



County of Fairfax, Virginia

MEMORANDUM

DATE: 01/11/2010

TO: Distribution List

FROM: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

**Plan Review Coordinator
Planning & Development Div.
Fairfax County Park Authority (1)**

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ/FDP 2009-SU-024, PCA/FDPA 2003-SU-035, and SEA 2003-SU-023
(Development Plan: Included Not Included)

Attached for your review and comment are the Applications, Statement of Justifications, Location maps and Development Plans (if available) for the subject application.

Action addressees are requested to provide written comments to this office by 2/01/2010 to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Development Plans should be reviewed in accordance with the provisions of the Zoning Ordinance, particularly:

- _____ Generalized Development Plan, Section 18-203
- _____ Conceptual Development Plan, Sections 16-401, 501.
- _____ Final Development Plan, Sections 16-402, 502.
- _____ PRC Development Plan, Sections 16-203, 302.
- _____ Other Comments: -

INFORMATION ADDRESSEES**

- _____ Clerk to the Board of Supervisors (11)
- _____ Exec. Director, Planning Commission (14)
- _____ Economic Development Authority
Dir, Market Research & Comm.(1)
- _____ Department of Planning & Zoning,
Zoning Evaluation Division
Admin Asst. Legal Notices (1)
- _____ Chiefs, RZ/SE Branches (2)*
- _____ Planning Division
Chief, Public Facilities Branch (1)
- _____ Chief, Proffer Interpretation
Dept. of Planning & Zoning
- _____ Department of Facilities Management
Analyst, Property Management Div. (1)
- _____ Department of Info Technology
Network Services Division
Radio Engineer, The Radio Center (1)
- _____ Southeast Fairfax Development Corp. (1)***
- _____ Adult Aging Services, DFS
AAA, B-3-708
Attn: Jacquie Woodruff

ACTION ADDRESSEES

- _____ Department of Planning & Zoning
Planning Division
Chief, Env. & Develop. Review Br. (3)
- _____ Fire and Rescue Department
Fire Information Technology Sect. (1)**
- _____ Fire Prevent. Div., Plans Review Sect. (1)
- _____ Fairfax County Public Schools
Facilities Services Division,
Office of Design & Const. Svcs. (1) **
- _____ Office of Facilities Planning (1)
Attn: Mary Tsai
- _____ Dept. of Public Works & Environmental Svcs.
Attn: Ken Williams, Plan Control (3)
- _____ Fairfax County Dept. of Urban Forestry
Urban Forester (Gypsy Moth Box)
- _____ Fairfax County Water Authority,
Planning & Engineering Division
Manager, Planning Department (1)
Attn: Jamie Hedges
- _____ Northern Virginia Soil and Water
Conservation District
Conservation Specialist (1)#@
- _____ Department of Transportation,
Transportation Planning
Chief, Site Analysis Section (2)
- _____ DPWES
Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- _____ Dept. of Housing and Community Dev.,
Housing Development Division,
Housing Development Officer (1)

- _____ Attn: Charlene Fuhrman-Schulz
Director, Office of Community Revitalization & Reinvestment
Office of County Executive
Attn: Barbara Byron(1)
- _____ Dept. of Tax Administration
Dir., Real Estate Division (?)**
- _____ Department of Health,
Div. of Environmental Health
Environmental Hazard Investigations Section (1)
- _____ Fairfax County Park Authority
Planning and Development Division
Plan Review Coord. (1)
Attn: Sandy Stallman
- _____ Fairfax County Park Authority
Resource Management Division
Archaeologist (1)
- _____ Virginia Department of Forestry
Forester (1)**#
- _____ Magisterial District Supervisor
Sully District (1)
- _____ Planning Commissioner
Sully District (1)

* All maps only.
** Does not receive development plan.
*** Lee and Mount Vernon District Applications only
Addressee should also send comments to Branch Chief.
Environmental and Heritage Resources Branch, Planning Division, OCP.
@ Include soils map if not on development plan.

**Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service**

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/





FDP ✓

PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning

OCT 26 2009

APPLICATION NO.

RZ/FDP 2009-SU-024
CONCURRENT WITH
SEA 2003-SU-023 AND PCA/FDPA 2003-SU-035
PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Sully East L.C., the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the PDH-16, PDC, I-5, WS, H.D. District to the PDC, WS, H.D.
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

10310 - 1517
18248 - 795
20371 - 1688
12121 - 1513
18504 - 1478

1. LEGAL DESCRIPTION:

Part Turley; Floris; Near Floris; Chantilly; Sully North Prop Pct C

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

2. TAX MAP DESCRIPTION:

34-2-((1))-2(pt.), 3A, 7, 8, 10A, 27(pt.) 35(pt.), plus approximately ± 76.9445 acres
86,762 square feet of Barnsfield Road right-of-way proposed for
vacation and/or abandonment

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)

3. POSTAL ADDRESS OF PROPERTY: (If any)

13900, 13800, 13750, 13850, 13950 Barnsfield Road;
3228, 3318 Centreville Road

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Southwest quadrant of the Sully Road(Route 28)/Air & Space Museum Parkway interchange west of Centreville Road
(Route 657) and south of Historic Sully Way

5. PRESENT USE: Vacant

6. PROPOSED USE: Office

7. SUPERVISOR DISTRICT: Sully

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Jon M. Peterson

Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

Sully East L.C.
12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033

Address

Telephone No.

Home

Work

Francis A. McDermott
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
(703) 714-7422; (703) 714-7410 (fax)

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

DO NOT WRITE IN THIS SPACE

RZ 2009-0258 FDP 2009-0259

Date application received: _____

Application Fee Paid: \$ 58,800.00

Date application accepted: 12/17/09

Virginia Ruffin

Form RZ (10/89)

OCT 26 2009

Zoning Evaluation Division

SULLY EAST L.C.

PCA 84-C-097-3
PCA 2003-SU-035
RZ 2009-SU-___

STATEMENT OF JUSTIFICATION

OCTOBER 22, 2009

The subject properties, located in the southeast quadrant of the Sully Road (Route 28)/Air & Space Museum Parkway interchange and west of Centreville Road (Route 657), contain approximately 76.9445 acres and are described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -7, -8, -10A, -27 (pt.) and -35 (pt.), plus approximately 86,762 square feet of the Barnsfield Road right-of-way that is subject to a pending vacation/abandonment application. Sully East L.C. (the "Applicant") proposes an amendment to two previously approved rezoning applications to permit the rezoning of the cumulative 76.9445 acre area for the purpose of developing a secure office complex to be known as "Dulles Discovery South."

APPLICATION DESCRIPTIONS

Cassel PCA

PCA 84-C-097-3 proposes to amend PCA 84-C-097-2, which was approved by the Board of Supervisors ("BOS") on February 7, 2000 to permit industrial use on Tax Map Parcels 34-2-((1))-7 and -8, consisting of approximately 7.3559 acres of vacant land zoned I-5 and WS located in the northwest quadrant of the Centreville Road/Barnsfield Road intersection. In association with PCA 84-C-097-2, the Board of Zoning Appeals approved SP 99-Y-043 on February 1, 2000 to permit an indoor recreational use of the property, which was never constructed. This PCA application will supersede the previously approved proffers to permit the inclusion of its approximately 7.3559 acres in the Dulles Discovery South rezoning application.

Dulles Discovery South PCA

PCA 2003-SU-035 proposes to amend a portion of RZ 2003-SU-035, which was approved by the BOS on January 22, 2007 to permit the development of an age-restricted community and support commercial uses zoned PDH-16, PDC, WS and HD, consisting of approximately 77.74 acres on Tax Map Parcels 34-2-((1))-1A, -2, -3A, -10A, -27, -33 (pt.), -35 (pt.) and portions of the Barnsfield Road right-of-way. This partial PCA application PCA 2003-SU-035 consists of Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -10A, -27 (pt.) and -35 (pt.) and approximately 67,353 square feet of the Barnsfield Road right-of-way to be vacated/abandoned, and will supersede the governance of the previously approved proffers and Conceptual Development Plan/Final Development Plan layout to permit the inclusion of approximately 69.1431 acres in the Dulles Discovery South rezoning application.

This partial PCA application is filed in accordance with the provisions of Part 2 of Article 18 of the Zoning Ordinance. Paragraph 6 of Section 18-204 permits the filing of a PCA application on a portion of the property subject to a previously approved rezoning application when it can be demonstrated that the partial PCA will a) not adversely affect the use of that portion of the previously approved rezoning application not subject to the partial PCA; b) not adversely affect the ability of that portion of the previously approved rezoning application not subject to the partial PCA from fulfilling the applicable proffers; and c) not increase the overall approved density/intensity. Approximately 6.4339 acres, excluding right-of-way for Air & Space Museum Parkway, continue to be owned by the Applicant and will remain zoned PDC, WS and HD and subject to the proffers and Conceptual Development Plan/Final Development Plan approved with RZ 2003-SU-035. The approved layout and proffers permit the development of office and retail uses on the PDC portion at a maximum floor area ratio of 0.25. The exclusion of this area from the proposed PCA application will not preclude the owner of those properties (Tax Map Parcels 34-2-((1))-1A, -2 (pt.), -27 (pt.) -33 (pt.) and -35 (pt.)) from (i) developing those uses, or (ii) complying with the governing proffers or Conceptual Development Plan/Final Development Plan, and will not adversely affect use of those properties. In addition to the provisions of the Zoning Ordinance that permit the submission of partial PCA applications, the proffers approved with RZ 2003-SU-035 permit the severance of the property for purposes of future PCA applications:

***Severability.** Any of the sections or individual land bays may be the subject of a PCA, CDPA and/or FDPA without joinder and/or consent of the other sections or land bays, if such PCA, CDPA and/or FDPA does not have any material adverse effect on such other section or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA, CDPA, and/or FDPA shall otherwise remain in full force and effect.*

Proffer 10 further states:

***Maximum PDC District FAR and Uses.** Within the approximately 13.54 acres of the Property zoned to the PDC District, up to 147,450 square feet at a maximum 0.25 floor area ratio ("FAR") shall be permitted. Permitted uses shall include retail, office, hotel and additional uses as listed on Sheet #2 of the CDP/FDP. No drive-through uses shall be permitted, with the exception of an unmanned bank teller and/or a pharmacy*

This partial PCA will not adversely impact the ability of the remaining approximately 6.44 acres from complying with the applicable proffers and Conceptual Development Plan/Final Development Plan related to the commercial use of the residual area.

Dulles Discovery South Rezoning

The Applicant proposes to rezone approximately 76.9445 acres, more specifically described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -7, -8, -10A, -27 (pt.), -35 (pt.) and approximately 86,762 square feet of the Barnsfield Road right-of-way that is the subject of a pending vacation/abandonment application, from the PDH-16, PDC, I-5, WS and HD Districts to the PDC, WS and HD Districts for the purpose of developing a secure office complex. A portion

of the Property is located within the Sully Historic Overlay District; therefore, the Applicant has submitted a concurrent special exception application to permit an increase in building height for two of the buildings within the Sully Historic Overlay District and within 500 feet of the historic district boundary.

The proposed layout consists of a configuration of four multi-story office buildings that will be accessed by a principal entrance from the south side of Historic Sully Way and a secondary entrance from the west side of Centreville Road. Two of the buildings will be connected by a single story building. Parking for the Property will be provided through two garages, with surface parking located around the office buildings situated in the center of the Property. Three guard booths will be positioned at the entrances, and a central utility plant will be located in the western portion of the Property. A high-quality architectural design meeting LEED certification standards will be incorporated into the construction of the office buildings.

The cumulative gross floor area of all of the office and accessory uses of the Property will be 1,174,100 square feet, which equals a floor area ratio of 0.35. In support of the secure nature of the proposed use of the Property, a nine-foot-tall security fence will be provided around the perimeter of the Property, and no occupiable office building will be located closer than 300 feet from any Property boundary.

The proposed office complex will be comprised of the following:

BUILDING	USE	GSF	MAXIMUM HEIGHT (ft.)
DD SOUTH	OFFICE	376,250	128.5
DD 4	OFFICE	376,250	128.5
DD 5A	OFFICE	161,250	60
DD 5B	OFFICE	161,250	60
DD CONNECTOR	OFFICE	72,000	35
CP	CENTRAL PLANT	26,500	35
GB	GUARD BOOTH	600	
EG	PARKING GARAGE	0	56.5
WG	PARKING GARAGE	0	37.5
TOTAL		1,174,100	

Portions of the Property were previously used for industrial purposes and contain scattered buildings and structures that will be demolished to make way for the construction of the secure office complex. Due to prior uses, no vegetation that is worthy of preservation exists on the Property; therefore, the limits of clearing and grading will be extended to the Property boundaries. High-quality landscaping providing buffering, canopy, clean air and security benefits will be installed throughout the Property. An exception to the extent of the limits of clearing and grading will be provided for the two cemeteries located on-site that will be preserved in perpetuity and fenced for protection.

The Property is located within Land Unit D-4 of the Dulles Suburban Center, which recommends that the Property be developed as a high-quality campus style office up to a 0.35 FAR. These PCA and rezoning applications are in conformance with this Comprehensive Plan baseline recommendation for the Property, which will supersede development of the optional recommendation for the site as an age-restricted residential community as previously approved with RZ 2003-SU-035. In addition, all other provisions of the Comprehensive Plan, Zoning Ordinance and Public Facilities Manual will be satisfied, with the exception of the following waivers and modifications requested in association with this rezoning application:

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The Applicant proposes to install a maximum nine (9) foot tall fence around the perimeter of the Property to provide necessary security measures for the proposed tenant.
- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the CDP/FDP to satisfy the requirements along the eastern and a portion of the southern property boundaries.
- Modification of Section 13-304 of the Zoning Ordinance to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property boundaries.
- Modification of Section 12-0507 of the Public Facilities Manual to permit the tree plantings as shown on the CDP/FDP to satisfy the tree preservation target requirement.
- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of Barnsfield Road.
- Modification of Section 6-1604.10 of the Public Facilities Manual to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.
- Modification of Section 6-1603.2 of the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

A portion of the Property located within the Sully Historic Overlay District will be subject to a concurrent special exception application to permit an increase in building height; therefore, the Applicant will submit these applications to the Architectural Review Board ("ARB") for their review and approval. The Applicant is committed to designing and constructing the proposed secure office complex in a manner that provides no adverse visual impact upon the Sully Historic Site, as well as other adjacent properties. The Fairfax County Park Authority's recent acquisition of Tax Map Parcel 34-2 ((1)) 12 for the purpose of providing a buffer between the Sully Historic Site and further development of the Property has been completed. This acquisition was funded by The Peterson Companies in association with the proffers approved with RZ 2003-SU-035. Therefore, the Applicant believes that the clustered

building layout in the central portion of the Property will be well shielded from the Sully Historic Site.

These applications propose to replace previously approved, but not yet constructed, age-restricted residential development and industrial uses of the Property with a high-quality secure office complex. The site has been designed in a manner respectful of the Sully Historic Site, as well as nearby uses. No adverse impacts to the environment, transportation systems, or quality of life for the County's residents are anticipated with this project, which has been designed in conformance with the recommendations of the Comprehensive Plan and will provide a positive economic impact to the County, and region, through significantly increased tax revenue and employment opportunities.

Respectfully submitted,



Francis A. McDermott
Attorney and Agent for Applicant

SULLY EAST L.C.

PCA 2003-SU-035
RZ 2009-SU-___

RECEIVED
Department of Planning & Zoning

DEC 10 2009

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

OCTOBER 22, 2009
REVISED: DECEMBER 8, 2009

The subject properties, located in the southeast quadrant of the Sully Road (Route 28)/Air & Space Museum Parkway interchange and west of Centreville Road (Route 657), contain approximately 76.9445 acres and are described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A, -7, -8, -10A, -27 (pt.), and -35 (pt.), plus approximately 86,762 square feet of the Barnsfield Road right-of-way that is subject to a pending vacation/abandonment application. Sully East L.C. (the "Applicant") proposes an amendment to a previously approved rezoning application to permit the rezoning of the cumulative 76.9445 acre area for the purpose of developing a secure office complex to be known as "Dulles Discovery South."

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BUILDING	USE	GSF	MAXIMUM HEIGHT (ft.)
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- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The Applicant proposes to install a maximum nine (9) foot tall fence around the perimeter of the Property to provide necessary security measures for the proposed tenant.
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- Modification of Section 13-304 of the Zoning Ordinance to permit the barriers as shown on the CDP/FDP to satisfy the requirements along the southern and a portion of the eastern and western property boundaries.
- Modification of Section 12-0507 of the Public Facilities Manual to permit the tree plantings as shown on the CDP/FDP to satisfy the tree preservation target requirement.
- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of Barnsfield Road.
- Modification of Section 6-1604.10 of the Public Facilities Manual to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.
- Modification of Section 6-1603.2 of the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

A portion of the Property located within the Sully Historic Overlay District will be subject to a concurrent special exception amendment application to permit an amendment to the application area and an increase in building height; therefore, the Applicant will submit these applications to the Architectural Review Board ("ARB") for their review and approval. The Applicant is committed to designing and constructing the proposed secure office complex in a manner that provides no adverse visual impact upon the Sully Historic Site, as well as other adjacent properties. The Fairfax County Park Authority's recent acquisition of Tax Map Parcel 34-2 ((1)) 12 for the purpose of providing a buffer between the Sully Historic Site and further development of the Property has been completed. This acquisition was funded by The Peterson Companies in association with the proffers approved with RZ 2003-SU-035. Therefore, the Applicant believes that the clustered building layout in the central portion of the Property will be well shielded from the Sully Historic Site.

These applications propose to replace previously approved, but not yet constructed, age-restricted residential development and industrial uses of the Property with a high-quality secure office complex. The site has been designed in a manner respectful of the Sully Historic Site, as well as nearby uses. No adverse impacts to the environment, transportation systems, or quality of life for the County's residents are anticipated with this project, which has been designed in conformance with the recommendations of the Comprehensive Plan and will provide a positive

economic impact to the County, and region, through significantly increased tax revenue and employment opportunities.

Respectfully submitted,



Francis A. McDermott
Attorney and Agent for Applicant

Rezoning Application

RZ 2009-SU-024

Applicant: SULLY EAST L.C.
Accepted: 12/17/2009
Proposed: COMMERCIAL
Area: 76.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: SOUTH WEST QUADRANT OF THE SULLY ROAD
Located: AIR & SPACE MUSEUM PARKWAY
INTERCHANGE, WEST OF CENTREVILLE ROAD
AND SOUTH OF HISTORIC SULLY WAY

Zoning: FROM I- 5 AND PDH-16 TO PDC

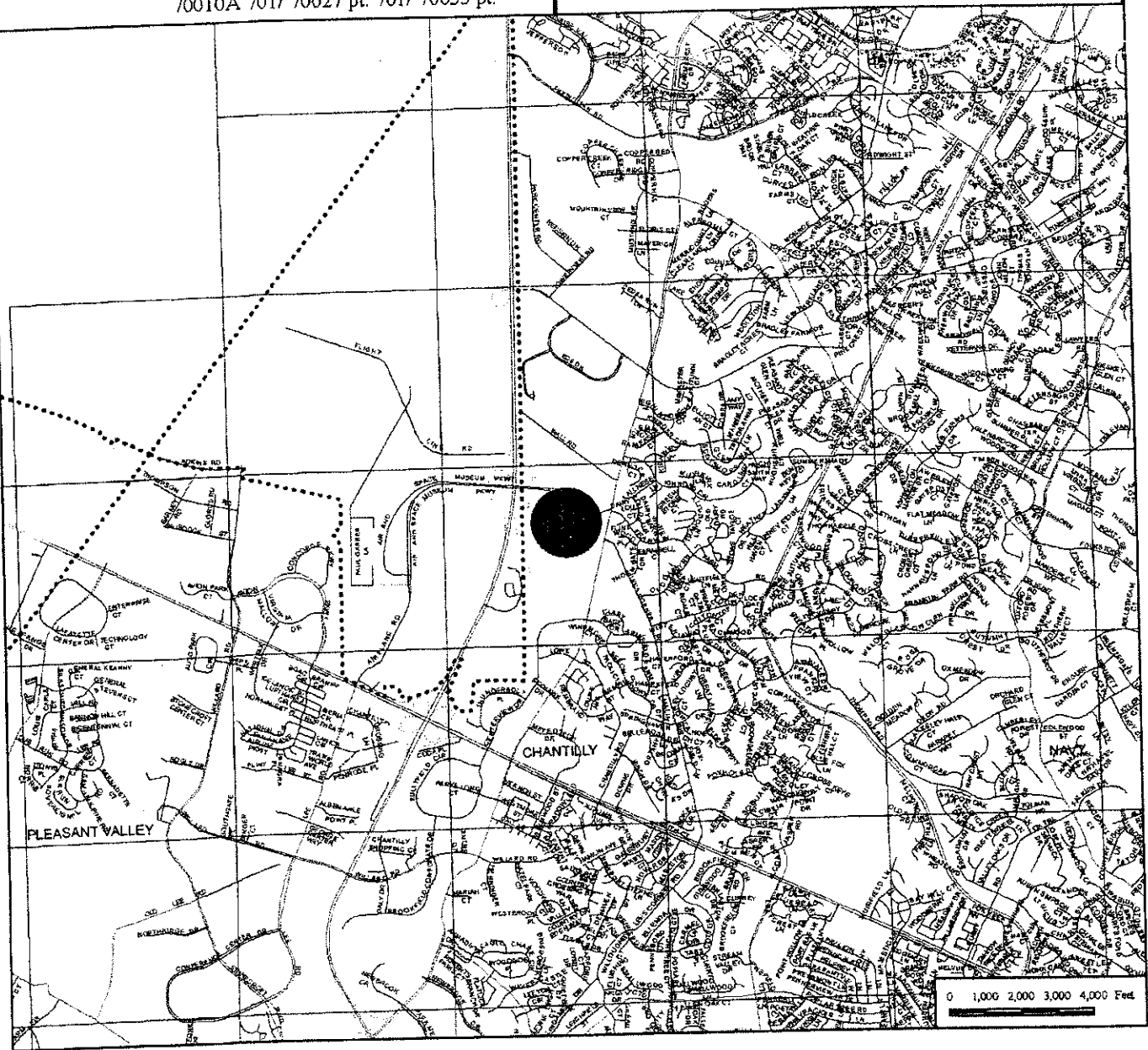
Overlay Dist: HD WS
Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A
/01/ /0007 /01/ /0008 /01/
/0010A /01/ /0027 pt. /01/ /0035 pt.

Final Development Plan

FDP 2009-SU-024

Applicant: SULLY EAST L.C.
Accepted: 12/17/2009
Proposed: COMMERCIAL
Area: 76.94 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION
Located: OF SULLY ROAD AND AIR & SPACE MUSEUM
PARKWAY AND WEST SIDE OF CENTREVILLE ROAD

Zoning: PDC
Overlay Dist: HD WS
Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A
/01/ /0007 /01/ /0008 /01/
/0010A /01/ /0027 pt. /01/ /0035 pt.



Rezoning Application

RZ 2009-SU-024

Applicant: SULLY EAST L.C.
 Accepted: 12/17/2009
 Proposed: COMMERCIAL
 Area: 76.94 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: SOUTH WEST QUADRANT OF THE SULLY ROAD
 AIR & SPACE MUSEUM PARKWAY
 INTERCHANGE, WEST OF CENTREVILLE ROAD
 AND SOUTH OF HISTORIC SULLY WAY
 Located:

Zoning: FROM I-5 AND PDH-16 TO PDC

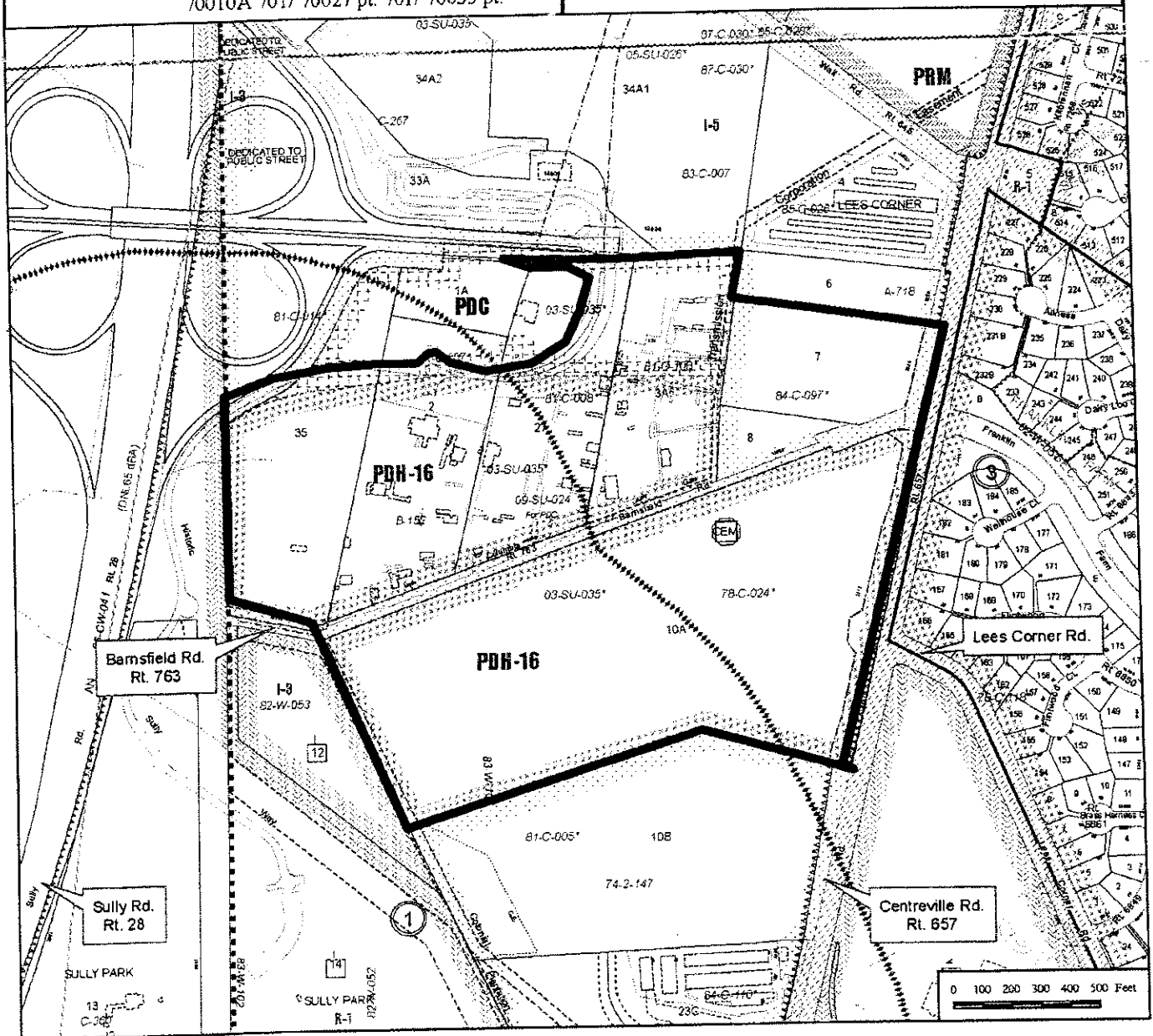
Overlay Dist: HD WS
 Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A
 /01/ /0007 /01/ /0008 /01/
 /0010A /01/ /0027 pt. /01/ /0035 pt.

Final Development Plan

FDP 2009-SU-024

Applicant: SULLY EAST L.C.
 Accepted: 12/17/2009
 Proposed: COMMERCIAL
 Area: 76.94 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: SOUTH WEST QUADRANT OF THE INTERSECTION
 OF SULLY ROAD AND AIR & SPACE MUSEUM
 PARKWAY AND WEST SIDE OF CENTREVILLE ROAD
 Located:

Zoning: PDC
 Overlay Dist: HD WS
 Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A
 /01/ /0007 /01/ /0008 /01/
 /0010A /01/ /0027 pt. /01/ /0035 pt.





PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

RECEIVED
Department of Planning & Zoning

APPLICATION FOR ~~ZONING MAP~~ AMENDMENT
PROFFERED CONDITION
PCA/FDPA 2003-SU-035
CONCURRENT WITH
RZ/FDP 2009-SU-024 AND SEA 2003-SU-023

OCT 26 2009

Zoning Evaluation Division

APPLICATION NO. TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Sully East L.C., the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDH-16, PDC, WS, H.D. District to the PDC, WS, H.D. w/ revised proffers District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

18310 - 1517
18248 - 795
12121 - 1513
18504 - 1478

1. LEGAL DESCRIPTION:

Part Turley, Floris, Chantilly, Sully North Prop Pcl C

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
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2. TAX MAP DESCRIPTION:

34-2-((1))-2(pt.), 3A, 10A, 27(pt.) 35(pt.), plus approximately ± 69.1431 acres
67,353 square feet of Barnsfield Road right-of-way proposed for vacation and/or abandonment

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)

13900, 13800, 13850, 13950 Barnsfield Road;
3318 Centreville Road

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)

Southwest quadrant of the Sully Road (Rt. 28)/Air & Space Museum Parkway interchange, west of Centreville Road (Rt. 657) and south of Historic Sully Way

5. PRESENT USE: Vacant

6. PROPOSED USE: Office

7. SUPERVISOR DISTRICT: Sully

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

Jon M. Peterson
Type or Print Name of Applicant or Agent

Signature of Applicant or Agent
Sully East L.C.
12500 Fair Lakes Circle, Suite 400, Fairfax, VA 22033
Address

Telephone No. None York Francis A. McDermott
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
(703) 714-7422; (703) 714-7410 (fax) and 1217109

DO NOT WRITE IN THIS SPACE

Date application received: _____

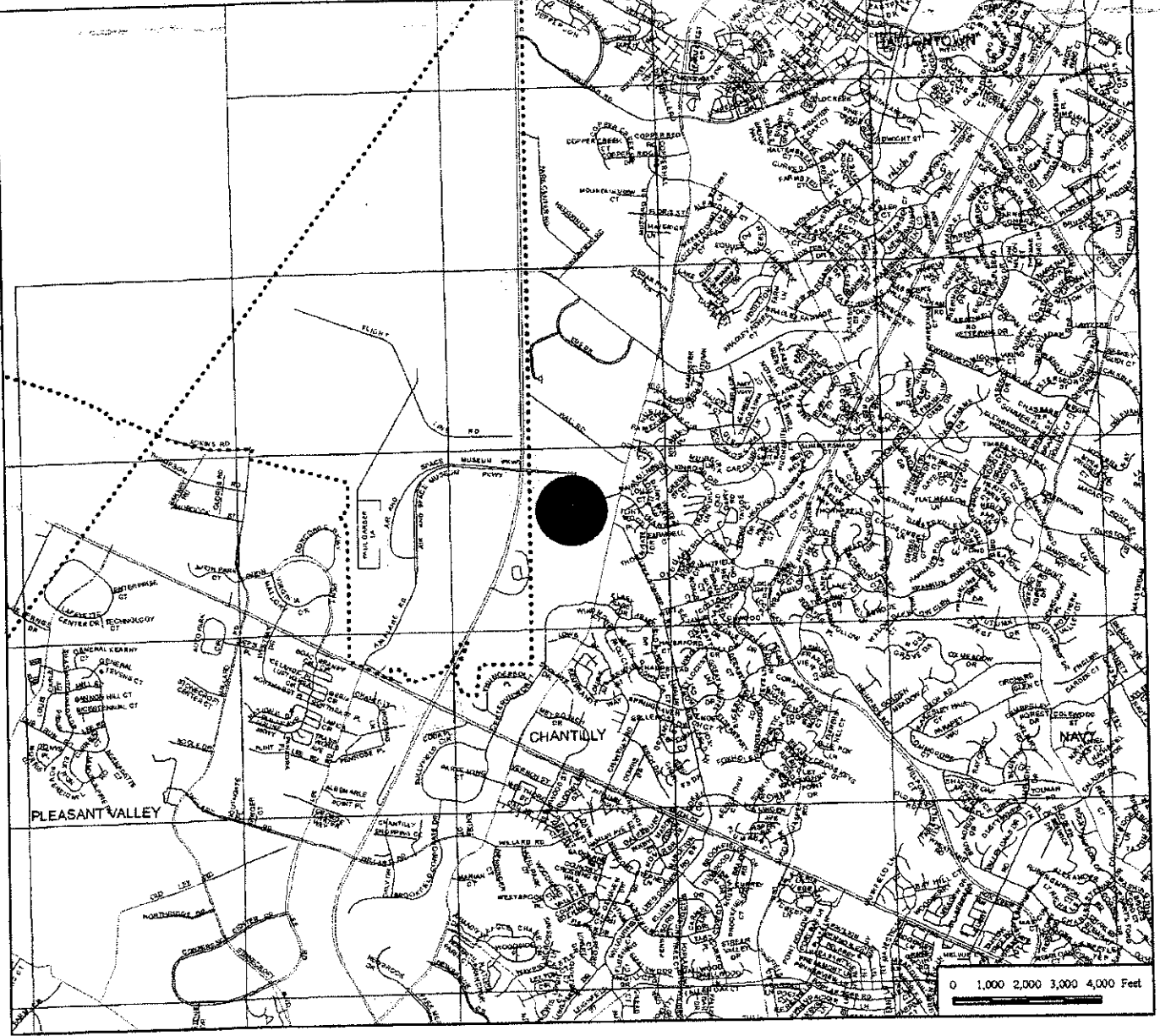
Application Fee Paid: \$ 75,180.00

Date application accepted: 12/17/09

Form RZ (10/89)

PCA 2009-0264 FDPA 2009-0265

Proffered Condition Amendment PCA 2003-SU-035	Final Development Plan Amendment FDPA 2003-SU-035
Applicant: SULLY EAST L.C. Accepted: 12/17/2009 Proposed: AMEND RZ 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA	Applicant: SULLY EAST L.C. Accepted: 12/17/2009 Proposed: AMEND FDP 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA
Area: 62.05 AC OF LAND; DISTRICT - SULLY Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND AIR & SPACE MUSEUM PARKWAY AND WEST SIDE OF CENTREVILLE ROAD	Area: 62.05 AC OF LAND; DISTRICT - SULLY Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND AIR & SPACE MUSEUM PARKWAY AND WEST SIDE OF CENTREVILLE ROAD
Zoning: PDC Overlay Dist: WS HD Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A /01/ /0010A /01/ /0027 pt. /01/ /0035 pt.	Zoning: PDC Overlay Dist: HD WS Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A /01/ /0010A /01/ /0027 pt. /01/ /0035 pt.



Proffered Condition Amendment
PCA 2003-SU-035

Applicant: SULLY EAST L.C.
 Accepted: 12/17/2009
 Proposed: AMEND RZ 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA

Area: 62.05 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND AIR & SPACE MUSEUM PARKWAY AND WEST SIDE OF CENTREVILLE ROAD
 Located:

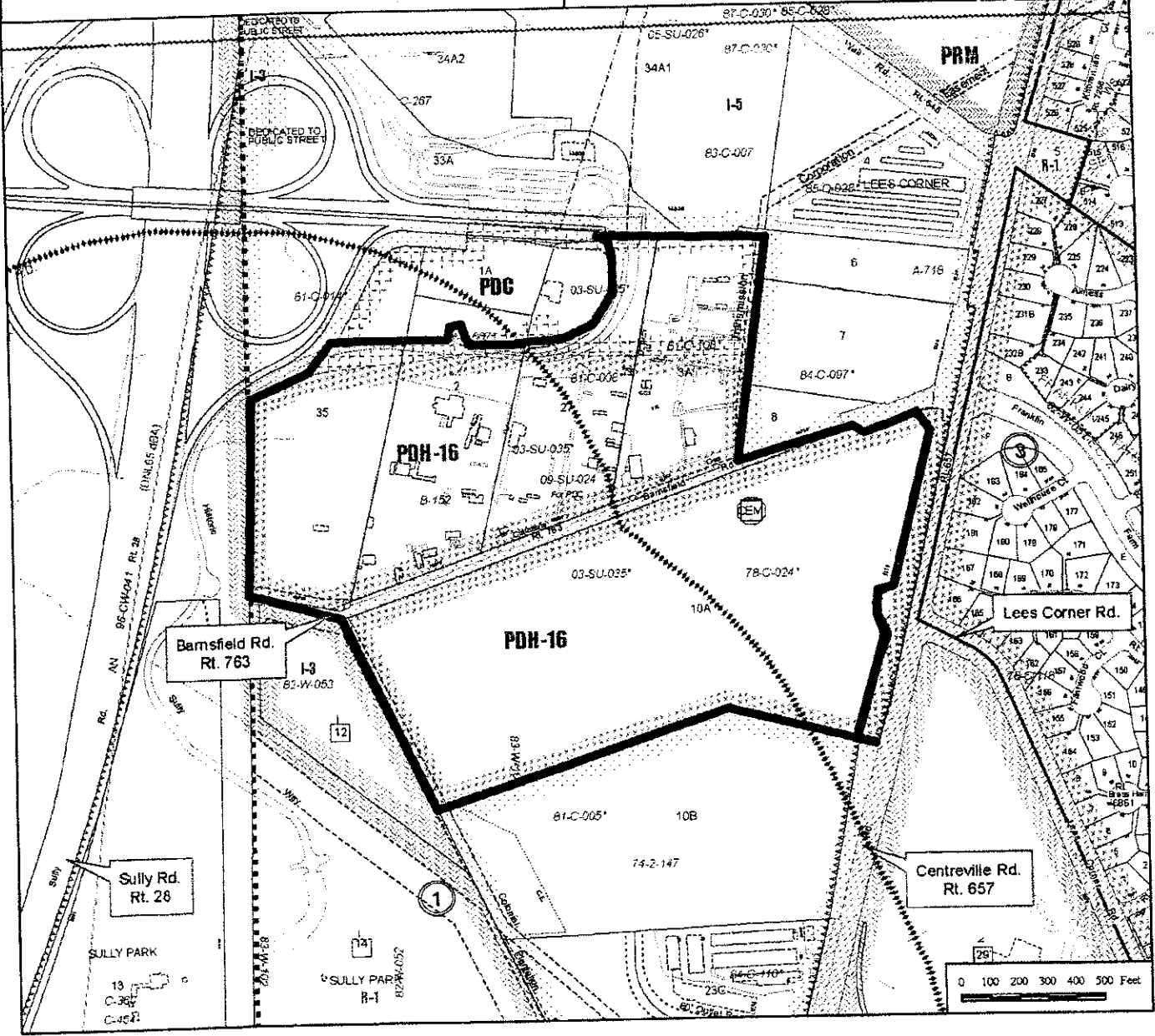
Zoning: PDC
 Overlay Dist: WS HD
 Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A /01/ /0010A /01/ /0027 pt. /01/ /0035 pt.

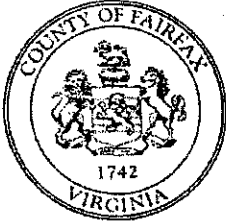
Final Development Plan Amendment
FDPA 2003-SU-035

Applicant: SULLY EAST L.C.
 Accepted: 12/17/2009
 Proposed: AMEND FDP 2003-SU-035 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA

Area: 62.05 AC OF LAND; DISTRICT - SULLY
 Zoning Dist Sect: SOUTHWEST QUADRANT OF THE INTERSECTION OF SULLY ROAD AND AIR & SPACE MUSEUM PARKWAY AND WEST SIDE OF CENTREVILLE ROAD
 Located:

Zoning: PDC
 Overlay Dist: HD WS
 Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A /01/ /0010A /01/ /0027 pt. /01/ /0035 pt.





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

SEA 2003-SU-023
 CONCURRENT WITH
 RZ/FDP 2009-SU-024 AND PCA/FDPA 2003-SU-035

RECEIVED
 Department of Planning & Zoning

DEC 10 2009

APPLICATION FOR A SPECIAL EXCEPTION Zoning Evaluation Division
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Sully East L.C.
	MAILING ADDRESS 12500 Fair Lakes Circle, Suite 400 Fairfax, VA 22033
	PHONE HOME () WORK ()
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 13900, 13800, 13850 and 13950 Barnsfield Road; 3318 Centreville Road *plus approx. 24,756 s.f. of Barnsfield Road right-of-way
	TAX MAP NO. 34-2-((1))-2(pt), 3A(pt), 10A(pt), 27(pt), 35(pt)* SIZE (ACRES/SQ FT) ± 25.2385 ac. (1,099,389 s.f.) ^{25.24 ac}
	ZONING DISTRICT PDH-16, PDC, WS, H.D. MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: PDC, WS, H.D.
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION § 9-607; § A1-305
	PROPOSED USE Amend land area for previously approved special exception, and increase in building height of Office use within Sully Historic Overlay District
AGENT/CONTACT INFORMATION	NAME Francis A. McDermott
	MAILING ADDRESS Hunton & Williams LLP 1751 Pinnacle Drive, Suite 1700 McLean, VA 22102
	PHONE HOME () WORK (703) 714-7422
	PHONE MOBILE () FAX: (703) 714-7410
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Jon M. Peterson - Sully East L.C.</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT <i>[Signature]</i> ^{12/17/09}</p> <p>SEA 2009-0262</p>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: 12/17/09

Application Fee Paid: \$ 15,885.00

DEC 10 2009

Zoning Evaluation Division

SULLY EAST L.C.

SEA-2003-SU-023

STATEMENT OF JUSTIFICATION

OCTOBER 22, 2009

REVISED: DECEMBER 8, 2009

Pursuant to Paragraph 4 of Section 9-607 of the Zoning Ordinance, Sully East L.C. (the "Applicant") requests approval of this special exception amendment ("SEA") application to permit an amendment to the application area of SE 2003-SU-023 and an increase in building height for two proposed office buildings located within the Sully Historic Overlay District and within 500 feet of the historic district boundary. This SEA application consists of approximately 25.2385 acres located south of Historic Sully Way and west of Centreville Road, and more specifically described as Tax Map Parcels 34-2-((1))-2 (pt.), -3A (pt.), -10A (pt.), -27 (pt.), and -35 (pt.), plus approximately 24,756 square feet of the Barnsfield Road right-of-way that is subject to a pending vacation/abandonment application (the "Application Area"). A concurrent rezoning application, which includes the subject Application Area, proposes to rezone approximately 76.9445 acres to the PDC, WS and HD Districts to permit the development of a secure office complex at an ultimate floor area ratio of 0.35. The rezoning application proposes a layout consisting of five office buildings, two parking garages, three guard booths and a central utility plant.

This SEA application seeks to amend the application area of SE 2003-SU-023 and to permit proposed office buildings DD 5A and DD 5B to exceed the thirty-five (35) foot maximum building height within the Sully Historic Overlay District and within 500 feet of the historic district boundary as permitted by Part 3 of Article 1 and Section 9-607 of the Zoning Ordinance. SE 2003-SU-023 was approved by the Board of Supervisors ("BOS"), in conjunction with RZ 2003-SU-035, on January 22, 2007 to permit an increase in building height for certain age-restricted multifamily residential buildings. This SE was applicable to 21.7562 acres on Tax Map Parcels 34-2-((1))-2, -3A, -10A and -27. The subject SEA will supersede the approval of SE 2003-SU-023 by amending the land area within the scope of the original application area. The effective area of SEA 2003-SU-023 is 20.7350 acres, though the application area is larger (25.2385 acres) to allow for SEA 2003-SU-023 to supersede the applicable land area of SE 2003-SU-023. The building height permitted through a special exception within this portion of the Sully Historic Overlay District is sixty (60) feet, with a maximum building height of sixty-five (65) feet including rooftop structures. As depicted on the Special Exception Amendment Plat ("SEA Plat"), proposed buildings DD 5A and DD 5B will be three-story office buildings with a height of forty-nine (49) feet two (2) inches to the parapet wall and 60 feet to the top of the penthouse. The other proposed buildings and structures located within the Sully Historic Overlay District (DD Connector, West Garage, Central Plant and two Guard Booths) will comply with the 35-foot maximum building height regulation of Part 3 of Appendix 1 of the Zoning Ordinance.

The purpose and intent of the Sully Historic Overlay District is to protect the integrity of the Sully Historic Site and its associated landscape. It is the only historic overlay district in the County that requires a 200-foot-wide planted buffer adjacent to the principal historic resource. In conformance with the recommendations of the Comprehensive Plan, the Fairfax County Park Authority recently acquired Tax Map Parcel 34-2-((1))-12 for the purpose of creating a buffer between the Sully Historic Site and development of the subject Property. Therefore, the 200-foot planted buffer requirement has been satisfied through this acquisition that was funded at considerable expense by The Peterson Companies in association with a proffer commitment in the previously approved age-restricted residential community for the Property, which will be superseded by the rezoning application filed concurrently with this SEA application. As depicted on the SEA Plat, both buildings subject to this SEA application will be located approximately 1,800 linear feet (.75 miles) from the Sully structure. Intervening landscaping, vegetation on the Sully Historic Site, and the intense tree cover on Tax Map Parcel 34-2-((1))-12, will provide an extensive buffer between the proposed office use and the Sully structure.

The following information is provided in accordance with the submission filing requirements of Paragraph 7 of Section 9-011 of the Zoning Ordinance:

A. Type of Operation

As depicted on the SEA Plat, and subject to approval of the concurrent rezoning application, the two proposed buildings will be part of a secure complex consisting of office and accessory uses.

B. Hours of Operation

The office buildings will be occupied by employees primarily during normal business hours (weekdays between 7:00 am and 7:00 pm), though it is to be expected that some of the office-related activity will occur during weekday evenings and on weekends.

C. Estimated number of Patrons/Clients

Considering the secure nature of the proposed development, access to the Property will be strictly limited to authorized employees and a very few guests.

D. Proposed Number of Employees

At full build out, the two proposed buildings will accommodate approximately 1,500 employees.

E. Estimated Traffic Impact

The traffic impact of the entire proposed secure office complex is provided in the Applicant's Traffic Impact Analysis, prepared by Gorove/Slade Associates, Inc., and submitted with this SEA application and the concurrent rezoning application. There is no break-out for the subject two buildings alone.

F. Vicinity or General Area to be Served

The proposed secure office complex will serve the entire Washington, DC metropolitan area. It is anticipated that the majority of employees will be residents of Fairfax County and neighboring jurisdictions.

G. Description of Building Façade and Architecture of Proposed Buildings

Details of the proposed buildings will be provided in association with a submission to the Fairfax County Architectural Review Board ("ARB").

H. Listing of Known Hazardous or Toxic Substances

None known at this time.

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

The Property is located within Land Unit D-4 of the Dulles Suburban Center of the Comprehensive Plan, which recommends that the Property be developed as a high-quality office complex up to a 0.35 FAR as the baseline use. The proposed secure office complex detailed in the Conceptual Development Plan/Final Development Plan ("CDP/FDP") in association with the concurrent rezoning application is in conformance with this Comprehensive Plan recommendation. This SEA application proposes an increase in building height for two of the proposed office buildings. The Fairfax County Park Authority has acquired, at Applicant's considerable expense, Tax Map Parcel 34-2-((1))-12 for the purpose of providing an additional buffer to protect the Sully Historic Site from the visual impacts of development on the subject property; therefore, it is not anticipated that this proposed increase in building height from 35 feet to 60 feet for two of the proposed office buildings will adversely affect the Sully Historic Site.

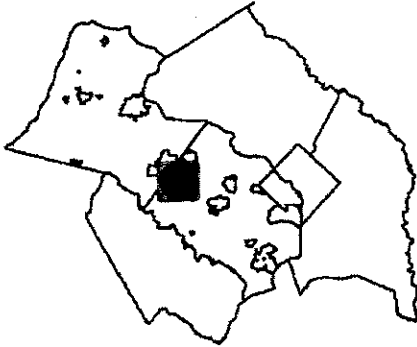
All applicable provisions of all ordinances, regulations and adopted standards will be satisfied, with the exception of the following waivers and modifications requested by the Application in association with both this SEA application and the concurrent rezoning application:

- Modification of Section 10-104(3) B and C of the Zoning Ordinance to permit an increase in fence height. The Applicant proposes to install a maximum nine (9) foot tall fence around the perimeter of the Property to provide for the security requirements of the proposed tenant.
- Modification of Section 13-303 of the Zoning Ordinance to permit the transitional screening as shown on the SEA Plat to satisfy the requirement along a portion of the southern property boundary.

- Modification of Section 13-304 of the Zoning Ordinance to permit the barrier as shown on the SEA Plat to satisfy the requirement along a portion of the southern property boundary.
- Modification of Section 12-0507 of the Public Facilities Manual to permit the tree plantings as shown on the SEA Plat to satisfy the tree preservation target requirement.
- Waiver of the Countywide Trail Plan recommendation for a major paved trail along the south side of the to-be-vacated Barnsfield Road, through the heart of the secure complex.
- Modification of Section 6-1604.10 of the Public Facilities Manual to permit the permanent pool elevation of the stormwater management pond to be drained by a pumping method for maintenance activities.
- Modification of Section 6-1603.2 of the Public Facilities Manual to permit the installation of a combined principal and emergency spillway.

Special Exception Amendment

SEA 2003-SU-023



Applicant:
Accepted:
Proposed:

SULLY EAST L.C.
12/17/2009

AMEND SE 2003-SU-023 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT TO PERMIT INCREASE LAND AREA TO ALLOW RECONFIGURATION OF SPECIAL EXCEPTION AREA

Area:

25.24 AC OF LAND; DISTRICT - SULLY

Zoning Dist Sect: 09-0607

Art 9 Group and Use: 6-03

Located:

13900, 13800, 13850 & 13950 BARNFIELD ROAD AND 3318 CENTREVILLE ROAD AS WELL AS APPROXIMATELY 23,141 SQUARE FEET OF BARNFIELD ROAD RIGHT OF WAY

Zoning:

PDC

Plan Area:

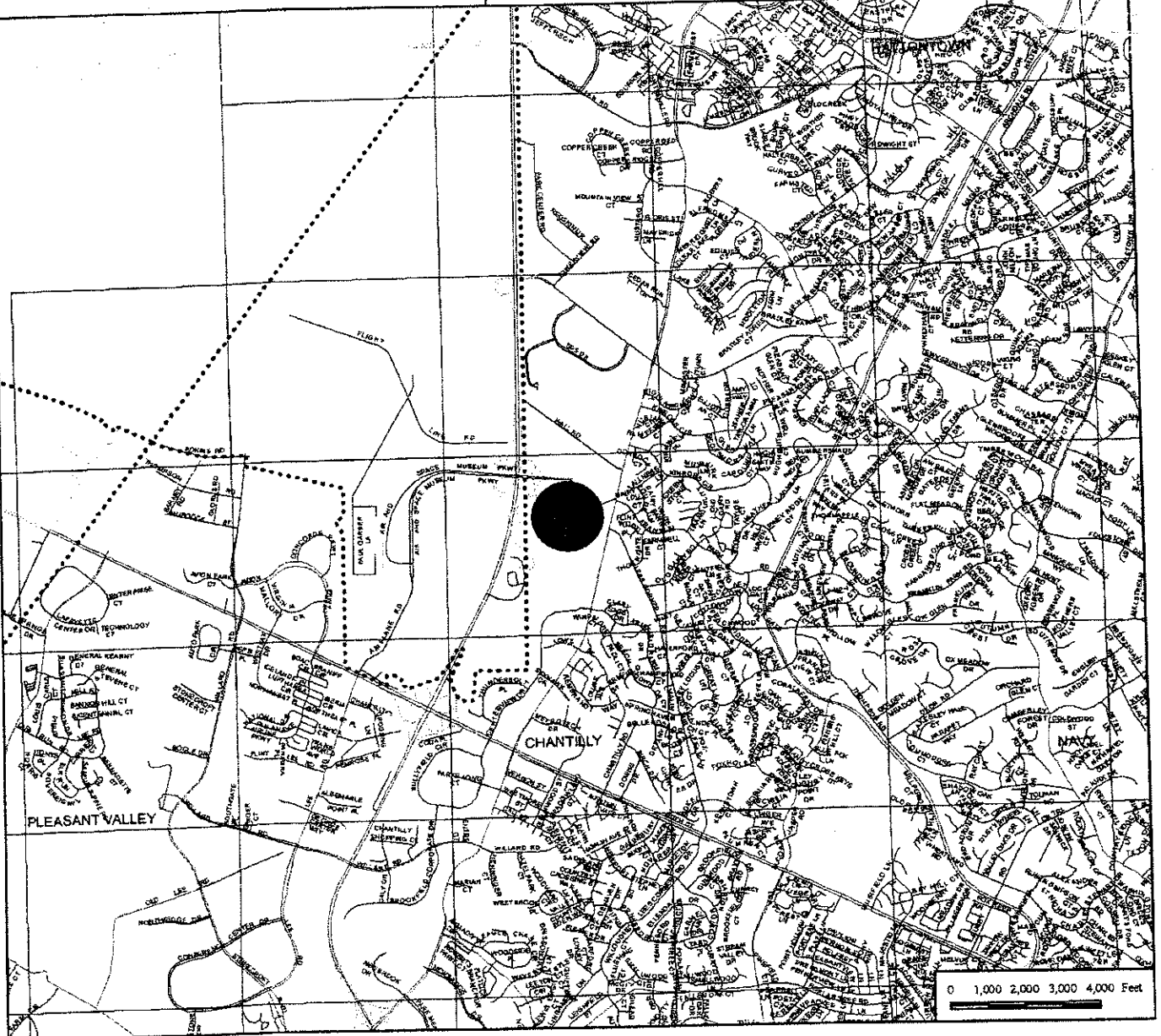
3,

Overlay Dist:

HD WS

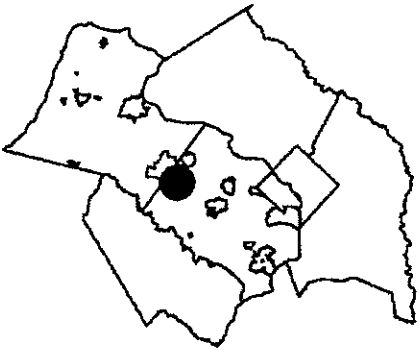
Map Ref Num:

034-2- /01/ /0002 pt. /01/ /0003 A pt.
/01/ /0010A pt. /01/ /0027 pt. /01/ /0035 pt.



Special Exception Amendment

SEA 2003-SU-023



Applicant: SULLY EAST L.C.
Accepted: 12/17/2009
Proposed: AMEND SE 2003-SU-023 PREVIOUSLY APPROVED FOR INCREASE IN BUILDING HEIGHT TO PERMIT INCREASE LAND AREA TO ALLOW RECONFIGURATION OF SPECIAL EXCEPTION AREA
Area: 25.24 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 09-0607
Art 9 Group and Use: 6-03
Located: 13900, 13800, 13850 & 13950 BARNFIELD ROAD AND 3318 CENTREVILLE ROAD AS WELL AS APPROXIMATELY 23,141 SQUARE FEET OF BARNFIELD ROAD RIGHT OF WAY
Zoning: PDC
Plan Area: 3,
Overlay Dist: HD WS
Map Ref Num: 034-2- /01/ /0002 pt. /01/ /0003A pt. /01/ /0010A pt. /01/ /0027 pt. /01/ /0035 pt.

