban Forester/DEM for review and approval. Such Plan shall provide for a consistent design theme in order to create a visually unified development. The exact location of the proposed plantings may be modified as necessary for the installation of utilities, VDOT requirements and tenant requirements in coordination with the Urban Forester/DEM but shall, at a minimum, provide for the character, quality and quantity of plantings depicted on the GDP/SE Plat.
- b. In addition to those plantings shown on Sheet 3 of the GDP/SE Plat, the Applicant shall provide a foundation planting plan for each building for review and approval by the Urban Forester/DEM and shall implement such a plan. The foundation planting plan shall seek to unify the development in terms of quality and quantity while permitting variety and individuality for individual building tenants.
- c. Applicant shall preserve those areas designated on the GDP/SE Plat as "existing vegetation to be saved." Clearing limits around such areas shall be marked on the ground with filter fabric or equivalent demarcation prior to clearing and grading and at all times during construction and shall be subject to the review and approval of the Urban Forester/DEM. If during the process of site plan review it is determined by the Urban Forester/DEM to be appropriate or necessary to remove any trees previously designated to be preserved, then the Applicant shall provide replacement trees of a comparable canopy in coordination with the Urban Forester/DEM.

- d. Applicant shall preserve the Environmental Quality Corridor (EQC) shown on the GDP traversing the Application Property from Route 50 to the internal circulation road. This portion of the EQC shall remain undisturbed with the exception of permitted encroachments to allow necessary installation of utilities and trails. If the location of utilities within the EQC is necessary, as determined by DEM, all crossings shall be coordinated with the Urban Forester/DEM to minimize disturbance. The area of disturbance for the installation of utilities shall be revegetated by the Applicant subject to the approval of the applicable utility companies.

The remainder of the EQC as shown on the GDP may be utilized for the storm water management facility and aerating fountains, two road crossings, and the lake and the lake edge treatments illustrated on Sheet 5 of 10 of the GDP.

- e. In conjunction with site plan approval for Building A1 and A2, the Applicant shall remove debris located within the Resource Protection Area (RPA) identified on the GDP in the southeast portion of the Application Property and shall restore the area to native vegetation as may be determined by the Urban Forester/DEM.

## 6. DESIGN ELEMENTS -

- a. The individual buildings proposed on the site shall be designed to create the appearance of a unified and coordinated development and shall be complementary in terms of architectural style and scale. This unified development shall be accomplished through the use of coordinated building materials, colors, landscaping or other similar design features.
  - i. Building materials shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass.
  - ii. All buildings, shall be constructed with four-sided architectural treatments. Rooftop mechanical equipment shall be screened from ground level view.

- iii. For the group of buildings located north of the EQC (C, D, E, F, G, and H), a maximum of four principal building colors and four accent colors may be utilized.
  - iv. The area between Route 50 and the internal circulation road, encompassing Buildings E, F, G, and H, may be developed in conformance with either one of the two alternative layouts shown on Sheet 2 of the GDP. Regardless of which design is implemented, each eating establishment shall provide either a courtyard dining area or pedestrian oriented landscaped plaza similar in size and character to that shown on the GDP as well as a pedestrian connection between uses similar to that illustrated on Sheet 7 of the GDP.
  - v. Consistent design themes and recurring architectural elements shall be incorporated in the design of Buildings C and D and Buildings G and H in order to create a visually unified development. Unifying elements such as landscaped plazas, arcades, false building fronts, canopies, awnings, and treatments as illustrated on Sheet 7 may be utilized to ensure a unified appearance.
- b. Trash areas shall be screened with gated masonry enclosures and landscaping. Ground level service areas such as loading areas shall be screened with landscaping or fencing, or a combination thereof.
- c. A coordinated signage system shall be provided to establish the project's identity. Signs shall be compatible and harmonious in terms of size, location, and lighting.
- i. Two freestanding signs shall be provided to identify the project. One sign shall be located at the intersection of Route 50 and Lee Road, the other sign shall be located along Route 28, as shown on the GDP/SE Plat.
  - ii. Building mounted signs shall be coordinated from building to building and be compatible in terms of height, illumination and letter sizing. Eating establishments and hotels shall be limited to two building mounted signs per building.
  - iii. No pole signs shall be permitted.

- iv. The Applicant reserves the right to provide additional signs subject to the provisions of Article 12 of the Zoning Ordinance and with all required approvals without the need for approval of a Proffered Condition Amendment, however this shall not provide the Applicant with the right to alter the commitments in Proffer 5(c)(i), (ii) and (iii).
  - d. Building-mounted security lights and parking lot lights shall not exceed 35 feet in height.
- 7. **STORM WATER MANAGEMENT** - Applicant shall design and construct a regional storm water management facility designed to meet Best Management Practices in a location as generally shown on the GDP/SE Plat, in accordance with the Department of Public Works (DPW) requirements. The regional pond shall be constructed as a "wet" pond in accordance with plans and specifications approved by DEM in consultation with DPW. The Applicant reserves the right to phase the construction of the proposed regional storm water management pond to coincide with phased construction of the proposed development. However, prior to the issuance of a Non-RUP for square footage in the Application Property in excess of 500,000 square feet, the regional pond shall be designed and bonded to accommodate its ultimate capacity. Further, the pond shall be constructed prior to the issuance of the last Non-RUP for tenant space, or within one year of issuance of the Non-RUP for space in excess of 500,000 square feet, which ever shall occur first. Based on the regional nature of the pond, the Applicant shall be entitled to reimbursement through a pro-rata share agreement administered by DEM/DPW.
- 8. **SEVERABILITY** - Any of the individual building sites may be subject to Proffered Condition Amendment (PCA) without joinder and/or consent of the other sites if such a PCA does not substantially affect any of the other sites. Previously approved proffers applicable to the site(s) which are not the subject of such a PCA shall otherwise remain in full force and effect.
- 9. **ARCHAEOLOGY** - Prior to any land disturbing activity on the Application Property, the Applicant shall obtain a Phase I archaeological survey performed by a qualified archaeological survey firm approved by the County Archaeologist. The applicant shall also obtain a Phase II archaeological survey of State Archaeological Site Number 44FX1468 (approximately 40,000 square feet in size) and Site Number 44FX1469 (approximately 150,000 square feet in size). The results of such surveys shall be reviewed and approved the County Archaeologist. If determined necessary by the County Archaeologist, the applicant shall provide funds to the County for additional Phase II and Phase III archaeological studies, provided the Applicant's

total obligation under this proffer does not exceed \$10,000. Using the Board of Supervisors approval date of the rezoning application as the base date, this amount shall be adjusted according to the consumer cost index as published in the Engineering News Record by McGraw-Hill. In addition, the County Archaeologist shall be notified at least thirty (30) days prior to any land disturbing activity on the Application Property and shall be permitted to recover any artifacts uncovered by any land disturbing activities, provided such work does not delay or interfere with construction.

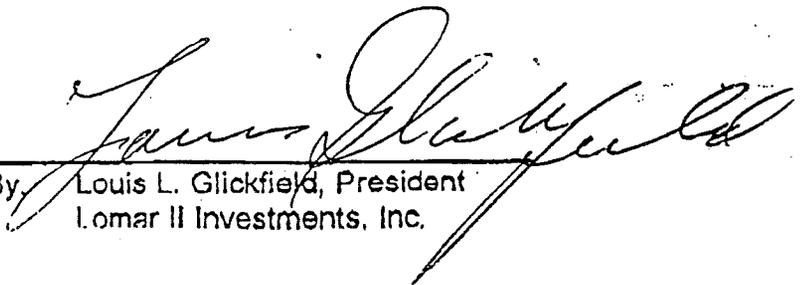
10. **SEWER EXTENSION** - Applicant shall install a sewer stub connection to the Application Property's Route 50 property line to facilitate future sewer service for the church property located north of Route 50. Such line shall be provided with construction of Buildings E, F, G or H.
11. **FUTURE CONSOLIDATION** - The Applicant is currently involved in an adverse possession suit affecting two adjacent parcels identified as Tax Map 34-3 ((1)) 27 and 28. In the event this suit is resolved in favor of the Applicant, and the Applicant obtains clear title to Parcels 27 and 28, the Applicant shall file and diligently pursue approval of a rezoning of Parcels 27 and 28 to the C-8 District and approval of a Proffered Condition Amendment (PCA) to this application to include and integrate Parcels 27 and 28 in a redesigned GDP.
12. **ACCESS EASEMENT** - The Applicant shall provide an access easement, a minimum of 30 feet in width, to serve parcels 27 and 28 from Penrose Place to provide for the independent development of parcels 27 and 28 in accordance with the existing "I-3" zoning regulations applicable to those parcels. The limits of clearing and grading may be modified to accommodate the said easement.

[SIGNATURE ON NEXT PAGE]

PROFFERS  
RZ 95-Y-016  
Page 12

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

By: LOMAR II INVESTMENTS, INC.,  
General Partner

  
By: Louis L. Glickfield, President  
Lomar II Investments, Inc.

8/5/86  
J:\MARLO\5766\MARLO16.PRO

## PROFFERS

PCA 95-Y-016-2  
RZ 2001-SU-015

December 20, 2001

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as 34-3 ((1)) pt. 7B, 7C, pt. 7D, pt. 19, 26, 33, 33A and the requested rezoning from I-3 and I-5 to C-8 on property identified as Tax Map 34-3 ((1)) 27, 28 and 29 (hereinafter referred to as the "Application Property"), the Applicant and owners for themselves, successors and assigns proffer that the development of the Application Property shall be subject to approved proffers dated August 5, 1996 and June 22, 1998, which shall remain in full force and effect except as amended below.

1. **EXHIBITS** – [Revised to read]

a. [Add the following new text to the existing paragraph]

However, subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of that portion of the Application Property including the EQC and land south of the EQC shall be in substantial conformance with the following exhibits:

- i. The Generalized Development Plan and Special Exception Plat (GDP/SE Plat), Sheets 1 and 5 of 16, prepared by VIKA, Incorporated, dated February 26, 2001 as revised through December 20, 2001.
- ii. Landscape Plan, Sheet 6 of 16, dated February 26, 2001, revised through December 20, 2001, prepared by VIKA, Incorporated.
- iii. Lake and Lake Edge Treatment, Sheet 7 of 16, dated February 26, 2001, revised through December 20, 2001 prepared by VIKA, Incorporated.

b. The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final design details may change at the time of site plan submission, but shall be generally consistent in character with that depicted on the illustrative exhibits. Specific features such as architecture, building entry features, and peripheral parking lot landscaping will be provided throughout the site in accordance with proffered paragraphs and proffered exhibits.

- i. No change.
- ii. No change.

- iii. No change.
  - iv. Sign Location Sketches, Sheet 8 of 16, dated December 20, 2001, prepared by VIKA Incorporated.
  - v. Proposed Road Improvements, Sheet 9 of 16, dated December 20, 2001, prepared by VIKA Incorporated.
  - vi. Illustrative Details and Individual Use Enlargements on Sheets 11, 12, 13, and 14 prepared by VIKA, Incorporated dated July 31, 2001 and revised through December 20, 2001.
  - vii. Illustrative Architectural Elevation: Building B-2 on Sheet 6 of 16 prepared by VIKA Incorporated and dated December 20, 2001.
- c. [No change]
- d. [No change]
2. **USES** – [Revised to read]
- a. It is the intent of the Applicant to seek Special Exception (SE) and Special Permit (SP) approvals for Buildings, B-2, B-3, D, J and I on the site, as shown on the GDP/SE Plat. However, the Applicant shall not be limited to seek only those SE or SP uses identified on the GDP/SE Plat. The Applicant may request SE or SP uses or uses otherwise permitted by the Zoning Ordinance or by interpretation without a Proffered Condition Amendment, provided there is no increase in the maximum FAR of 0.22 and there are no changes in layout except as may be permitted under Section 18-204.
- The Applicant shall comply with the parking as required in the Zoning Ordinance and shall provide an updated parking tabulation with each site plan, as may be required by DPWES.
- b. No change.
3. **TRANSPORTATION**
- a. [Revised Paragraph 3.a.ii. to read] The Applicant shall construct frontage improvement to Lee Road measuring 35 feet from the existing centerline, within the dedicated right-of-way as approved by DPWES and VDOT and as shown on Sheet 9

of the GDP. In order to provide an appropriate transition from the proposed frontage improvements to the existing two lane section of Lee Road south of Penrose Place, the Applicant shall construct off-site improvements to the east side of Lee Road south of its intersection with Penrose Place as shown on the GDP/SE Plat. Construction of Lee Road frontage improvements between Route 50 and Entrance A, including a right turn lane at Entrance A shall occur coincident with the first phase of construction. Construction of the remainder of Lee Road improvements south of Entrance A shall occur with each subsequent phase of development. However, all Lee Road improvements shall be completed prior to the issuance of any Non-RUP for Building A and B-1. The Applicant shall construct a five-foot concrete sidewalk within the right-of-way north of Penrose Place.

- b. No change.
- c. Penrose Place: [Revised to read]
  - i. Applicant shall dedicate and convey in fee simple to the Board right-of-way along the Application Property's Penrose Place frontage measuring 26 feet from the existing center line, and shall dedicate right-of-way to accommodate the relocation of the intersection of Penrose Place and Lee Road, as shown on the GDP/SE Plat. Dedication shall be made at the time of first site plan approval for Buildings A and B-1 or upon demand from Fairfax County whichever shall occur first.
  - ii. Applicant shall construct frontage improvements to Penrose Place measuring 19 feet from face of curb to the existing centerline, construct the realigned approach to Lee Road, and construct the cul-de-sac at the eastern terminus of Penrose Place, as approved by VDOT and shown on the GDP/SE Plat. Such improvements shall occur coincident with development of the portions of the Application Property adjacent to the improvements.
  - iii. Applicant shall scarify and remove the existing asphalt pavement in the abandoned portion of Penrose Place, properly prepare the soil, and restore those portions shown as open space on the GDP/SE Plat to their natural vegetated or landscaped state as determined by the Urban Forester/DPWES. Such work shall be implemented prior to issuance of a Non-Residential Use Permit for Building A.
- d. No change.

4. **PEDESTRIAN CONNECTIONS** – [Revised to read]

- a. Pedestrian connections shall be provided throughout the development linking together individual buildings and providing connections to adjacent development as depicted on Sheets 5 and 6 of 16 of the GDP/SE Plat prepared by Dewberry & Davis for the portion north of the EQC and Sheets 4, 6 and 10 of the GDP/SE Plat prepared by VIKA Incorporated on the EQC and portions south. Such connections shall consist of a combination of sidewalks, special pavings, asphalt trails and clearly marked pedestrian crosswalks as determined by DPWES.
- b. No change.

5. **LANDSCAPING AND OPEN SPACE** – [Revised to read]

- a. Applicant shall provide landscaping on the Application Property in accordance with that shown on Sheets 6, 11, 12, 13 and 14 on the GDP/SE Plat. A Landscape Plan shall be submitted to the Urban Forester/DPWES for review and approval. Such Plan shall provide for a consistent design theme in order to create a visually unified development. The exact location of the proposed plantings may be modified as necessary for the installation of utilities, VDOT requirements and tenant requirements in coordination with the Urban Forester/DPWES but shall, at a minimum, provide for the character, quality, caliper, height and quantity of plantings depicted on the GDP/SE Plat.
- b. No change.
- c. [Revised to read] Except as necessary for the construction of forested wetlands as required by the Corps of Engineers ASP-18 (permit no. 98-B013 for the Chantilly Crossing project), the applicant shall preserve those areas designated on the GDP/SE Plat as "existing vegetation to be saved". If during the process of site plan review it is determined by the Urban Forester/DPWES to be appropriate or necessary to remove any trees previously designated to be preserved, except as required for creation of forested wetlands, then the Applicant shall provide replacement trees of a comparable canopy in coordination with the Urban Forester/DPWES. The area of disturbance within the proposed tree save areas required for the creation of forested wetlands will be coordinated with the Urban Forester/DPWES to enhance the ability of these areas to provide water quality functions and improved wildlife habitat.
- d. [Revised to read] Applicant shall preserve the Environmental Quality Corridor (EQC) shown on the GDP traversing the Application Property from Route 50 to the

internal circulation road. This portion of the EQC shall remain undisturbed with the exception of permitted encroachments to allow necessary installation of utilities and trails and the creation of forested wetlands as required by the Corp of Engineers ASP-18 (permit no. 98-B013 for the Chantilly Crossing project). The area of disturbance within the EQC required for the creation of forested wetlands will be coordinated with the Urban Forester/DPWES to enhance the ability of the EQC to provide water quality functions and improved wildlife habitat. If the location of utilities within the EQC is necessary, as determined by DPWES, all crossings shall be coordinated with the Urban Forester/DPWES to minimize disturbance. The area of disturbance for the installation of utilities shall be revegetated by the Applicant subject to the approval of the applicable utility companies.

- e. [Revised to read] The remainder of the EQC as shown on the GDP may be utilized for the storm water management facility and aerating fountains, two road crossings, and the lake and the lake edge treatments illustrated on Sheet 7 of 16 of the GDP/SE Plat prepared by VIK A Incorporated. The outfall area located south of Entrance C shall be revegetated with native species of wildlife habitat plantings in a sufficient quantity to reforest this area as determined by the Urban Forester.
- f. [Revised to read] In conjunction with site plan approval for Building A, the Applicant shall remove debris located within the Resource Protection Area (RPA) identified on the GDP in the southeast portion of the Application Property and shall restore the area to native vegetation as may be determined by the Urban Forester/DPWES.
- g. [New] Prior to the issuance of a Non-RUP for Building A, the Applicant shall dedicate in fee simple or easement the portion of the Application Property located south of Penrose Place that is classified as Environmental Quality Corridor. This dedication is made for park purposes. However, the Applicant reserves the right to: (1) maintain a sign easement and requisite access easements to the proposed sign located along Route 28; (2) reserve density credit in accordance with provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance; and (3) include the area of dedication in its open space calculations.

6. **DESIGN ELEMENTS**

- a. No change.
- b. No change

- c. [Revised to read] Two freestanding signs shall be provided to identify the project. One sign shall be located at the intersection of Route 50 and Lee Road; the other sign shall be located along Route 28, as shown on the GDP/SE Plat. In addition, one monument sign shall be permitted for identification of the service station identified as Building B-3.
  - d. No change.
  - e. No change.
7. **STORM WATER MANAGEMENT** – [Revised to read]
- a. Applicant shall design and construct a regional storm water management facility designed to meet Best Management Practices in a location as generally shown on the GDP/SE Plat, in accordance with the Department of Public Works and Environmental Services (DPWES) requirements. The regional pond shall be constructed as a “wet” pond in accordance with plans and specifications approved by DPWES. Existing interim conservation easements shall be vacated once the regional pond is bonded.
  - b. The Applicant reserves the right to phase the construction of the proposed regional storm water management pond to coincide with phased construction of the proposed development as approved by DPWES. However, prior to the issuance of a Non-RUP for either Building A or B-1, the regional pond shall be designed and bonded to accommodate its ultimate capacity. Further, the pond shall be substantially complete and operational and procedures for the transfer of the pond to the County in process within one year of issuance of the Non-RUP for either Building A or Building B-1.
  - c. Based on the regional nature of the pond, the Applicant shall be entitled to reimbursement through a pro-rata share agreement administered by DPWES.
8. **SEVERABILITY** – No change.
9. **ARCHAEOLOGY** – No change.
10. **SEWER EXTENSION** – No change.
11. [Deleted and replaced with the following]  
**ENVIRONMENTAL TESTING** – Prior to site plan approval, the Applicant shall submit a Phase 1 Environmental Investigation of Tax Map 34-3 ((1)) 29 to DPWES and the Fairfax.

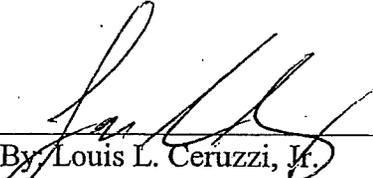
County Health Department ("Health Department") for review and approval. This investigation shall be generally consistent with the procedures described within the American Society for Testing and Materials document entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". If warranted by the results of the Phase I investigation, as determined by DPWES and the Health Department, the Applicant shall institute a Phase II monitoring program to determine if soil, surface water or groundwater contaminants are present on the property. If contaminants are detected on Parcel 29 or abutting properties identified as Tax Map 34-3 ((1)) 7B, 26 or 28 in concentrations requiring remedial action, a remediation program coordinated with, and approved by, DPWES and the Health Department shall be performed in accordance with applicable federal, state, and County requirements. Sufficient documentation of completion of the remediation program or an appropriate corrective action plan shall be provided to DPWES and the Health Department prior to site plan approval for Parcel 29.

12. [Deleted and replaced with the following]  
**SITE LIGHTING** – Parking lot lighting on the Application Property located south of the EQC shall be a maximum of 35 feet in height and shall utilize full cut-off fixtures in order to minimize glare and light trespass. Building/security lights shall also utilize full cut-off lighting fixtures a maximum of 20 feet in height.
  
13. [New]  
**BICYCLE FACILITIES** – The Applicant shall provide a minimum of three bicycle parking racks in the area south of the EQC in accordance with the detail shown on Sheet 13 of the GDP/SE Plat.

[SIGNATURES BEGIN ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

APPLICANT/CONTRACT PURCHASER  
STARWOOD CERUZZI II, L.L.C.

  
By: Louis L. Ceruzzi, Jr.  
Its: President

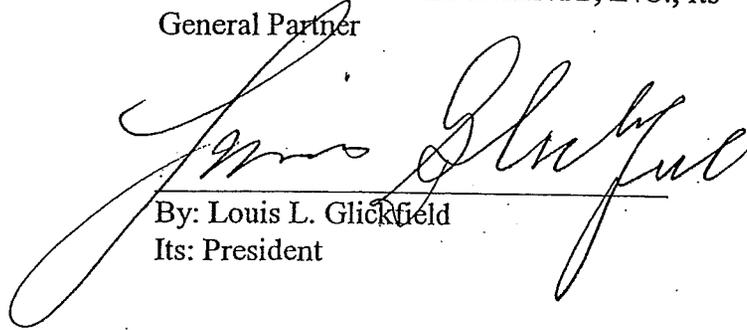
[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1))  
PT. 7B, 7C, PT. 19, 26, 33, 33A

CHANTILLY 50-28 ASSOCIATES LIMITED  
PARTNERSHIP

BY: LOMAR II INVESTMENTS, INC., its  
General Partner

A large, stylized handwritten signature in black ink, appearing to read "Louis L. Glickfield". The signature is written over a horizontal line.

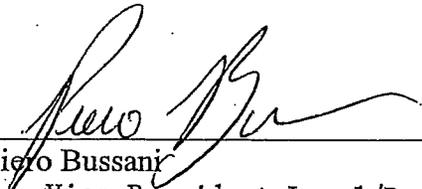
By: Louis L. Glickfield  
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1))  
PT. 7D

ESA VIRGINIA, INC.

  
By: Piero Bussani  
Its: Vice President-Legal/Development

[SIGNATURES END]

PROFFERS  
PCA 95-Y-016-2  
RZ 2001-SU-015

TITLE OWNER OF TAX MAP 34-3 ((1)) 29

Woodrow W Herring Jr.  
Woodrow W Herring, Jr.

Carol D. Herring  
Carol D Herring







ENTRANCE D

ENTRANCE C

ENTRANCE B

PROPOSED ROW DEDICATION 57' FROM &

PROPOSED EATING ESTABLISHMENT 3000± S.F. 1 STORY HT. = 24'

PROPOSED EATING ESTABLISHMENT 10,000± S.F. 1 STORY HT. = 24'

PROPOSED ROW DEDICATION 37' FROM &

CHILD CARE CENTER OR OTHER SPECIAL PERMIT SPECIAL EXCEPTION USES PROPOSED ROW DEDICATION 57' FROM &

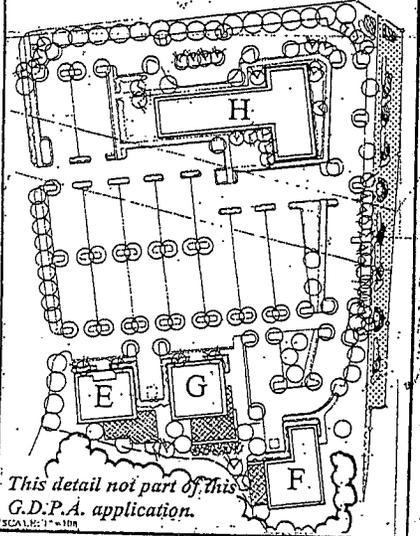
**This area is not part of this Amendment application.**

PROPOSED EATING ESTABLISHMENT 1800± S.F. 1 STORY HT. = 24'

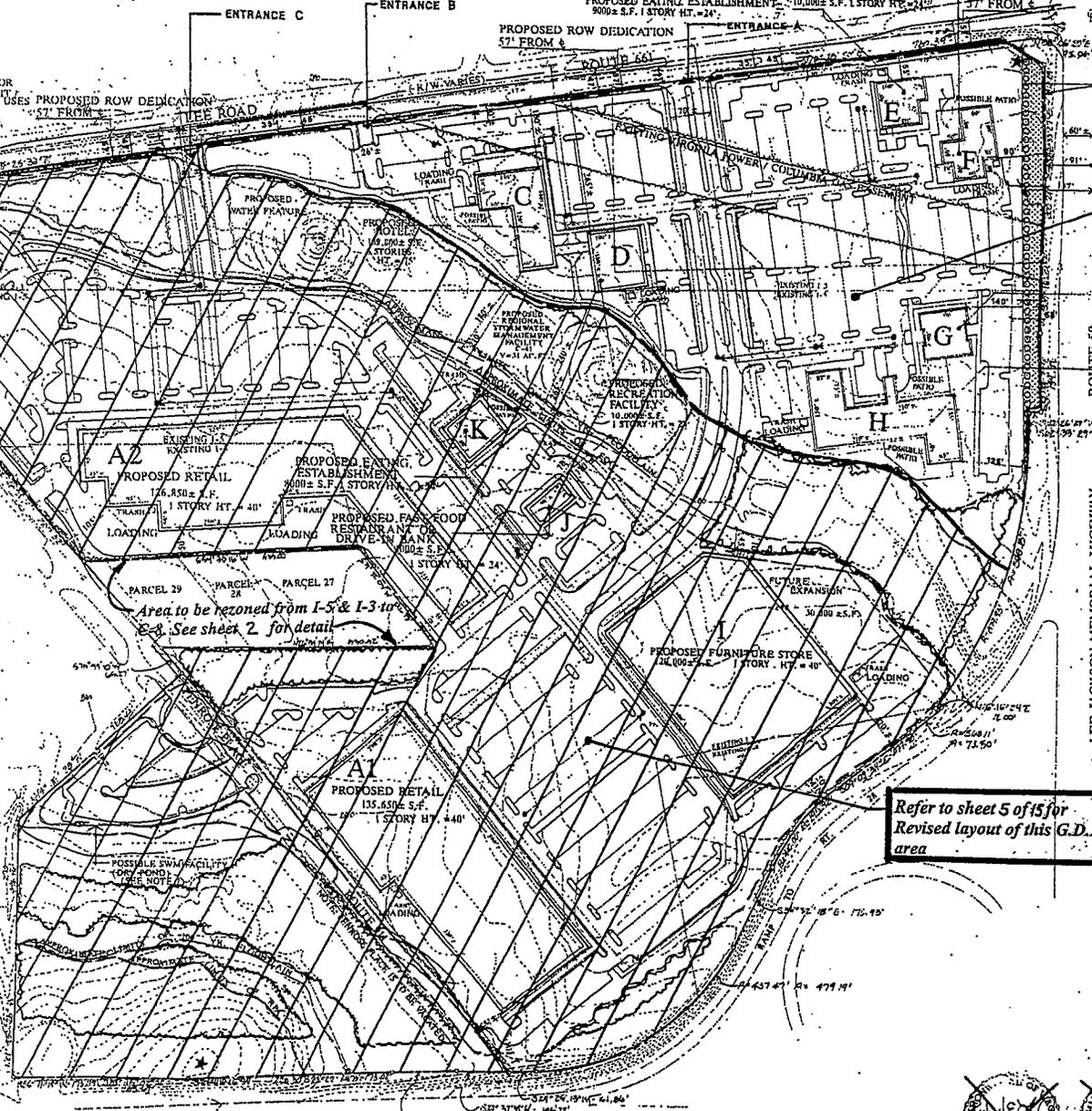
PROPOSED HOTEL 165,000± S.F. 6 STORIES HT. = 75'

- LEGEND**
- EXISTING SANITARY SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATERMAIN
  - PROPOSED WATERMAIN
  - EXISTING VEGETATION
  - EXISTING VEGETATION TO BE SAVED
  - APPROXIMATE LIMITS OF CLEARING AND GRADING
  - APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
  - APPROXIMATE LIMITS OF RPA
  - PROPOSED COMPREHENSIVE PLAN TRAIL
  - APPROXIMATE LIMITS OF EOC
  - POSSIBLE DUMPSTER LOCATION
  - ★ APPROXIMATE LOCATION OF FREESTANDING SIGN
  - ▨ AREA OF DEDICATION
  - ▨ AREA OF RESERVATION

ALTERNATIVE LAYOUT BUILDINGS E, F, G AND H



*This detail not part of this G.D.P.A. application.*



Area to be rezoned from I-3 & I-3 to E-3. See sheet 2 for detail

Refer to sheet 5 of 15 for Revised layout of this G.D.P.A. area

**VIA**

COMMUNICATIONS

DESIGNER & PLANNER BY GEORGE ANDREWS ENGINEERS & ARCHITECTS

810 GREENSBORO DRIVE, SUITE 200, WILKINSON, NC 27689

TEL: 754-233-1111 FAX: 754-233-1112



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

GENERALIZED DEVELOPMENT PLAN - SPECIAL EXCEPTION - PLAN

**CHANTI Y CROSSING**

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

**Dewberry & Davis**

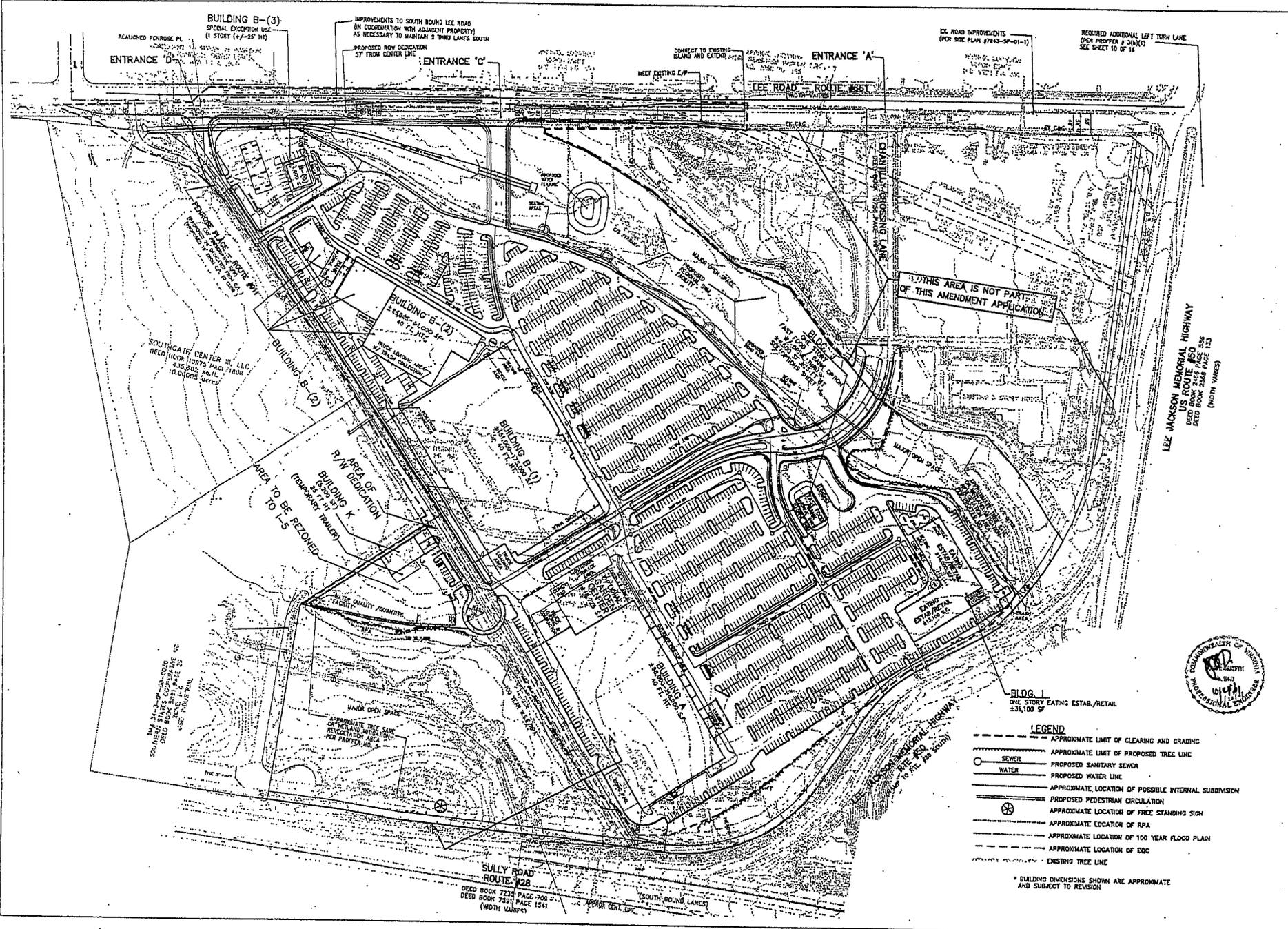
Architects  
Engineers  
Planners  
Surveyors

9401 Ardington Blvd., Fairfax, VA 22031  
202 703 849-0100

Revised Date	Drawn by	MWT
REV. 5-26-95	Designed by	DMC
REV. 8-21-95	Checked by	LAM
REV. 10-5-95	Date	2-27-95
REV. 11-01-95	Scale	1" = 100'
REV. 11-14-95	Plan Number	
REV. 4-4-96	Sheet	3 of 16
REV. 4-22-96	File Number	M-9112
REV. 6-7-96		
REV. 6-21-96		
REV. 7/20/96		
REV. JAN 07 2001		
REV. JULY 31, 2001		
REV. AUG 11, 2001		
REV. SEPT 7, 2001		
REV. SEPT 15, 2001		
REV. OCT 24, 2001		
REV. DEC 20, 2001		







BUILDING B-(3)  
SPECIAL EXCEPTION USE  
(1 STORY 14'-0" HGT)  
REMOVED FORESEE PL.

IMPROVEMENTS TO SOUTH BOUND LEE ROAD  
(IN COORDINATION WITH ADJACENT PROPERTY)  
AS NECESSARY TO MAINTAIN 2 THRU LANES SOUTH  
PROMISED ROW DEDICATION  
57' FROM CENTER LINE

CONSENT TO EXISTING  
BLDG AND EXTERIOR

ENTRANCE 'A'

EX. ROAD IMPROVEMENTS  
(FOR SITE PLAN #7843-SF-01-1)

REQUIRED ADDITIONAL LEFT TURN LANE  
(FOR PROFFER # 300)(1)  
SEE SHEET 10 OF 18

SOUTHCOTE CENTER III, LLC  
REC'D BOOK 18974 PAGE 1400  
4.16.2002 26.740.1400  
10.04.0202 26.740.1400

AREA OF  
P.A.M. DEDICATION  
BUILDING K  
(GENERAL PARKER)  
AREA TO BE REZONED  
TO I-5

THIS AREA IS NOT PART  
OF THIS AMENDMENT APPLICATION

LEE JACKSON MEMORIAL HIGHWAY  
US ROUTE #280  
REC'D BOOK 2418 PAGE 123  
REC'D BOOK 2568 PAGE 123  
(WIDTH VARIES)

SULLY ROAD  
ROUTE #228  
REC'D BOOK 7218 PAGE 703  
REC'D BOOK 7251 PAGE 1541  
(WIDTH VARIES)

BLDG. 1  
ONE STORY EATING ESTAB./RETAIL  
231,100 SF

- LEGEND**
- APPROXIMATE LIMIT OF CLEARING AND GRADING
  - APPROXIMATE LIMIT OF PROPOSED TREE LINE
  - SEWER
  - PROPOSED SANITARY SEWER
  - WATER
  - PROPOSED WATER LINE
  - APPROXIMATE LOCATION OF POSSIBLE INTERNAL SUBDIVISION
  - PROPOSED PEDESTRIAN CIRCULATION
  - APPROXIMATE LOCATION OF FREE STANDING SIGN
  - APPROXIMATE LOCATION OF RPA
  - APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAN
  - APPROXIMATE LOCATION OF EOC
  - EXISTING TREE LINE

\* BUILDING DIMENSIONS SHOWN ARE APPROXIMATE  
AND SUBJECT TO REVISION



**VIKI**

CHANTILLY CROSS'ING

GENERAL DEVELOPMENT PLAN  
SPECIAL EXCEPTION PLAT  
AMENDMENT

VIRGINIA REVISIONS

DES.	MT	DWN	MT
SCALE:	1"=100'		
PROJECT/FILE NO.	6333		
SHEET NO.	8 OF 18		

RECEIVED 04/20/01  
OCTOBER 24, 2001  
SEPTEMBER 25, 2001  
SEPTEMBER 7, 2001  
AUGUST 17, 2001  
JULY 31, 2001  
JUNE 07, 2001  
DATE: FEB. 20, 2001

8145 SULLY DRIVE, SUITE 100, CHANTILLY, VA 20151  
TEL: 571-390-1234  
WWW.VIKIENGINEERING.COM

NATIVE SPECIES OF WILDLIFE HABITAT PLANTINGS SHALL BE PROVIDED IN THIS AREA OF REVEGETATION. PLANTINGS MAY INCLUDE GREEN ASH, BLACK OAK, PIN OAK, RED CEDAR, SWEET GUM, SERVICEBERRY OR HOLLY PER THE URBAN FORESTRY BRANCH. TREES SHALL BE RANDOMLY SPACED AND OF SUFFICIENT QUANTITY TO REFOREST THIS AREA PER THE URBAN FORESTRY BRANCH. MIN. PLANTING SIZE TO BE 2 1/2" - 3" CAL.

PLANTINGS ON EASEMENTS ARE SUBJECT TO FINAL SITE PLAN APPROVAL.

THIS AREA IS NOT PART OF THIS AMENDMENT APPLICATION.

LEE JACKSON MEMORIAL HIGHWAY  
US ROUTE 428  
100 FT. EASEMENT



- 1) TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM EASEMENTS.
- 2) TREES SHOWN WITHIN PARKING LOT ISLANDS ARE INTENDED FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO RELOCATION OR ELIMINATION BASED ON FINAL ENGINEERING & UTILITY DESIGN.
- 3) TREE SPECIES SHOWN ARE FOR REFERENCE ONLY. THESE MAY CHANGE WITH THE FINAL SITE PLAN.

**LEGEND**

- LARGE SHADE TREE (2"-3" CAL. (PLANTED)) - ULTIMATE HEIGHT: +/- 60 FT (OAK, MAPLE, ASH)
- MEDIUM DECIDUOUS TREE (2" CAL. (PLANTED)) - ULTIMATE HEIGHT: +/- 30 FT (CHERRY, PEAR)
- ▲ LARGE EVERGREEN TREE (6'-8' HT. (PLANTED)) - ULTIMATE HEIGHT: +/- 50 FT (LOBLOLLY/WHITE PINE)
- SMALL DECIDUOUS TREE (1"-2" CAL. (PLANTED)) - ULTIMATE HEIGHT: +/- 20 FT (DOGWOOD, SERVICEBERRY, REDBUD)
- SMALL EVERGREEN TREE (4'-5' HT. (PLANTED)) - ULTIMATE HEIGHT: +/- 20 FT (LELAND CYPRESS, HEMLOCK, FIR)

**VKA**  
COMMERCIAL PLANNING, ENGINEERING, ARCHITECTURE & SURVEYING SERVICES  
3000 BUCKENBURY BLVD., SUITE 200 • FALLS CHURCH, VIRGINIA 22044  
(703) 441-1100

**CHANTILLY CROSSING**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**LANDSCAPE PLAN  
GENERAL DEVELOPMENT PLAN  
SPECIAL EXCEPTION PLAT  
AMENDMENT**

**VKA REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHKD.
1	SEPTEMBER 26, 2001	ISSUED FOR PERMIT	...	...
2	OCTOBER 24, 2001	...	...	...
3	SEPTEMBER 24, 2001	...	...	...
4	SEPTEMBER 7, 2001	...	...	...
5	AUGUST 17, 2001	...	...	...
6	JUNE 20, 2001	...	...	...
7	JUNE 07, 2001	...	...	...
8	DATE: FEB. 20, 2001	...	...	...

DES. MT    DWN. MT

SCALE: 1"=100'

PROJECT/FILE NO. 6333

SHEET NO. 6 OF 16

**Dewberry & Davis**  
 Architects  
 Planners  
 Engineers  
 Surveyors

8401 Arlington Blvd., Fairfax, VA 22031  
 ☎ 703 849-0100

FARFAX COUNTY, VIRGINIA

**CHANTLERY CROSSING**  
 LAKE AND LAKE EDGE TREATMENTS

SULLY DISTRICT

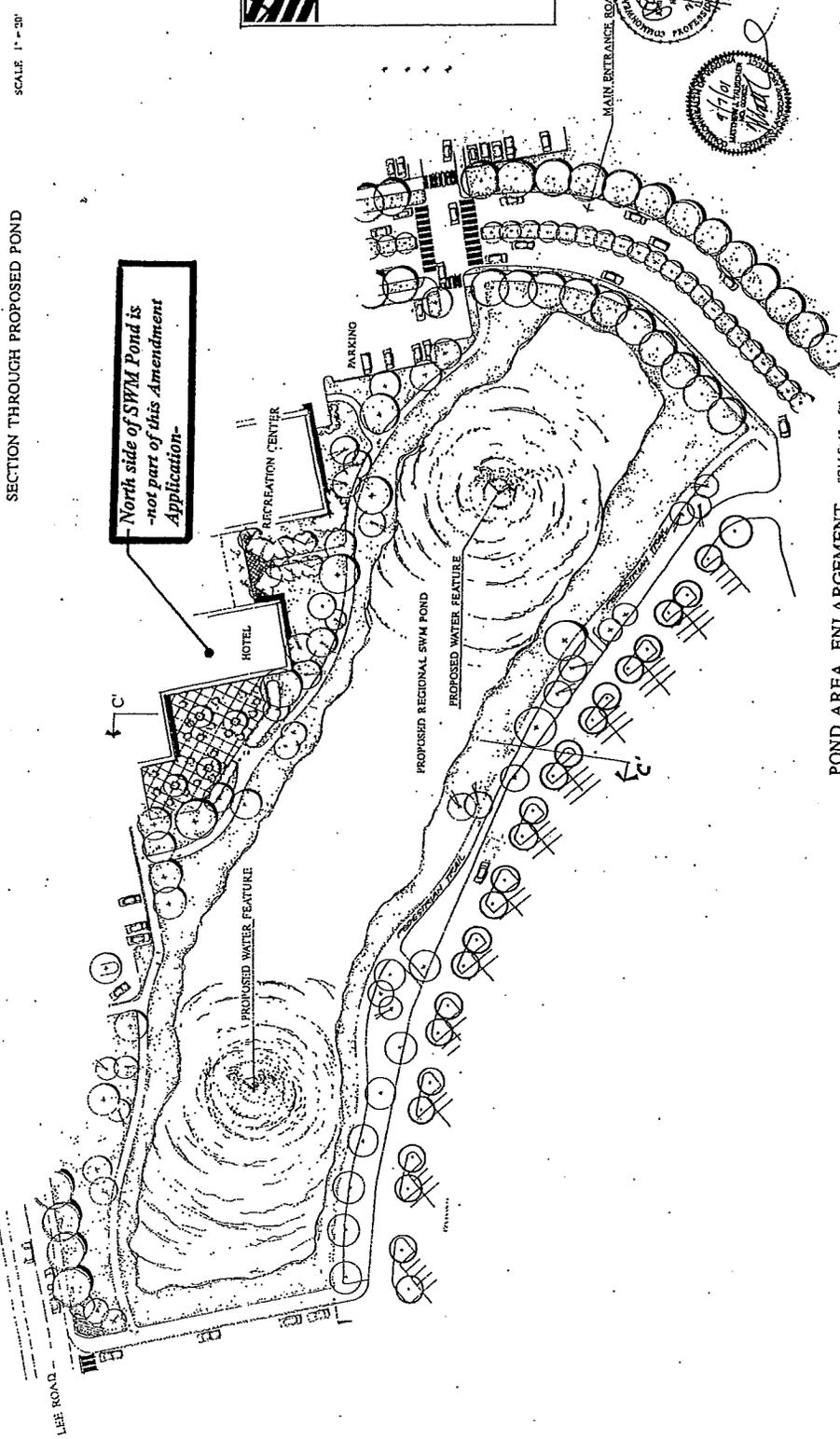
Drawn By	LHT
Checked By	DMC
Designed By	LAM
Author	
Date	8.23.96
Scale	AS NOTED
File Number	
Sheet	7 of 16
File Name	CHANTLERY
Project	LAKE AND LAKE EDGE TREATMENTS
Client	CHANTLERY CROSSING
Site	LAKE AND LAKE EDGE TREATMENTS
Scale	AS NOTED
Author	
Date	
Scale	
File Number	

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996

CHARTERS & PLANNING SERVICES, INC. 14271188 SAVANNAH DR. SUITE 200  
 1100 GREENWAY PARK, SUITE 200, FARMERS BRANCH, GA 30204  
 (770) 421-8100 • FAX (770) 421-8101  
 1100 GREENWAY PARK, SUITE 200, FARMERS BRANCH, GA 30204  
 (770) 421-8100 • FAX (770) 421-8101



01. 4-20-96  
 02. 4-1-96  
 03. 4-1-96



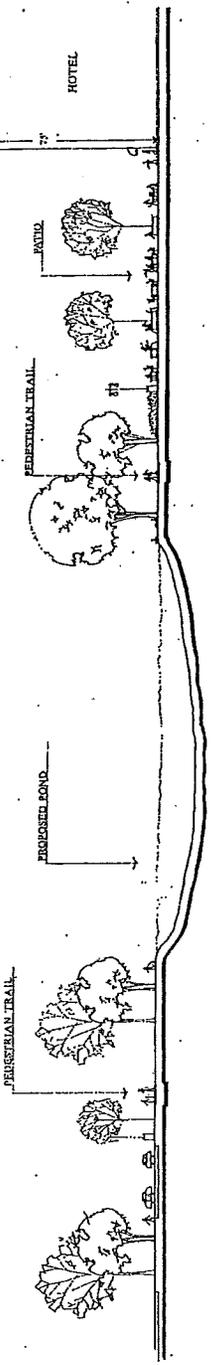
North side of SWM Pond is  
 -not part of this Amendment  
 Application-

SECTION THROUGH PROPOSED POND

SCALE: 1" = 20'

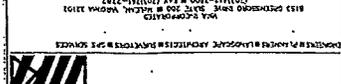
POND AREA ENLARGEMENT

SCALE: 1" = 50'

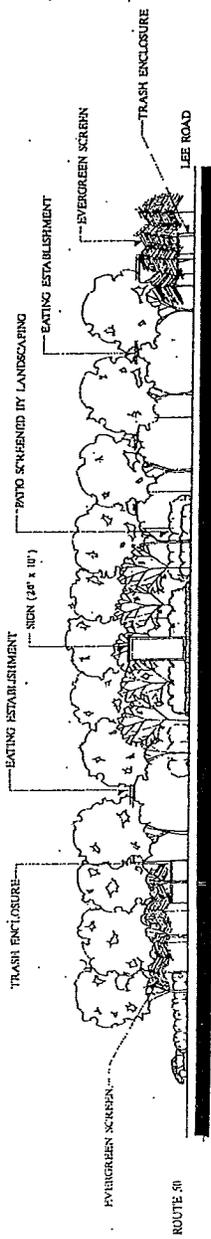


Drawn by: ARTILE	Checked by: WAKT	Date: 01-23-96	Sheet: 8 of 16
Designed by: JAW	Approved: JAW	Scale: NOT TO SCALE	Project No.: M-1112
Rev. 11-1-95	Rev. 4-23-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 11-14-95	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96
Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96	Rev. 06-21-96

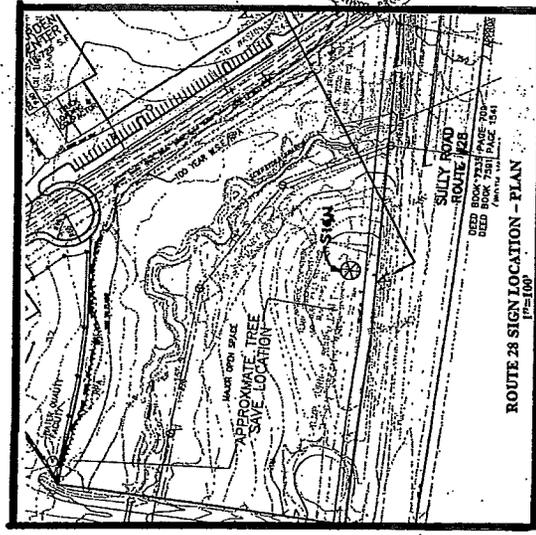
AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996



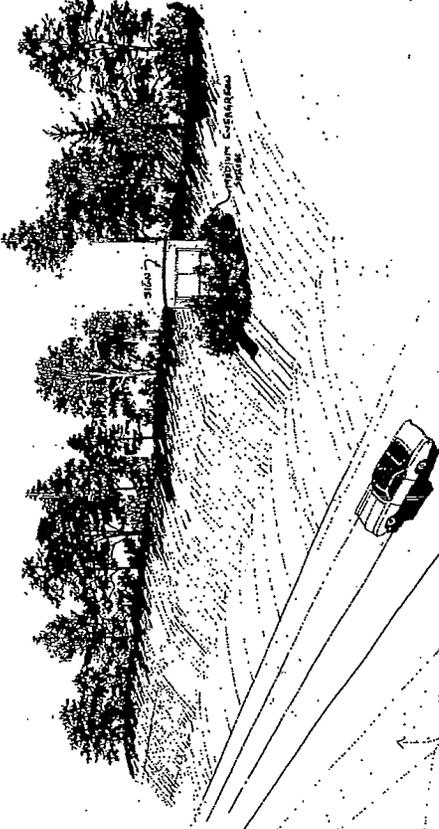
PROJECT NO. P-11, LOCATED IN LANDSCAPE ARCHITECTURE DIVISION'S P-11'S OFFICE



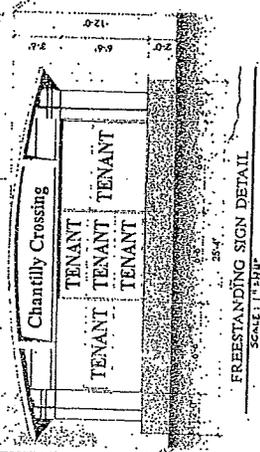
**SIGN ELEVATION AT CORNER OF ROUTE 50 AND LEE ROAD**  
SCALE: 1" = 3'



**ROUTE 28 SIGN LOCATION - PLAN**  
SCALE: 1"=100'



**ROUTE 28 SIGN LOCATION - PERSPECTIVE**



**FREESTANDING SIGN DETAIL**  
SCALE: 1/4" = 1'-0"

NOTE: THIS SIGN WILL BE UPRISED UPON THE APPROVAL OF THE BOARD OF SUPERVISORS AND APPROVED BY THE BOARD OF SUPERVISORS. AREA OF 3,000 SQ. FT.



NOTE: THIS SKETCH IS FOR ILLUSTRATIVE PURPOSES ONLY!



BUILDING B-(3)  
SPECIAL OCCUPATION USE  
(1 STORY +/- 25' HGT)

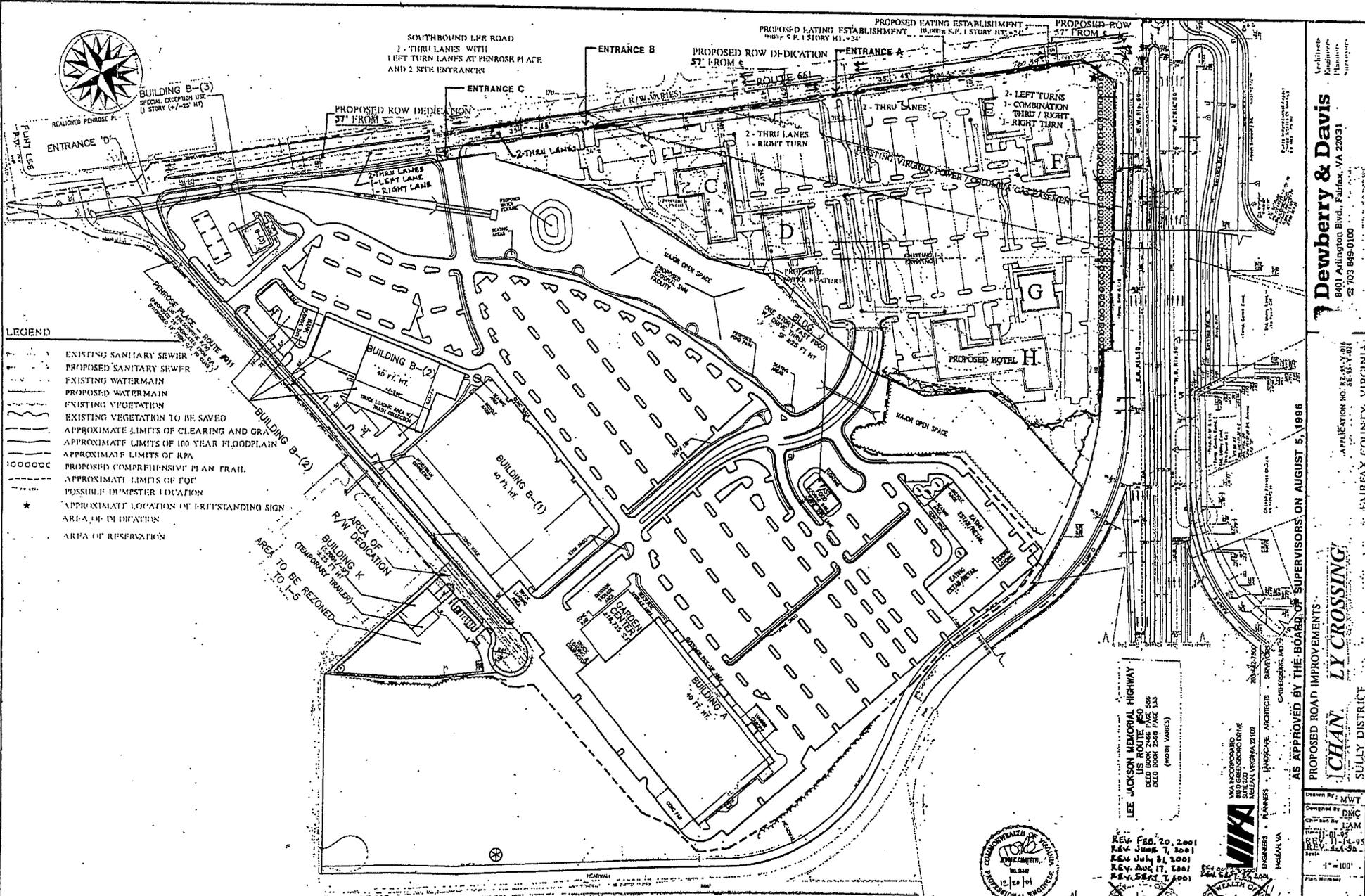
SOUTHBOUND LEE ROAD  
1-THRU LANES WITH  
LEFT TURN LANES AT PENROSE PLACE  
AND 2 SIDE ENTRANCES

PROPOSED EATING ESTABLISHMENT  
3-1/2 S.F. 1 STORY HGT +/- 24'

PROPOSED ROW  
37' FROM

LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE SAVED
- APPROXIMATE LIMITS OF CLEARING AND GRASS
- APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN
- APPROXIMATE LIMITS OF RPA
- PROPOSED COMPREHENSIVE PLAN TRAIL
- APPROXIMATE LIMITS OF FOG
- POSSIBLE DUMPSTER LOCATION
- APPROXIMATE LOCATIONS OF BRITISH SIGN
- AREA OF DEDICATION
- AREA OF RESERVATION



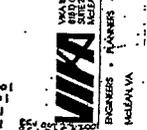
**Dewberry & Davis**  
8001 Arlington Blvd., Fairfax, VA 22031  
703 649-0100

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 5, 1996  
APPLICATION NO. 82-41-701  
FAIRFAX COUNTY, VIRGINIA

PROPOSED ROAD IMPROVEMENTS  
**LY CROSSING**  
SULLY DISTRICT

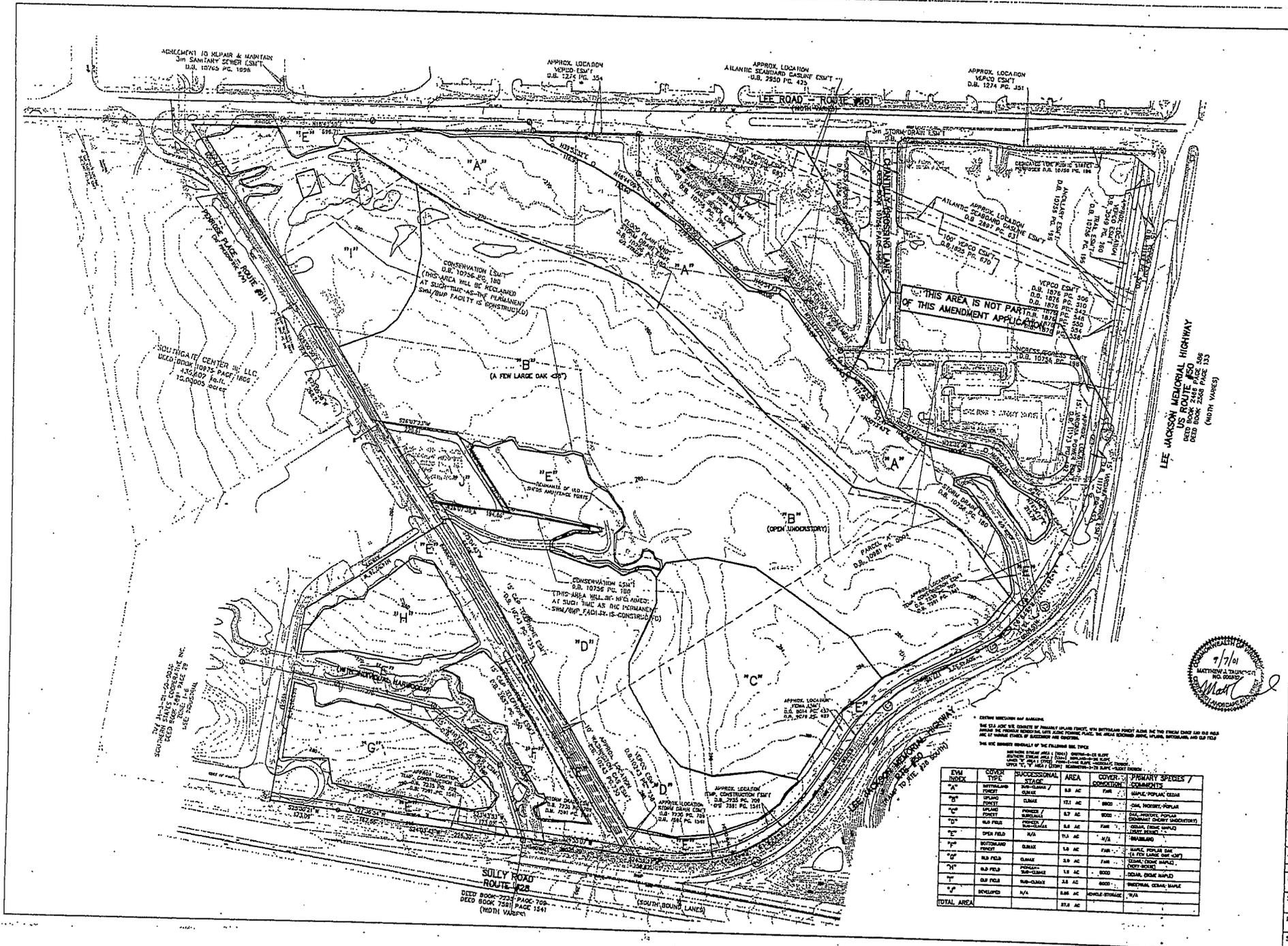
LEE JACKSON MEMORIAL HIGHWAY  
US ROUTE #60  
DEED BOOK 2886 PAGE 118  
(MOTRI VARIES)

REV. FEB. 20, 2001  
REV. JUNE 7, 2001  
REV. JULY 31, 2001  
REV. AUG 17, 2001  
REV. SEPT 7, 2001



SULLY ROAD  
ROUTE #28  
DEED BOOK 7235 PAGE 708  
DEED BOOK 7581 PAGE 1541

Drawn By:	MWT
Designed By:	DMC
Checked By:	JAM
Rev. 1:	11-18-95
Rev. 2:	11-18-95
Scale:	1" = 100'
Plan Number:	
Sheet:	9 of 16
File Number:	
Project:	



SWH INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES / COMMENTS
"A"	WETLAND FOREST	CLASH	8.8 AC	FAIR	MAPLE, POPLAR, CEDAR
"B"	WETLAND FOREST	CLASH	17.1 AC	GOOD	DOGWOOD, POPLAR, CEDAR
"C"	WETLAND FOREST	CLASH	8.7 AC	GOOD	DOGWOOD, POPLAR, CEDAR
"D"	WETLAND FOREST	CLASH	8.4 AC	FAIR	DOGWOOD, POPLAR, CEDAR
"E"	WETLAND FOREST	CLASH	11.4 AC	N/A	SWAMPLAND
"F"	WETLAND FOREST	CLASH	1.8 AC	FAIR	MAPLE, POPLAR, CEDAR
"G"	WETLAND FOREST	CLASH	2.9 AC	FAIR	MAPLE, POPLAR, CEDAR
"H"	WETLAND FOREST	CLASH	1.8 AC	GOOD	DOGWOOD, POPLAR, CEDAR
"I"	WETLAND FOREST	CLASH	2.8 AC	GOOD	DOGWOOD, POPLAR, CEDAR
"J"	WETLAND FOREST	CLASH	2.8 AC	GOOD	DOGWOOD, POPLAR, CEDAR
TOTAL AREA			87.8 AC		

**VIKA**  
 CONSULTING ENGINEERS AND ARCHITECTS  
 1000 W. MAIN ST., SUITE 200  
 CHARLOTTE, NC 28202  
 (704) 375-1100

**CHANTILLY CROSSING**

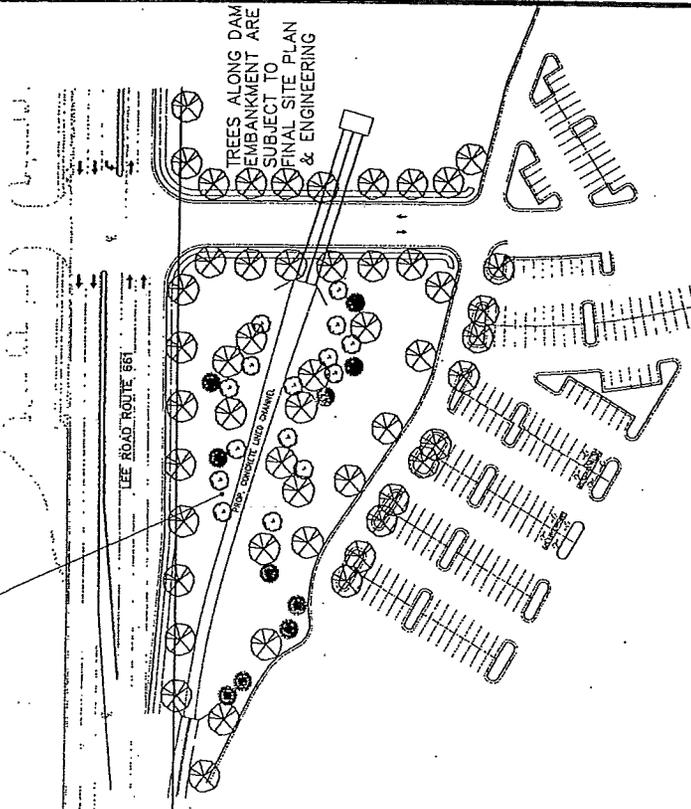
**EXISTING VEGETATION MAP**

**VIKA REVISIONS**

DATE: FEB. 20, 2001  
 REV: HT DWH  
 SCALE: 1"=100'  
 PROJECT/FILE NO: 6333  
 SHEET NO. 10 OF 16



NATIVE SPECIES OF WILDLIFE HABITAT PLANTINGS SHALL BE PROVIDED IN THIS AREA OF REVEGETATION PER THE URBAN FORESTRY BRANCH & D.P.W.E.S. TREES SHALL BE RANDOMLY SPACED AND OF SUFFICIENT QUANTITY TO REFOREST THIS AREA PER THE U.F.B.



ENTRANCE 'C' (POND PLANTING CONCEPT)

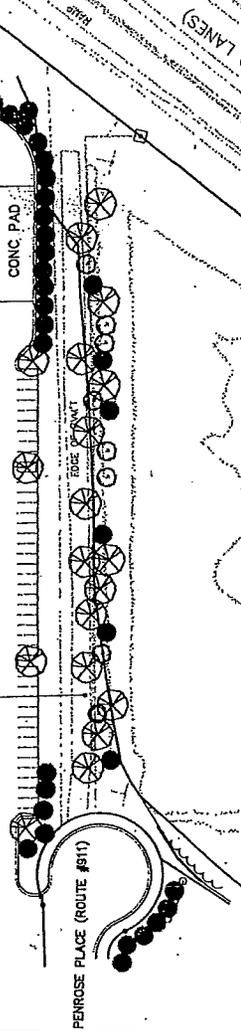
1"=50'

- ⊗ LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)
- ⊙ ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)

BUILDING A

EXISTING ASPHALT ROADBED TO BE REMOVED  
NATIVE SPECIES OF WILDLIFE HABITAT PLANTINGS  
SHALL BE PROVIDED IN THIS AREA OF REVEGETATION  
PER THE URBAN FORESTRY BRANCH.  
TREES SHALL BE RANDOMLY SPACED AND OF SUFFICIENT  
QUANTITY TO REFOREST THIS AREA PER THE U.F.B.

TRUCK  
LOADING  
&  
COMPACTOR



PENROSE PLACE (REVEGETATION PLANTING CONCEPT)

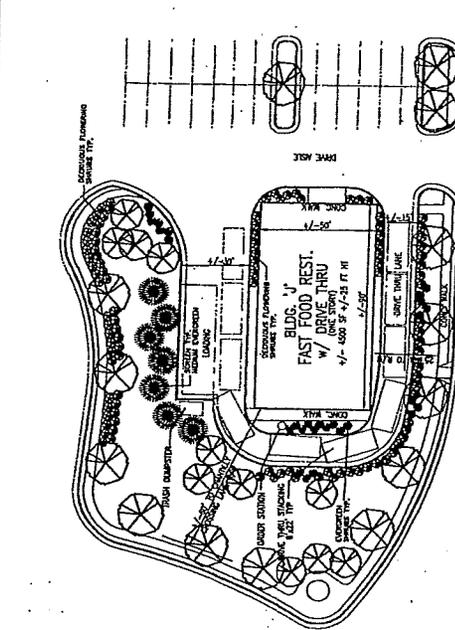
1"=50'

- ⊗ LARGE DECIDUOUS SHADE TREE (2"-3" CAL) (PLANTED)
- ⊙ ORNAMENTAL DECIDUOUS TREE (1"-2" CAL) (PLANTED)
- LARGE EVERGREEN TREE (6' - 8' HT.) (PLANTED)

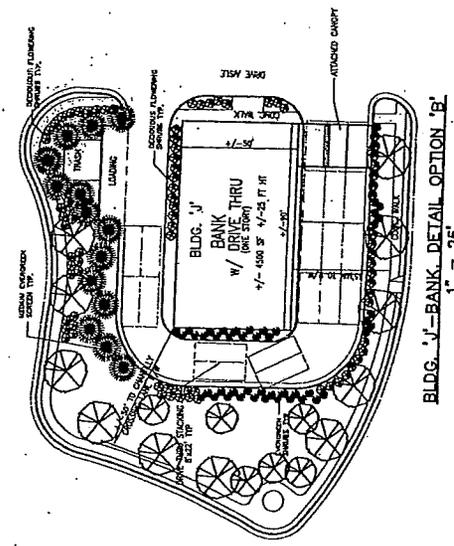


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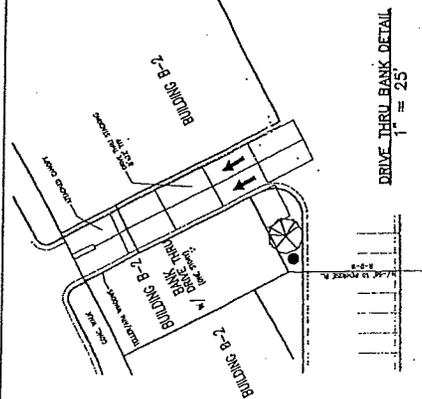


BLDG. 'J' - FAST FOOD REST. DETAIL OPTION 'A'  
1" = 25'

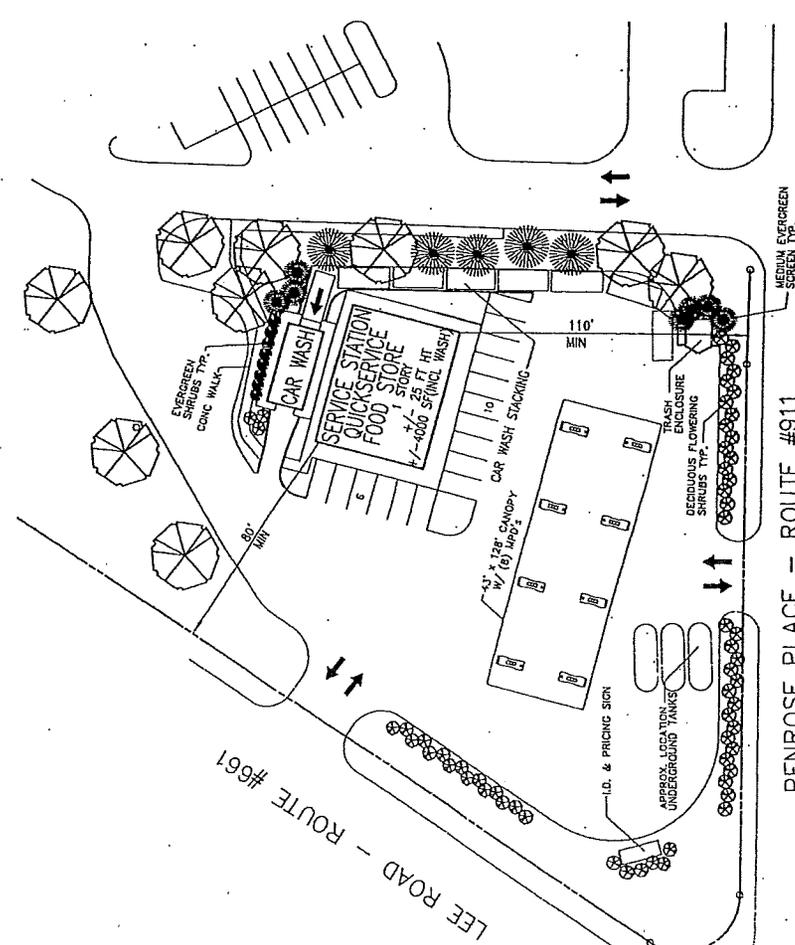


BLDG. 'J' - BANK DETAIL OPTION 'B'  
1" = 25'

- LARGE DECIDUOUS SHADE TREE (2'-3' CAL) (PLANTED)
- SMALL DECIDUOUS ORNAMENTAL TREE (2' CAL) (PLANTED)
- LARGE EVERGREEN TREE (6'-8' HT.) (PLANTED)
- MEDIUM EVERGREEN TREE (4'-6' HT.) (PLANTED)
- EVERGREEN SHRUB (24"-30" HT.) (PLANTED)
- DECIDUOUS FLOWERING SHRUB (24"-30" HT.) (PLANTED)



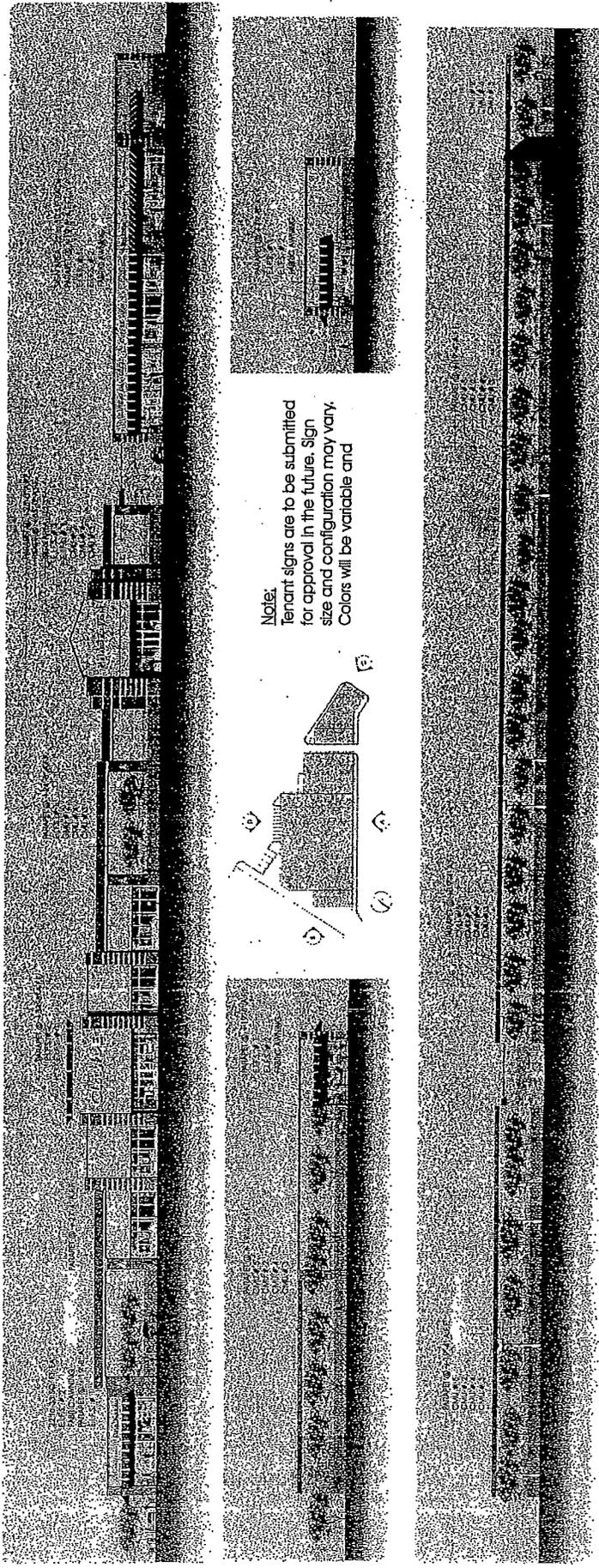
DRIVE THRU BANK DETAIL  
1" = 25'



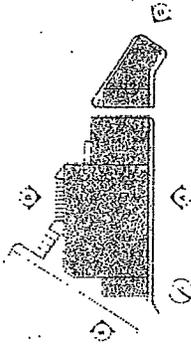
PENROSE PLACE - ROUTE #911

BLDG. 'B-3' - SERVICE STATION DETAIL  
1" = 25'





**Note:**  
 Tenant signs are to be submitted  
 for approval in the future. Sign  
 size and configuration may vary.  
 Colors will be variable and



Professional Architect Seal  
 W. J. ...  
 1/1/01

DEC 20, 2001  
 OCT 20, 2001  
 SEP 20, 2001



**ILLUSTRATIVE ARCHITECTURAL ELEVATION**  
**BUILDING B-2**

SHEET 16 OF 16

**CHANTILLY CROSSING, VIRGINIA**  
 August 1, 2001

**WJA**  
 WJA INCORPORATED  
 2140 GREENBROOK DRIVE  
 MIDDLEBURGH, VIRGINIA 22102  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS  
 MIDDLEBURGH, VA  
 703-442-2000  
 CHARLESVILLE, MO

**STARWOOD CERUZZI**



# FAIRFAX COUNTY

OFFICE OF THE  
BOARD OF SUPER  
12000 Government Center Parkway,  
Fairfax, Virginia 22

V I R G I N I A

Telephone: 703

FAX: 703

TDD: 703

August 15, 1996

Martin D. Walsh, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201-3359

RE: Special Exception  
Number SE 95-Y-024  
(Concurrent with RZ 95-Y-016)

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on August 5, 1996, the Board approve Special Exception Number SE 95-Y-024 in the name of Chantilly 50-28 Associates Limite Partnership, located at Tax Map 34-3 ((1)) 7B 19, 26 and 33 for an increase in building height ar waiver of certain sign regulations pursuant to Sections 9-607 and 9-620 of the Fairfax Coun Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application a is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicat on the Special Exception Plat approved with the application, as qualified by the development conditions. However, this does not preclude the applicant from pursui separate special exception/special permit approval for those uses permitted in the C District with such approvals, provided the use(s) are in substantial conformance wi the approved Generalized Development Plan/Special Exception (GDP/SE) Plat.

3. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property. Previously approved development conditions applicable to the portion of the property not subject to the Special Exception Amendment shall otherwise remain in full force and effect.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Generalized Development Plan/Special Exception Plat entitled Marlo/Chantilly and prepared by Dewberry and Davis which is dated February 27, 1995, as revised through June 21, 1996 and these conditions.
5. The maximum building height permitted for the two hotels shall be 75 feet. All other buildings proposed on the site shall be limited to a maximum building height of 40 feet or such lesser height as may be shown on the Generalized Development Plan/Special Exception Plat.
6. One freestanding sign shall be permitted along the Route 50 frontage of the site and one freestanding sign shall be permitted along the Route 28 frontage in the location as generally shown on the Generalized Development Plan/Special Exception Plat. The freestanding sign along the Route 28 frontage shall be limited to a maximum height of 20 feet from grade and 200 square feet in sign area. The freestanding sign along Route 50 shall be limited to a maximum height of 25 feet from grade and 250 square feet in sign area. The sign area for both signs shall be calculated in accordance with the provisions of Paragraph. 3 of Section. 12-205 of the Zoning Ordinance. Each sign shall be limited to identifying the proposed development and a maximum of five individual tenants. Consistent letter treatment in terms of size and color shall be provided for all lettering on each sign.
7. Changes to the sign face shall require approval of a sign permit in accordance with Article 12, but shall not require a Special Exception Amendment, provided consistent letter treatment is maintained. Increases in sign area and/or height shall require approval of a Special Exception Amendment.

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

SE 95-Y-024  
August 15, 1996

2.

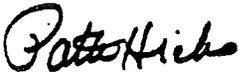
Pursuant to Section 9-015 of the Zoning Ordinance, the portion of this Special Exception for an increase in building height shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. Similarly, the portion of this Special Exception for a waiver of certain sign regulations shall automatically expire, without notice, thirty (30) months after the date of approval unless one of the signs has received a sign permit and has been erected. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- Waived the service drive requirement along the Route 28 frontage of the site; and
- Waived construction of the service drive along the Route 50 frontage of the site

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Patti Hicks  
Acting Clerk to the Board of Supervisors

PH/ns

cc: John M. Yeatman, Director, Real Estate Div., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Div., OCP  
Robert Moore, Transprt'n. Planning Div., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Div., Park Authority

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
AUG 20 1996  
ZONING EVALUATION DIVISION



# FAIRFAX COUNTY

APPENDIX 9 *201*  
OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

February 8, 2002

Elizabeth D. Baker, Land Use Coordinator  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC  
2200 Clarendon Boulevard - 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Special Exception Application Number SEA 95-Y-024  
(Concurrent with RZ 2001-SU-015, RZ 2001-SU-016 and PCA 95-Y-016-2)

Dear Ms. Baker:

At a regular meeting of the Board of Supervisors held on January 7, 2002, the Board approved Special Exception Amendment Application Number SEA 95-Y-024 in the name of Starwood Ceruzzi, L.L.C., located in the northeast quadrant of the intersection of Lee Road and Penrose Place, Tax Map 34-3 ((1)) 7B pt., 7C, 7D pt., 19 pt., 26-29, 33 pt., and 33A pt., previously approved for an increase in building height and a waiver of certain sign regulations, to permit an increase in building height and a waiver of certain sign regulations; addition and deletion in land area; a drive-through bank, a fast food restaurant (with an alternative plan for a second drive-through bank) and a service station/quick service food store/car wash pursuant to Sections 9-607, 9-620, and 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. \*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved

Special Exception Amendment Plat entitled "Chantilly Crossing," prepared by VIKA Incorporated, consisting of sixteen sheets and dated February 7, 1995 as revised through December 20, 2001, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. Any portion of the property may be subject to a Special Exception Amendment without joinder and/or consent of the other portion of the property if such Special Exception Amendment does not affect any other portion of the property, as determined by the Zoning Administrator. Previously approved development conditions applicable to the portion of the property not subject to the Special Exception Amendment shall otherwise remain in full force and effect.\*
5. All signage on the subject property shall conform with the provisions of Article 12 "Signs" of the Zoning Ordinance, with the exception that one freestanding identification sign for the development shall be permitted in the style, size and location as depicted on Sheet 8 of the combined Generalized Development Plan/Special Exception Amendment Plat (GDP/SEA); irregardless of the dimensions of the sign depicted on Sheet 8, the sign shall not exceed a height of 12 feet and a total sign area of 140 square feet. The sign area for this sign shall be calculated in accordance with the provisions of Paragraph 3 of Section 12-205 of the Zoning Ordinance. This sign shall be limited to identifying the proposed development and a maximum of six individual tenants.\*
6. Changes to the sign face of the free-standing identification sign shall require approval of a sign permit in accordance with Article 12 of the Zoning Ordinance, but shall not require a Special Exception Amendment, provided that consistent letter treatment is maintained. Increases in sign area and/or height shall require approval of a Special Exception Amendment.\*
7. One free-standing monument-style motor vehicle fuel price sign shall be permitted for the proposed service station, and shall be limited to a maximum sign area of twenty (20) feet and a maximum height of eight (8) feet from grade. No vendor name shall be permitted on the fuel price sign. All signs shall be either interior lit, or shall be lit downward.
8. The service station/quick service food store/car wash, fast food restaurant (or alternative drive-through bank) and eating establishment/retail pad sites shall be designed in accordance with the design elements set forth in Proffer #6 of PCA 95-Y-016-02 and consistent with the building elevations of the proposed retail center depicted on Sheet 16 of the combined GDP/SEA Plat.

9. The entrance to the service station/quick service food store/car wash from Lee Road shall not exceed 30 feet in width and shall be constructed to VDOT standards.\*
10. Any food sales for the quick service food store deemed to be a fast food operation by Zoning Ordinance definition, shall be permitted only as an accessory use to the store, and no seating shall be permitted. The sale of alcoholic beverages shall be prohibited.\*
11. If required by DPWES at time of site plan approval, the applicant shall implement an on-site water quality facility at an appropriate location, that has the capability of isolating toxic substances and preventing groundwater contamination. The design and location of such a facility shall be subject to review and approval by DPWES.
12. Seating for the fast food drive-through restaurant shall not exceed a total of 100 seats.
13. The fast food drive-through restaurant and service station/quick service food store shall be policed by the applicant/operator for trash/litter removal twice per day. The trash dumpsters shall be screened and dumpster lids shall remain closed at all times when not in use.
14. Clearly marked pedestrian crossings for parking areas for the service station and fast food drive-through sites shall be maintained where necessary across travel aisles as depicted on Sheet 11 of the combined GDP/SE Plat and as determined by DPWES.
15. The number and dimensions of stacking spaces and parking spaces shall be provided for the drive-in bank, service station/quick service food store/car wash, and fast food drive-through restaurant in conformance with Article 11 of the Zoning Ordinance and the Public Facilities Manual, as determined by DPWES. A nonresidential use permit shall not be issued for the proposed uses unless and until adequate parking, stacking and loading spaces are provided.
16. Neon shall not be used for ornamentation or signage on the exterior of the buildings.
17. Adult bookstores, adult video stores and massage parlors shall not be permitted.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also waived the service drive requirement along the Route 28 frontage of the site.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
FEB 13 2002  
ZONING EVALUATION DIVISION



**DEPARTMENT OF TRANSPORTATION**

4975 Alliance Drive  
Fairfax, VA 22030

**Charlie Kilpatrick**  
COMMISSIONER

August 30, 2016

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

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

**Subject:** **PCA 95-Y-016-06; SEA 95-Y-024-06 - Costco Wholesale Corporation**

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

VDOT has completed our review of the subject Special Exception and Proffer Condition Amendment to permit gasoline service station at Costco's existing retail warehouse located in the Chantilly Crossing Shopping center. All our previous comments have been addressed and we have no further comment. This office does not have any objection to approval.

Sincerely,

Alex Faghri

cc: Ms. Angela Rodeheaver



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 18, 2016

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

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

**FILE:** RZ 95-Y-016

**SUBJECT:** PCA 95-Y-016-06, SEA 95-Y-024-06 – Costco Wholesale Corporation  
Tax Map: 34-3 ((1)) 0041B

This department has reviewed the subject application including plans, dated January 22, 2016, and revised through July 28, 2016. The applicant is requesting permission to permit a gasoline service station at its existing retail warehouse located within the Chantilly Crossing Shopping Center.

In response to previous comments, the applicant has provided additional storage area for queueing vehicles, allowing for a total of approximately 60 vehicles to queue in the fueling area. As only Costco members will be permitted to use the fuel pumps, new trips generated by the proposed fuel station are less than a traditional gasoline/service station; impacts to the public street network will be minimal. Therefore, this department does not object to approval of the subject application.

MAD/VLH

cc: Joe Gorney/DPZ



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 3, 2016

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

**FROM:** Yosif Ibrahim, Storm water Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Proffered Conditions Amendment PCA 95-Y-016-06 concurrent with Special Exception Amendment SEA 95-Y-024-06 (Costco Wholesale Corporation), LDS Project #7843-ZONA-003-1, Tax Map #034-3-01-0041B, Sully District

We have reviewed the subject application and we have no further comments pertaining to Stormwater management. The subject site qualify under the grandfathering provision (Article 5 of the SWM Ordinance) as the site is served by the existing Chantilly crossing regional stormwater management facility. In addition the applicant is proposing biorenteion facility and oil-water separator for spill protection from the proposed gas station.

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

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning Division, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File

## COMPREHENSIVE PLAN EXCERPTS

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 10-20-2015, Dulles Suburban Center Land Unit Recommendations, Page 137.**

#### **Land Use Recommendations**

1. "This land unit is planned for light industrial and industrial/flex uses up to a maximum FAR of .35. Development should be of high quality and attractive, particularly along the frontage of Route 28."

"Subject to meeting the elements listed under "Performance Criteria for Optional Uses," the land area north of Penrose Place and south of the EQC, as well as Tax Map 34-3((1))33 [sic], may be appropriate for a mixture of uses including retail, restaurant and/or recreational facilities. Restaurant uses may be appropriate north of the EQC only if the use is limited to high-quality eating establishments that incorporate excellence in design, sitting, style and materials. Drive through and/or fast food restaurants are not appropriate. Private recreational uses may also be appropriate north of the EQC. With the exception of Tax Map Parcel 34-3((13))3, for retail, restaurant and/or recreational uses, the following conditions should also be met:

- A maximum FAR of .25;
- Preservation of the environmental quality corridors which may be augmented by open space to preserve a minimum of 33% of the site;
- Access is limited to Lee Road and Penrose Place;
- Any development of the site must demonstrate to the satisfaction of the Fairfax County Department of Transportation that it does not impede traffic flow on Route 50 or the Route 50/Route 28 interchange and the interchange at Willard Road/Route 28; and
- No more than four freestanding pad sites on the site."

### **FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Dulles Suburban Center, Amended through 10-20-2015, Dulles Suburban Center Overview, Pages 20-22.**

#### **PERFORMANCE CRITERIA FOR OPTIONAL USES**

"Within each of the land units of the Dulles Suburban Center, recommended land uses and intensities/densities are specified with a baseline Plan recommendation for development. In some cases, other uses that may be appropriate under certain conditions are also specified. These are called optional uses. Under the options, the overall intensity may generally vary as long as the identified performance criteria for traffic impacts, compatibility and site-specific conditions are met. In those instances where retail use is an option, a maximum intensity is specified to provide guidance as to the scale of retail development that is appropriate."

“To develop property with an optional use, an applicant shall submit to the county a development proposal for a rezoning, special exception or special permit, as appropriate, with sufficient detail and information that fulfills the following items:

- Provides an analysis that demonstrates, to the satisfaction of the Fairfax County Department of Transportation, that the uses and intensities/densities proposed will result in lesser peak-hour traffic impacts than would be generated if the site were to develop at the maximum allowable intensity for the Plan baseline recommendation. In those land units where a range of intensities is specified (example: .50-1.0 FAR) the low end of the range should be used for calculating peak-hour trip equivalencies;
- Provides evidence that all compatibility elements are satisfied;
- Provides information that demonstrates that the proposed uses will contribute to the economic vitality of the area; and
- Provides excellence of design, as demonstrated by the development proposal's ability to respond to the Design Guidelines for the Dulles Suburban Center.”

### **Development Elements: Transportation**

“In order for an optional use to be considered for approval, the applicant must meet the following applicable criteria for trip generation:

- For all options, the proposed use and intensity will have lesser peak-hour traffic impacts than would occur if the site were to be developed at the maximum intensity allowed in the baseline Plan recommendation. This should be demonstrated to the satisfaction of the Fairfax County Department of Transportation and the Department of Planning and Zoning.
- In assessing the peak-hour traffic impacts, conversion ratios for some common optional uses will be assessed according to the factors specified in the current edition of the Institution of Transportation Engineers (ITE) Manual. For example, the following conversion ratios, from the 4th edition of the ITE Manual, would be used in assessing the impacts of an optional use against a baseline recommendation of general office use. One million gross square feet of general office use will generate a level of afternoon outbound traffic that is similar to:
  - 1.4 million gross square feet of industrial flex space (a ratio of 1:1.4);
  - 3.0 million gross square feet of hotel space, (or 3700 rooms) (a ratio of 1:3.0);
  - 11.1 million gross square feet of townhouse space (or 6150 units) (a ratio of 1:11.1); or
  - 6.4 million gross square feet of multifamily space (or 6400 units) (a ratio of 1:6.4).”

### **Compatibility Elements**

#### **Nonresidential**

“Where nonresidential development is to be considered as an option, the proposed development must:

- Demonstrate that mitigation measures for noise, glare, lights and other nuisance aspects related to nonresidential development are adequate to ensure the proposed use will not adversely impact adjacent development. Mitigation measures may

include the provision of berms and landscaping, limitation on hours of operation, limitation on the heights of light poles and other measures.

- Provide coordinated access.
- Provide for consolidation of appropriate parcels.
- Provide needed right-of-way for an integrated rail transit system for the Dulles Suburban Center, once a general alignment has been determined.”

## ZONING ORDINANCE EXCERPTS

### 9-006 - General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### 9-503 - Standards for all Category 5 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

1. In all districts where permitted by special exception:

A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.

E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:

A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said

vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.

C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.

**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		