

Dulles Discovery South Retail Site

02/19/2014

Current Zoning



Proposed Retail Plan





Proposed CDPA / FDPA / SE

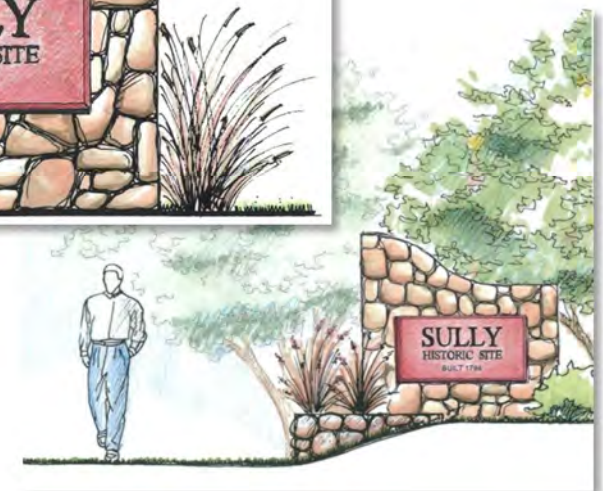
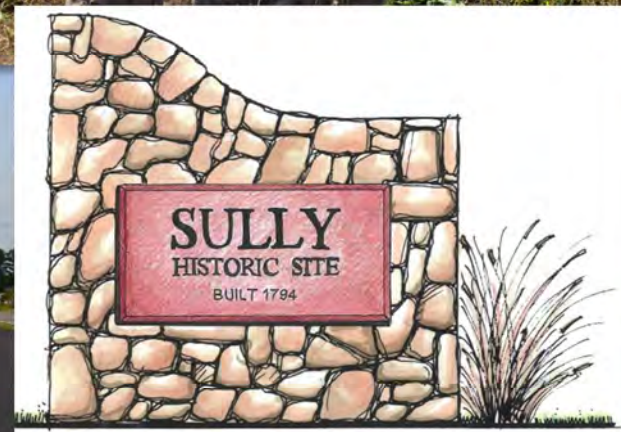


FAR = 0.09 (approx. 26,400 SF Retail)

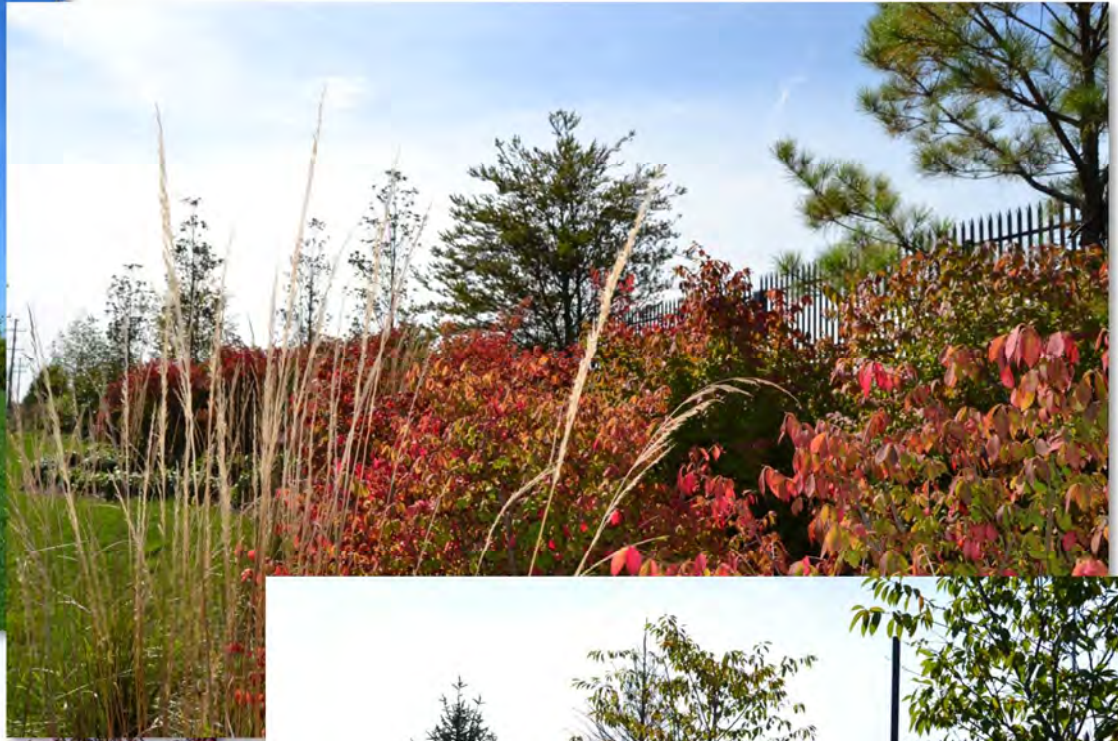
Sully Historic Site



Sully Historic Site – Sully Piers



Typical Buffer Landscaping



Proposed Building Elevations

- Complementary architectural style
- Complementary stone building accents



View A – Day Care and Bank (From Historic Sully Way)



View B – Day Care, Bank & Fast Food Restaurant (From Historic Sully Way)



View C – Service Station/Quick Service Food Store (From Historic Sully Way)



View D – Service Station/Quick Service Food Store (From Historic Sully Way)

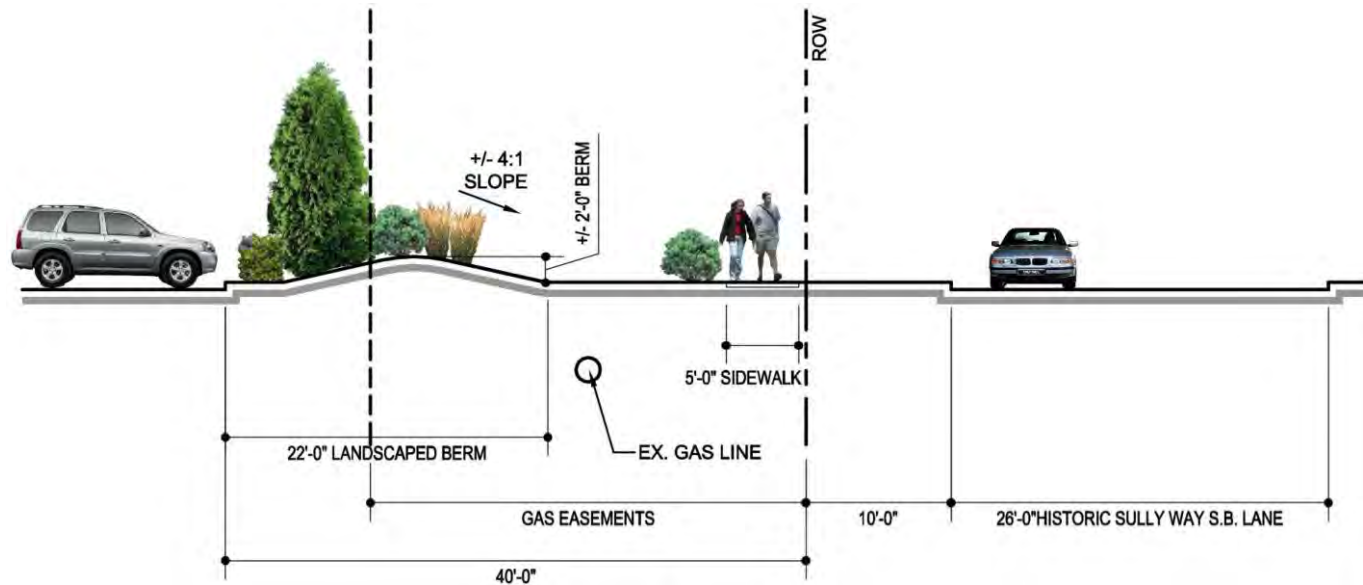


Proposed Layout – Landscape Sections

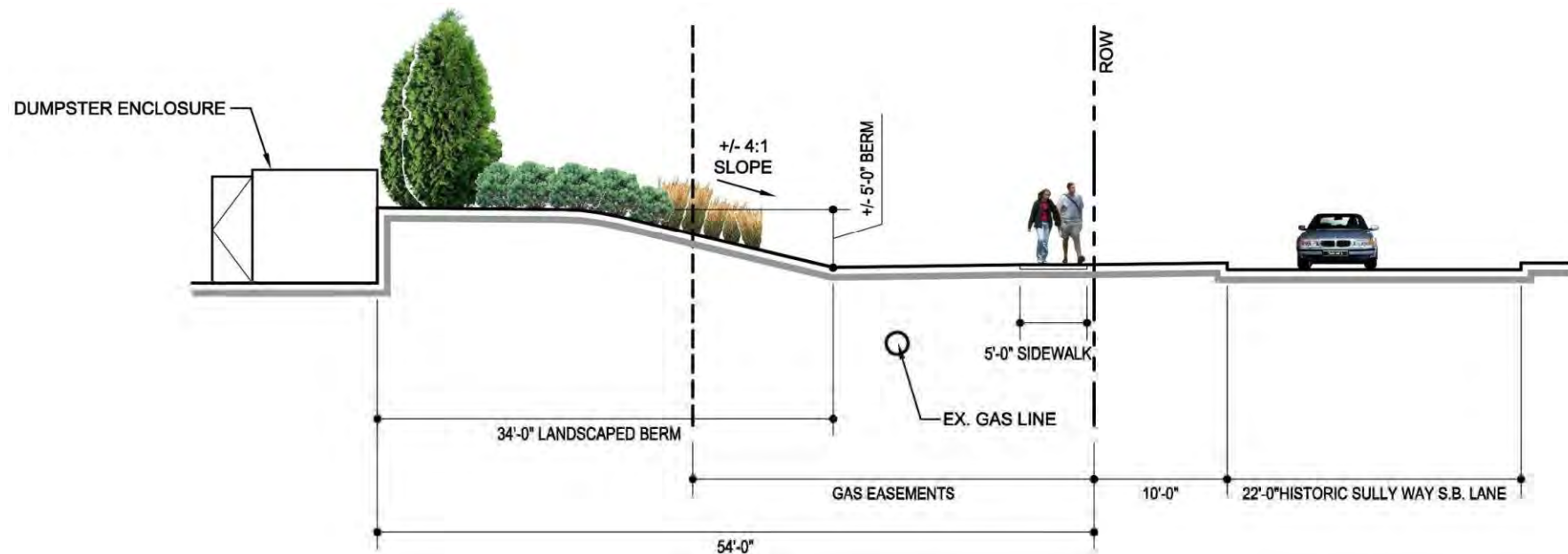


FAR = 0.09 (approx. 26,400 SF Retail)

Section A & B

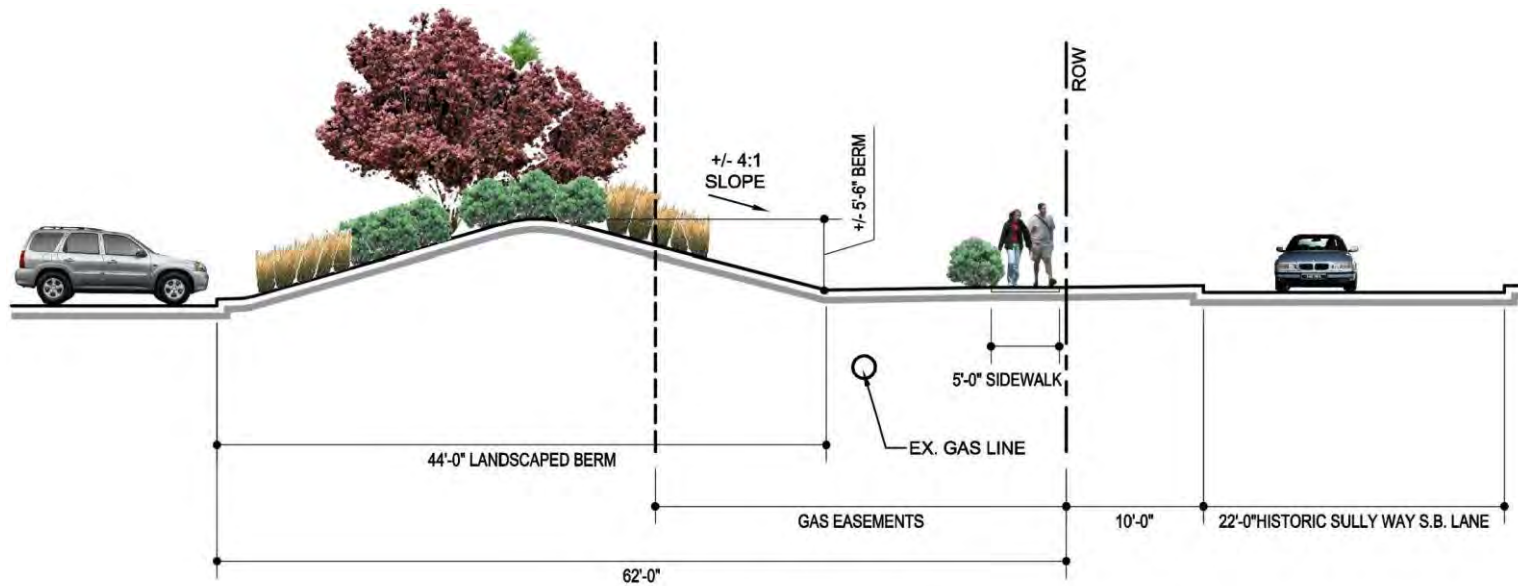


SECTION A

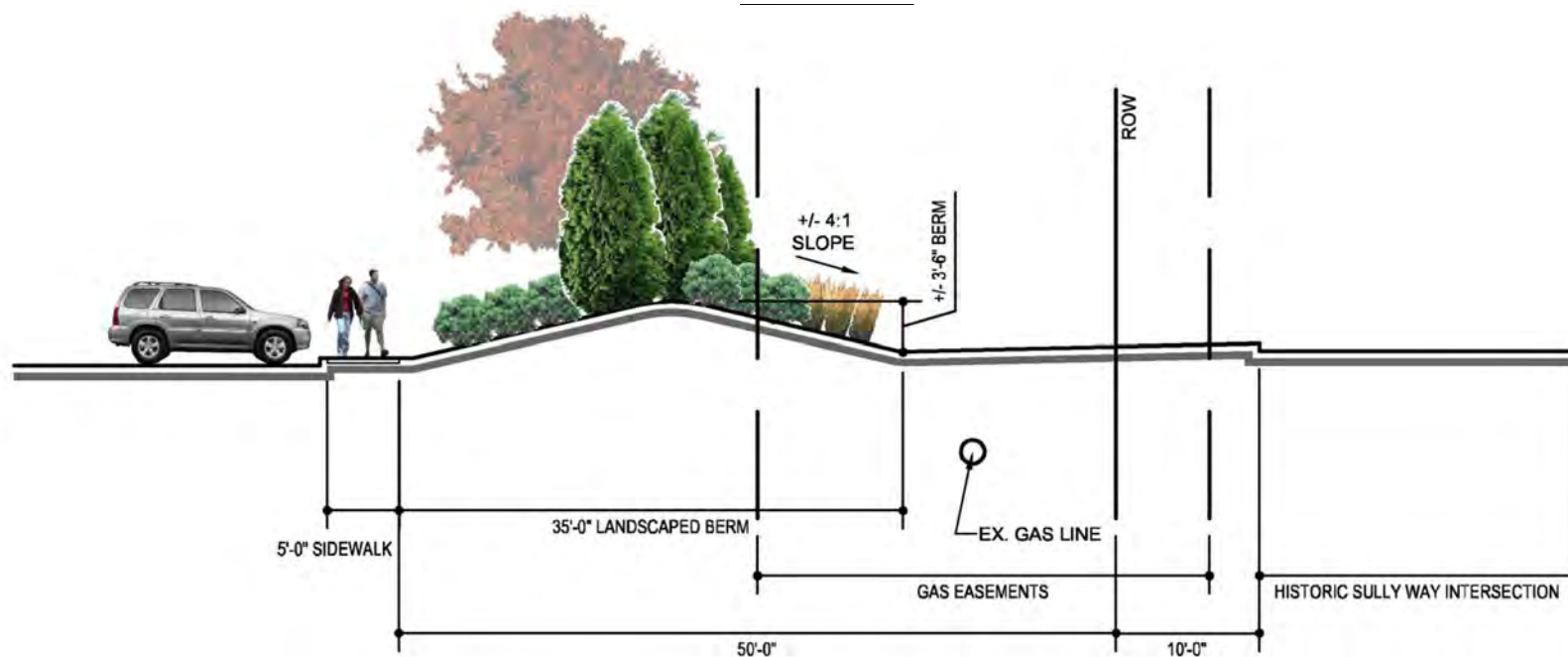


SECTION B

Section C & D

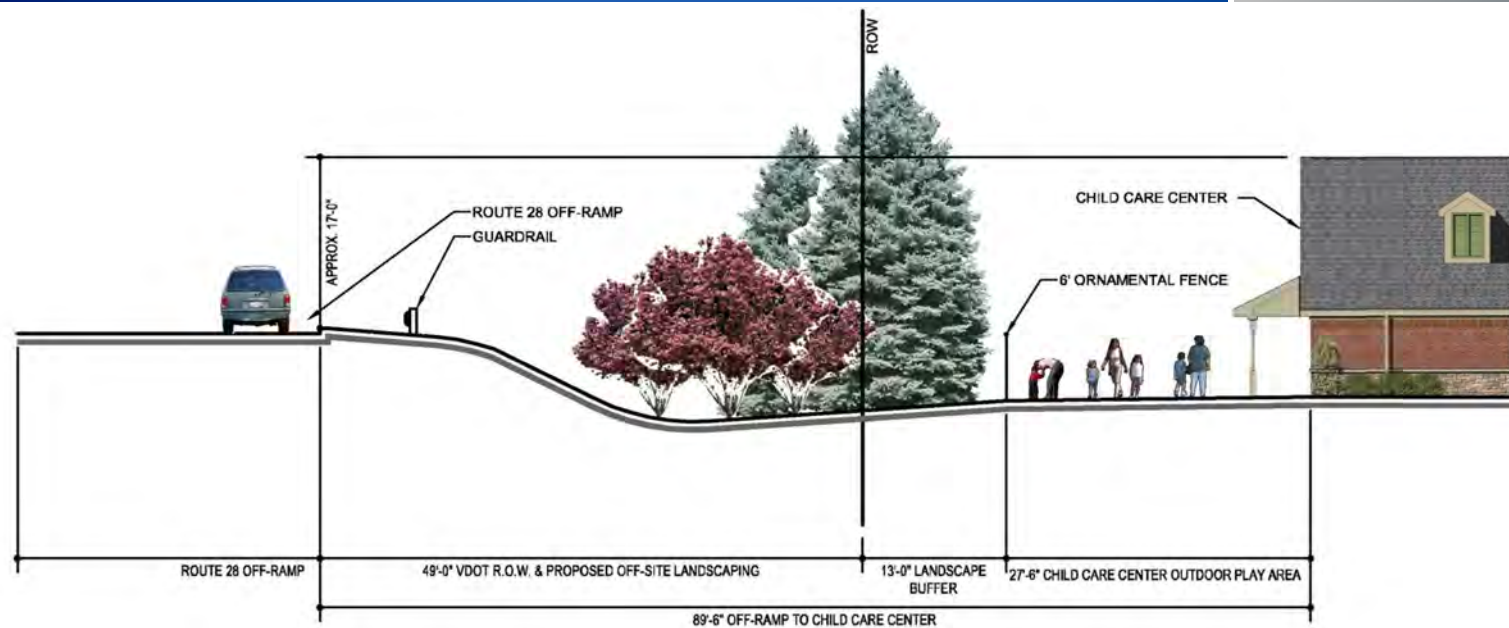


SECTION C

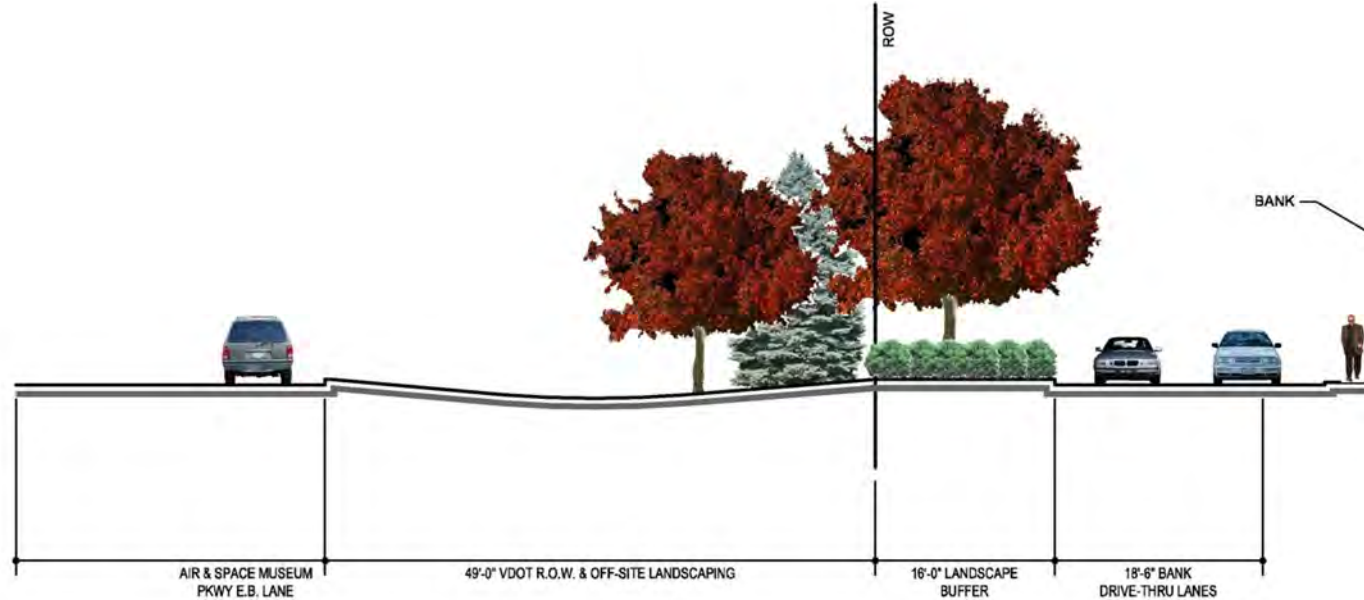


SECTION D

Section E & F



SECTION E



SECTION F

Proposed CDPA / FDPA / SE



FAR = 0.09 (approx. 26,400 SF Retail)