



County of Fairfax, Virginia

MEMORANDUM

DATE: 12/1/2015

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director, Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Application Analysis

REFERENCE: Application Number: SEA 88-S-077-07 (Golden Brook, LLC)

Case Information

Staff Coordinator: **Michael Lynskey**
Pre-Staffing Date: **1/4/16** Staffing Date: **3/3/16**
Tentative PC Date: **5/12/16** Tentative BOS Date: **TBD**

Memo Includes Full-Size Development Plans for Noted (①) Addressees: Yes ☒ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(12/28/2015)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- ① DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James
- ① DPWES Site and Addressing
Attn: Brandy Dyer
- ① DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo
- ① VDOT
Attn: Paul Kraucunas
- ① Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis
- ① Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl
- ① Planning Commission
Board of Supervisors
Sully District
- ① Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only

- ① Planning Commission
Executive Director
Attn: Jill Cooper
- ① Economic Dev. Authority
Dir. Real Estate Services
Attn: Curtis Hoffman
- Clerk to Board of Supervisors
Attn: Cathy Chianese
- Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage
- Dept. of Health
Div. of Environmental Health
Technical Review and Information
Resources
Attn: Kevin Wastler
- Northern Va Soil and Water
Conservation District
Attn: Willie Woode
- Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff
- Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino

Attn: Barbara Berlin

DPZ-ZED Asst. Director
Attn: Regina Coyle

DPZ-ZED
Attn: Branch Chiefs

DPZ-ZED
Chief, Proffer Interp. Branch
Attn: Kevin Guinaw

DPZ-ZED
Admin. Asst., Legal Notices
Attn: Michelle Cabero

DPZ Chief Zoning Inspector
Attn: Joe Bakos

Southeast Fairfax Dev. Corp.
Attn: Tony Fontana
MV or LEE only

Information Addressees

DPZ-ZED Division Director



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

APPLICATION No: SEA 88-5-077-07
(Staff will assign)

RECEIVED
Department of Planning & Zoning

OCT 14 2015

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

APPLICANT	NAME Golden Brook, LLC				
	MAILING ADDRESS 11708 Bowman Green Drive Reston, VA 20190				
	PHONE HOME () WORK (703) 827-8300				
	PHONE MOBILE ()				
PROPERTY INFORMATION	PROPERTY ADDRESS Chantilly Shopping Center Chantilly, VA 20151				
	TAX MAP NO. 44-1-((9))-6 SIZE (ACRES/SQ FT) ± 1.415 acres				
	ZONING DISTRICT C-6, WS MAGISTERIAL DISTRICT Sully				
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A				
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION §4-604; §4-605(1)(B)				
	PROPOSED USE Drive-through Fast Food Restaurant				
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 ()				
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>Golden Brook, LLC, by Geoffrey W. Pence, Manager</p> <table><tr><td>TYPE/PRINT NAME OF APPLICANT/AGENT</td><td>SIGNATURE OF APPLICANT/AGENT</td></tr><tr><td></td><td></td></tr></table>		TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT		
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT				

DO NOT WRITE IN THIS SPACE

Date Application accepted: 10/17/2015

Application Fee Paid: \$ 16,375.00

SEA 2015-0320

October 13, 2015

APPLICANT'S STATEMENT

RECEIVED
Department of Planning & Zoning

**CHANTILLY PLACE SHOPPING CENTER
GOLDEN BROOK, LLC**

OCT 14 2015

SPECIAL EXCEPTION AMENDMENT APPLICATION (SEA 88-S-077-07)

Zoning Evaluation Division

Golden Brook, LLC ("Applicant") requests approval of a Special Exception Amendment application to permit the development of a proposed drive-through use associated with a fast food restaurant within the Chantilly Place Shopping Center ("Chantilly Place") on approximately 1.415 acres identified on the Fairfax County Tax Map as parcel 44-1-((9))-6 (the "Property"). The Property is located along Willard Road between the newly renovated Sunoco service station/quick service food store/car wash and the easternmost entrance to Chantilly Place. Chantilly Place comprises approximately 49.73 acres and is located in the northeast quadrant of the intersection of Route 28 and Willard Road about ½ mile south of Route 50. The shopping center consists of approximately 341,000 square feet and contains a full service hotel, store-front retail and service uses, service station/quick service food store/car wash, eating establishment, a restaurant park with six (6) fast food restaurants with drive-through windows, a Walmart store, and a premier exposition/conference facility known as The Dulles Expo Center. The Dulles Expo Center is the Washington, D.C. metropolitan area's second largest exhibition facility for consumer shows and trade events.

Chantilly Place is zoned to the C-6 Community Retail Commercial ("C-6") District, is located within the Water Supply Protection Overlay District ("WS"), and is subject to proffers approved in conjunction with RZ 88-S-026 as amended by Proffered Condition Amendments ("PCA") 88-S-026 thru PCA 88-S-026-2 (the "Rezoning"). Development of Chantilly Place is proffered for a retail center, including restaurant park and possible inclusion of one or more office buildings, up to a maximum of 0.35 FAR (774,800± square feet). The approved Generalized Development Plan ("GDP") provides for great flexibility in that the buildings can be expanded, located within large building envelopes, and converted from uses shown to by-right uses.

The fast food restaurant with drive-through is proposed to be located within the approved building envelope of Building H on the GDP. Although Building H is identified for office use, the GDP includes a note that states: "By-right uses of the C-6 zone may be substituted for the uses depicted on this Generalized Development Plan, with the understanding that those uses meet the parking requirements of Chapter 11 of the Fairfax County Zoning Ordinance." A fast food restaurant is permitted by-right under the C-6 zoning district and is in substantial conformance with the approved GDP and proffers. However, the proposed drive-through use associated with the fast food restaurant requires approval of a Special Exception ("SE").

Concurrent with the Rezoning, SE 88-S-077 was approved to permit an increase in building height up to 75 feet for several potential office structures, a service station with a quick service food store and car wash, fast food restaurants with drive-through windows and up to two (2) drive-in banks. Subsequently, several special exception amendments were approved in conjunction with SEAs 88-S-077 thru -06 to amend previously approved uses and to permit, among others, a service station with quick service food store/car wash, vehicle service establishment, two (2) hotels with a maximum building height up to 75 feet associated with PCA

88-S-026-02, and an increase in sign area for a new freestanding sign to be located along Route 28. All previous Rezoning/PCA, SE and SEA approvals for the Property (SE 88-S-077 and SEAs 88-S-077-01 thru -06) are not affected by this SEA application and no changes to them are proposed with this application.

The Property is partially developed with surface parking which extends immediately to the west to serve the shopping center uses. The fast food restaurant will consist of a gross floor area of approximately 5,600 square feet with 150 seats, and the proposed drive-through will be located on the southeast corner of the Property, fronting on Willard Road but with no direct access. Access will be provided via the internal circulation of the shopping center. Specifically, the access to the fast food restaurant would connect to the existing drive aisle within the shopping center which provides direct access to both of two entrance driveways on Willard Road. The majority of the existing parking on the Property will be reconfigured to accommodate construction of the fast food restaurant and drive-through.

Access to the proposed drive-through lane is through the internal parking lot on the southern and western portion of the Property. The drive-through has been designed so as not to impede pedestrians or vehicular circulation on the Property or on any abutting street or travel aisle. The Zoning Ordinance requires eleven spaces for the drive-through window plus a minimum of five (5) spaces for the ordering station. Two (2) ordering stations and 16 stacking spaces are proposed which satisfy this requirement. The existing mature landscaping along Willard Road will be preserved to mitigate any potential visual impacts associated with the drive-through.

The following information addresses the requirements of Paragraph 7 of Section 9-011 of the Zoning Ordinance.

A. Type of operation:

The type of operation proposed is a drive-through associated with a fast food restaurant. The fast food restaurant will consist of approximately 5,600 square feet with a approximately 150 seats. The actual number of seats will be determined during the site plan review. The drive-through window is proposed to be located on the east side of the building, and two ordering stations will be provided along the southern portion of the site, adjacent to and screened from Willard Road. The drive-through lanes include 16 stacking spaces which satisfy the Zoning Ordinance requirement.

B. Hours of operation:

The fast food restaurant and drive-through window will be open up to twenty-four (24) hours a day, seven (7) days a week in this retail/office/hotel/industrial area.

C. Estimated number of patrons/clients/patients/pupils etc.:

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

D. Proposed number of employees:

The estimated number of employees is a maximum of 20 on-site at any one time.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

It is estimated that the proposed use will generate approximately 2,778 trips per weekday, with approximately 300 trips during the A.M. peak hour and 265 trips during the P.M. peak hour.

F. Vicinity or general area to be served by the use:

The proposed fast food restaurant will attract customers from the greater Chantilly area and Route 28, including the existing retail and hotel uses within the shopping center and the Dulles Expo Center.

G. Description of building facade and architecture of proposed new building or addition:

The building will be designed to complement the existing retail and adjacent hotel uses within the shopping center.

H. Listing of Known Hazardous or Toxic Substances:

None known at this time.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification:

To the best of the Applicant's knowledge, the proposed fast food restaurant with drive-through will comply with all applicable standards, ordinances, and regulations.

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

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

The building will be constructed to provide an attractive appearance toward the public roadway with four-sided architecture and will be designed to be architecturally compatible with the existing retail and hotel uses within the shopping center.

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

Overall pedestrian and vehicular circulation systems have been established within the shopping center. Sidewalks and crosswalks will be provided on the Property for connectivity (i) among the proposed fast food restaurant and the other retail, Dulles Expo, and hotel uses, and (ii) to the off-site pedestrian circulation system along Willard Road.

The proposed vehicular access for the fast food restaurant will connect with an existing internal drive aisle located adjacent to the Property on the north which connects to all shopping center external points of access.

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

The fast food restaurant with drive-through has been designed to minimize turning movement conflicts and provide safe and efficient on-site circulation. The drive-through for the fast food restaurant is located in a manner to facilitate the movement of vehicles to the drive-through lanes without impeding parking movements on the Property. The number of stacking spaces provided is in accordance with the Zoning Ordinance requirement.

Twenty-seven (27) parking spaces are required for the proposed fast food restaurant, based on the shopping center requirement of four spaces per 1,000 square feet of gross floor area, in accordance with Par. 23B. of Sect. 11-104 of the Zoning Ordinance. The Applicant proposes to provide 38 parking spaces in addition to 16 stacking spaces for the drive-through and ordering stations. Overflow parking is available within the center immediately west of the Property. Based on tabulations for the shopping center, including the proposed fast food restaurant, the shopping center would be required to provide 1,273 spaces; and 2,714 parking spaces are provided.

A five (5) foot wide sidewalk currently exists along the shopping center's easternmost entrance driveway and along Willard Road. Crosswalks will be provided to facilitate pedestrian connectivity to the restaurant and between uses within the shopping center.

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

The proposed fast food restaurant with drive-through will be located within an existing developed shopping center on a parcel obviously of sufficient size and

configuration. There are no existing or planned residential areas nearby to be adversely affected.

Comprehensive Plan

The Property is located within the Dulles Suburban Center, Land Unit E-3 of the Area III portion of the Fairfax County Comprehensive Plan (the "Plan"). The Plan map designates the Property as appropriate for retail and other uses. The Plan states that the area is currently developed as a mix of office, retail and industrial uses up to a 0.35 FAR but provides an option for redevelopment of Chantilly Place as a mixed-use center up to a maximum FAR of 0.70. The Plan contains specific conditions for development above the existing 0.35 FAR proffered maximum; however, this SEA does not propose any additional development beyond the proffered maximum. The proposed drive-through associated with the fast food restaurant is in conformance with the Comprehensive Plan recommendation.

In addition, major planning objectives for the Dulles Suburban Center include:

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

The fast food restaurant with drive-through is intended to serve the surrounding commercial uses as well as visitors to the Dulles Expo Center, which is in conformance with the Comprehensive Plan recommendation for the Property and furthers the objectives for the Dulles Suburban Center.

Special Exception Amendment

SEA 88-S-077-07

Applicant:

GOLDEN BROOK, LLC

Accepted:

11/17/2015

Proposed:

FAST FOOD RESTAURANT WITH
DRIVE-THROUGH WINDOW

Area:

1.41 AC OF LAND; DISTRICT - SULLY

Zoning Dist Sect: 04-0604

Located:

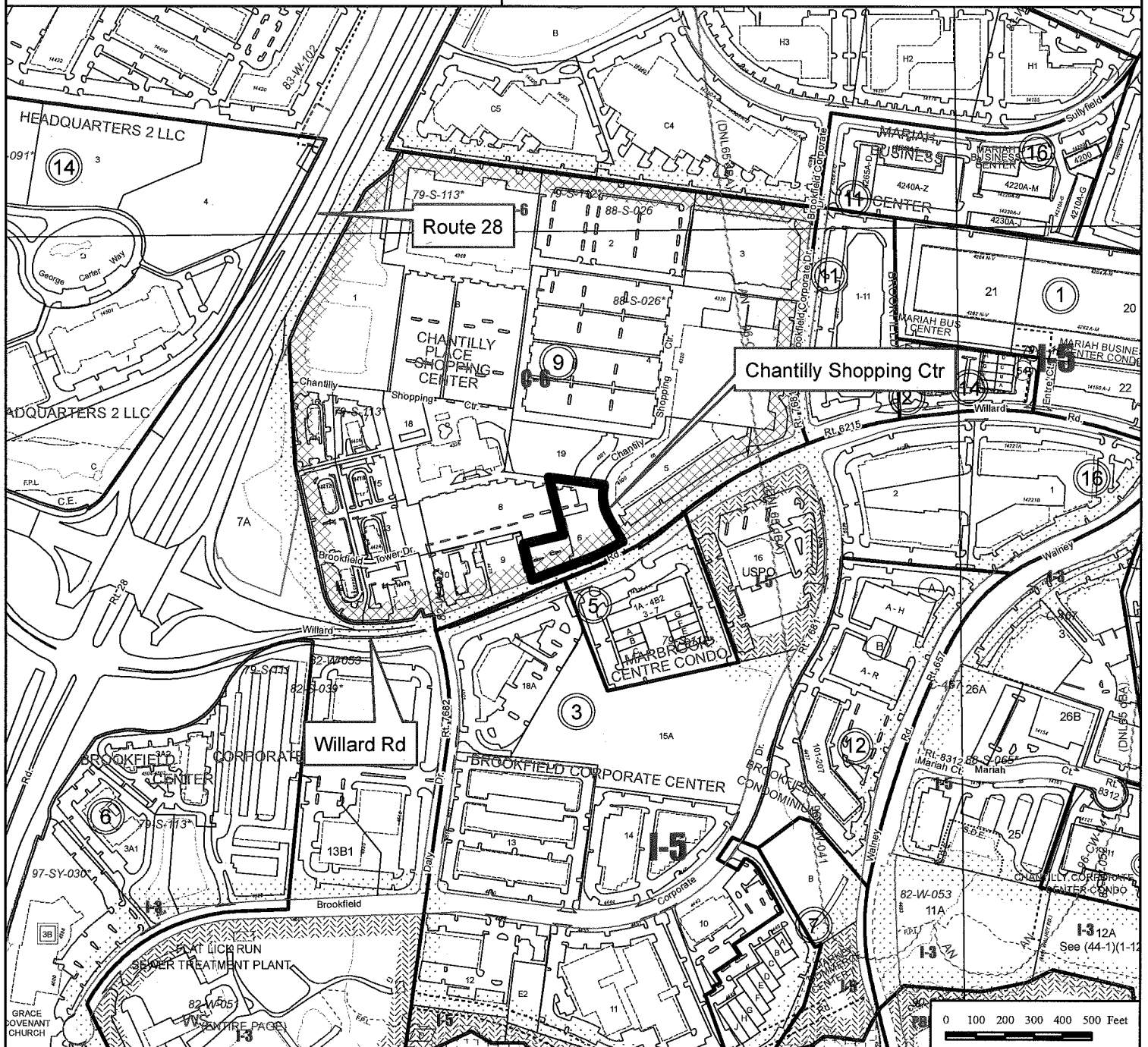
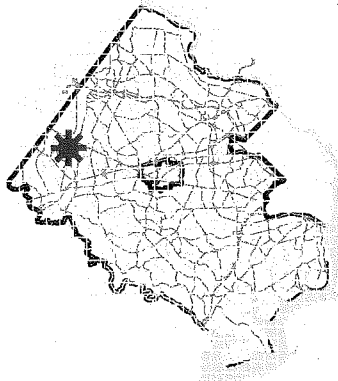
CHANTILLY SHOPPING CENTER, CHANTILLY,
VA 20151

Zoning: C- 6

Overlay Dist: WS

Map Ref Num:

044-1- /09/ /0006

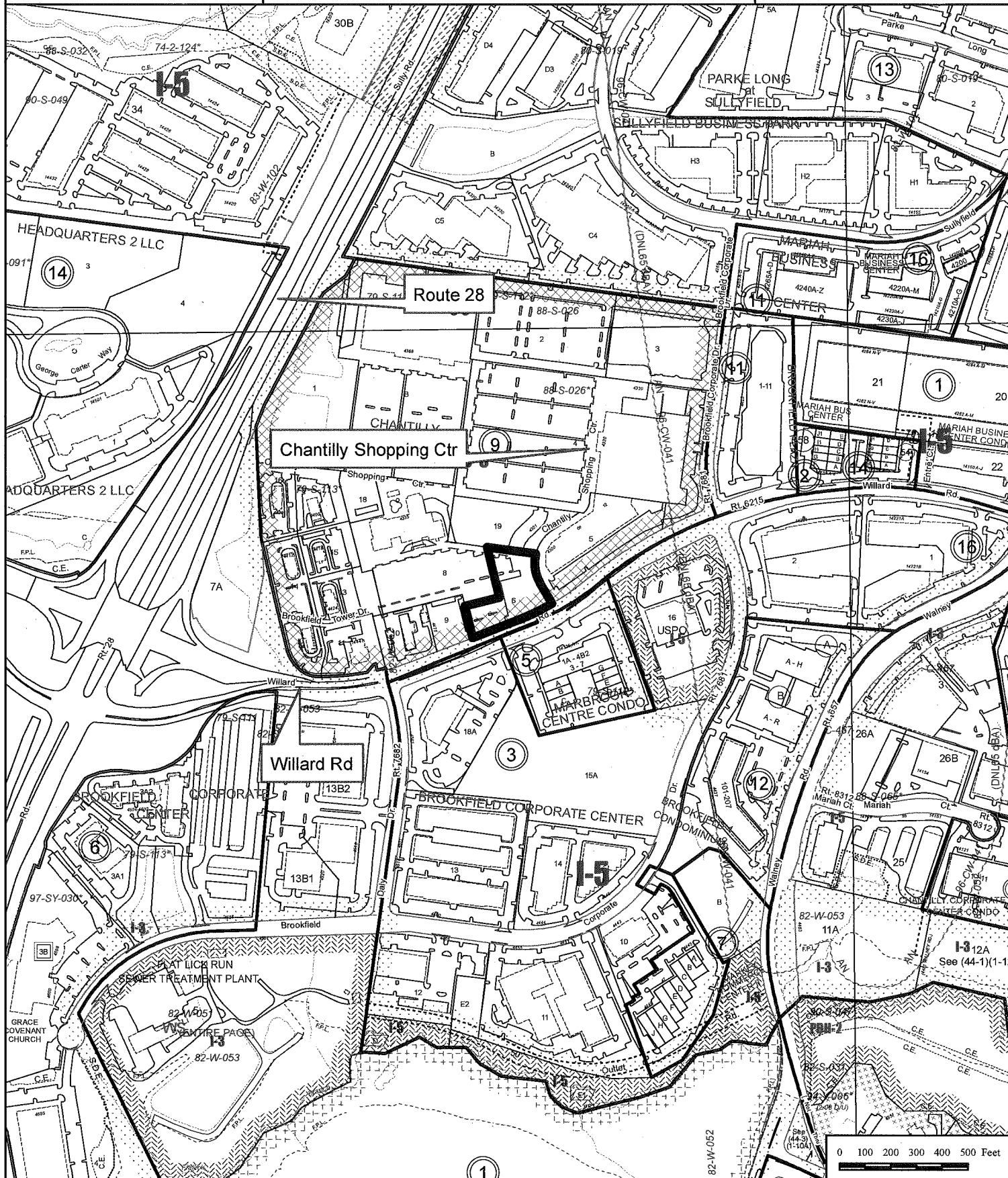
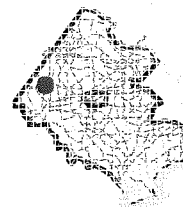




Special Exception Amendment

SEA 88-S -077-07

GOLDEN BROOK, LLC



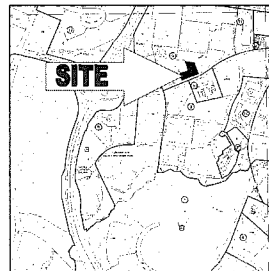
SPECIAL EXCEPTION AMENDMENT PLAT

FOR

GOLDEN BROOK, LLC

LOCATION OF SITE

CHANTILLY PLACE SHOPPING CENTER
WILLARD ROAD
CHANTILLY, VA
FAIRFAX COUNTY



LOCATION MAP
SCALE: 1"=1,000'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP	2
OVERALL SHOPPING CENTER	3
SPECIAL EXCEPTION AMENDMENT PLAT	4
LANDSCAPE PLAN	5
PRELIMINARY STORMWATER MANAGEMENT PLAN	6

ATTORNEY

HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE, SUITE 1700
MCLEAN, VA 22101
CONTACTS:
FRANCIS A McDERMOTT, ATTORNEY
(703) 714-7422
SUSAN K. YANTIS, PLANNER
(703) 714-7492

OWNER/ APPLICANT

GOLDEN BROOK, LLC
C/O THE PENCE GROUP INC.
11708 BOWMAN GREEN DR.
RESTON, VA 20190

PREPARED BY



BOHLER
ENGINEERING

22636 DAVIS DRIVE, SUITE 250

STERLING, VIRGINIA 20164

Phone: (703) 709-9500

Fax: (703) 709-9501

VA@BohlerEng.com

CONTACT: DAVID B. LOGAN, PE

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Department of Planning & Zoning

NOV 10 2015

Zoning Evaluation Division

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10000 WOODBURN DRIVE, SUITE 200, FARMERS BRANCH, GA 30204
770-426-1100
www.bohlereng.com

REVISIONS			
REV.	DATE	COMMENT	BY
1	11/10/15	REV. PER COUNTY COMMENTS	GRP



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	515252
DRAWN BY	WJD
CHECKED BY	DBL
DATE	11/10/15
SCALE	AS NOTED
DATE	11/10/15

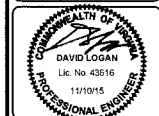
SPECIAL EXCEPTION AMENDMENT PLAT

FOR
GOLDEN BROOK, LLC

LOCATION OF SITE
CHANTILLY PLACE SHOPPING CENTER
CHANTILLY, FAIRFAX COUNTY, VA

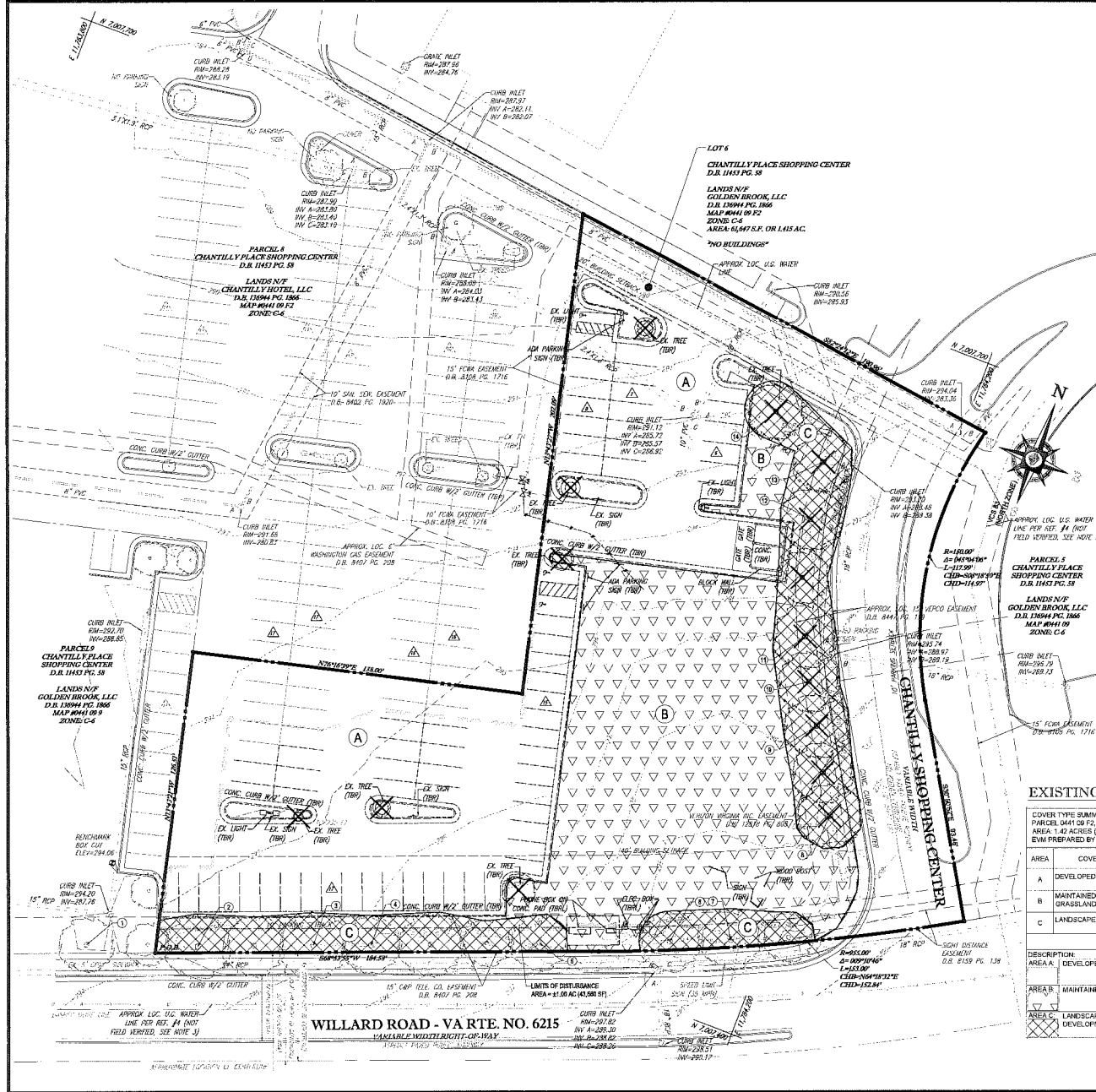
BOHLER ENGINEERING

22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
Phone: (703) 709-9500
Fax: (703) 709-9501
VA@BohlerEng.com



COVER SHEET

SHEET NUMBER:
1



Tree Condition Analysis for Parcel 0441 09 F2
Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 07/29/13

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Pin Oak	16	90%	70%	Preserve	OFFSITE	18
2	Pin Oak	15	85%	75%	Preserve		15
3	Pin Oak	14	90%	75%	Preserve		14
4	Pin Oak	12	85%	75%	Preserve		12
5	Pin Oak	12	85%	75%	Preserve		12
6	Pin Oak	13	75%	75%	Preserve		13
7	Pin Oak	14	85%	75%	Preserve		14
8	Arbutus Pear	13	75%	60%	Remove		13
9	Arbutus Pear	12	70%	60%	Remove		12
10	Arbutus Pear	13	85%	60%	Remove		13
11	Arbutus Pear	14	85%	60%	Remove		14
12	Arbutus Pear	12	85%	60%	Remove		12
13	Arbutus Pear	12	65%	60%	Remove		12
14	Arbutus Pear	13	75%	60%	Remove		13

TREE PRESERVATION NARRATIVE

THIS NARRATIVE IS PROVIDED TO SERVE AS THE REQUIRED TREE PRESERVATION NARRATIVE PER SECTION 12-5508 OF THE COUNTY OF FAIRFAX PUBLIC FACILITIES MANUAL. FOR THE DEVELOPMENT OF PARCEL 0441 09 0006, CHANTILLY, FAIRFAX COUNTY, VA.

- THERE ARE NO HAZARDOUS TREES ON SITE.
- THERE ARE NO INVASIVE SPECIES LOCATED ON SITE.
- CURRENTLY THERE ARE NO DOWN-HERITAGE, "SPECIMEN", "MEMORIAL", OR "STREET" TREES LOCATED ON SITE OR LOCATED OFF-SITE ADJACENT TO THE DEVELOPMENT SITE THAT WILL NEED TO BE PROTECTED.
- 10-YEAR TREE CANOPY WILL BE MET THROUGH TREE PRESERVATION AND PROPOSED PLANTINGS. ONLY THE AREA OF TREE CANOPY TO REMAIN ON SITE HAS BEEN COUNTED TOWARDS THE TREE PRESERVATION TARGET VALUE.
- OFFSITE TREES WITH CRITICAL ROOT ZONES WITHIN THE SUBJECT PROPERTY'S LIMITS OF CLEARING AND GRADING WILL HAVE ROOT PRUNING PERFORMED ALONG THE LIMITS OF WORK. ROOT PRUNING IN ACCORDANCE WITH FAIRFAX COUNTY PM PLATE 7-12 WILL OCCUR BEFORE ROUGH GRADING OF THE SITE. ROOT PRUNING ACTIVITIES WILL BE SPECIFIED WITH THE SITE PLAN.
- TREE PROTECTION FENCING WILL BE INSTALLED IN ACCORDANCE WITH FAIRFAX COUNTY PM REGULATIONS. TREE PROTECTION MEASURES WILL BE DESIGNED AND SPECIFIED WITH THE SITE PLAN.
- NO TREES ARE TO BE TRANSPLANTED ONSITE.

EXISTING VEGETATION MAP/TREE PRESERVATION LEGEND

EXISTING TREE TO BE REMOVED
 EXISTING TREE TO REMAIN
 LIMITS OF DISTURBANCE
 SPECIAL EXCEPTION APPLICATION AREA (ENTIRE PROPERTY)

EXISTING VEGETATION MAP (EVM)

COVER TYPE SUMMARY TABLE (FOR LIMITS OF SPECIAL EXCEPTION ONLY)
PARCEL 0441 09 F2, CHANTILLY, FAIRFAX COUNTY, VA
AREA 1.42 ACRES (LIMITS OF SPECIAL EXCEPTION AREA)
EVM PREPARED BY BOHLER ENGINEERING ON 07/01/13

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	DEVELOPED LAND	N/A	N/A	0.87 AC	N/A	SEE DESCRIPTION BELOW
B	MAINTAINED GRASSLANDS	N/A	N/A	0.35 AC	N/A	SEE DESCRIPTION BELOW
C	LANDSCAPE TREE CANOPY	PIN OAK, LINDEN, AND BRADFORD PEAR	N/A	0.20 AC	GOOD	SEE DESCRIPTION BELOW
				TOTAL ACREAGE: 1.42 AC		

DESCRIPTION:
AREA A: DEVELOPED LAND CONSISTING OF EXISTING PARKING LOT AND ASSOCIATED LANDSCAPE TREES ANDS
AREA B: MAINTAINED GRASSLAND OF EXISTING PAD SITE
AREA C: LANDSCAPE TREE CANOPY CONSISTING OF PIN OAK, BRADFORD PEAR, AND LINDEN PLANTED DURING THE ORIGINAL DEVELOPMENT OF THE AREA

BOHLER ENGINEERING
12345 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20154
Phone: (703) 759-5555
Fax: (703) 759-5551
VA@BohlerEng.com

REVISIONS

REV	DATE	COMMENT	BY
1	11/01/13	REV PER COUNTY COMMENTS	EXP

NOT APPROVED FOR CONSTRUCTION

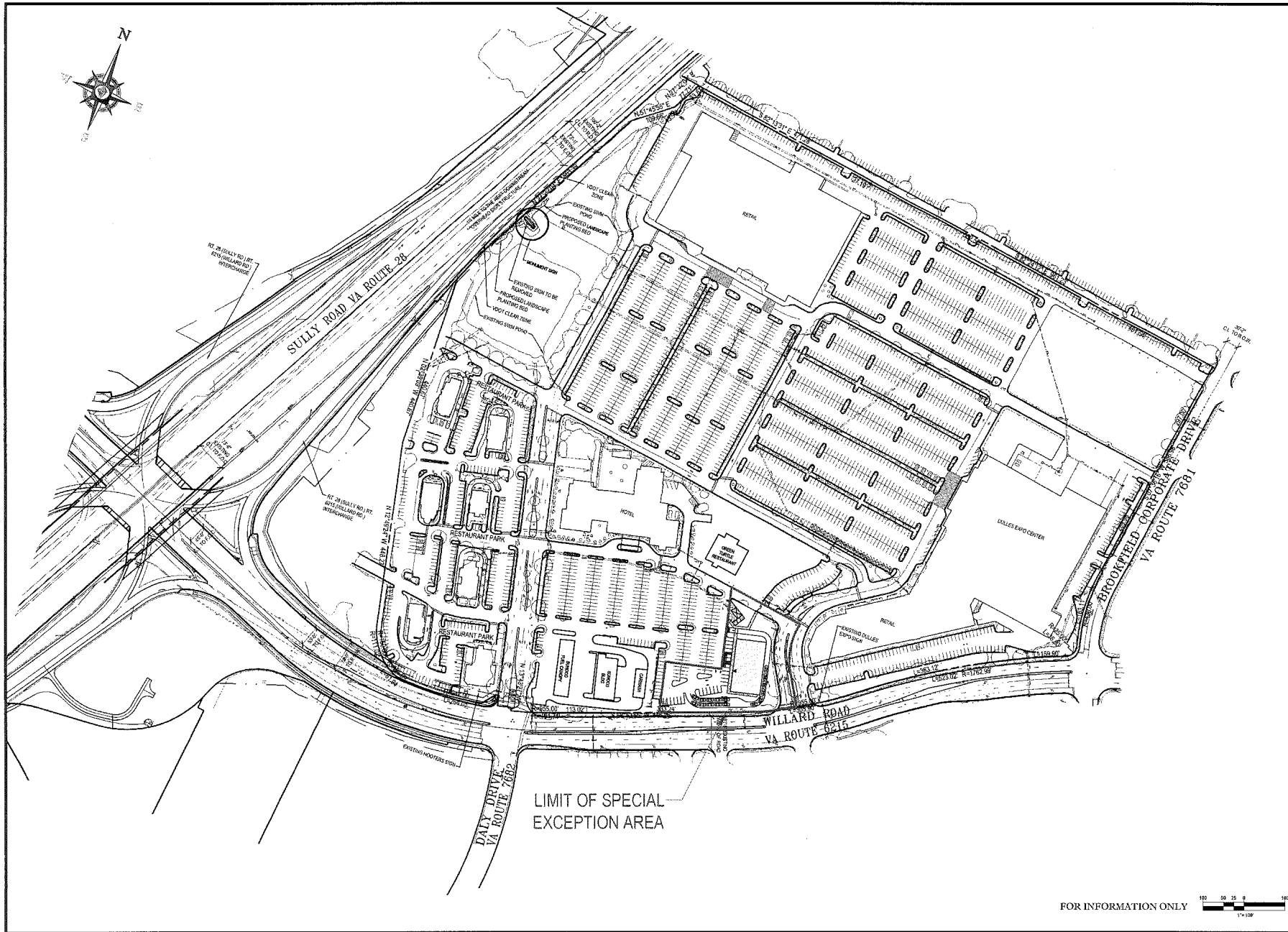
PROJECT: SPECIAL EXCEPTION AMENDMENT PLAN
FOR: GOLDEN BROOK, LLC
LOCATION OF SITE: CHANTILLY PLACE SHOPPING CENTER, CHANTILLY, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
2235 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20154
Phone: (703) 759-5555
Fax: (703) 759-5551
VA@BohlerEng.com

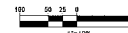
DAVID LOGAN
PROFESSIONAL ENGINEER
11/01/13

EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP

SHEET NUMBER: 2



FOR INFORMATION ONLY



BOHLER ENGINEERING
 ARCHITECTURAL CONSULTING ENGINEERING
 22635 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20154
 Phone: (703) 759-8500
 Fax: (703) 759-8501
 Email: VA@BohlerEng.com

REVISIONS				
REV.	DATE	COMMENT	BY	CHK
1	11/01/15	REVISED COUNTY COMMENTS	CHP	



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	22635
DRAWN BY	WJD
CHECKED BY	DNL
DATE	10/14/15
SCALE	1"=100'
CAD ID	204

SPECIAL EXCEPTION AMENDMENT PLAT
 FOR
GOLDEN BROOK, LLC
 LOCATION OF SITE
 CHANTILLY PLACE SHOPPING CENTER
 CHANTILLY, FAIRFAX COUNTY, VA

BOHLER ENGINEERING
 22635 DAVIS DRIVE, SUITE 200
 STERLING, VIRGINIA 20154
 Phone: (703) 759-8500
 Fax: (703) 759-8501
 Email: VA@BohlerEng.com



OVERALL SHOPPING CENTER

SHEET NUMBER:
3

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-203 PERIPHERAL PARKING LOT LANDSCAPING	<p>PERIPHERAL PARKING LOT LANDSCAPING</p> <p>1. WHEN THE PROPERTY LINE ABUTS LAND NOT IN THE RIGHT-OF-WAY OF A STREET:</p> <p>A. A LANDSCAPING STRIP FOUR (4) FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT.</p> <p>B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.</p>	<p>NORTH PROPERTY LINE</p> <p>THE NORTH PROPERTY LINE IS A SHARED DRIVE-ABLE TO ACCESS THE OVERALL SHOPPING CENTER THEREFORE NO LANDSCAPING IS REQUIRED OR PROVIDED.</p> <p>WEST PROPERTY LINE</p> <p>THE WEST PROPERTY LINE IS A SHARED DRIVE-ABLE TO ACCESS THE OVERALL SHOPPING CENTER THEREFORE NO LANDSCAPING IS REQUIRED OR PROVIDED.</p> <p>EAST PROPERTY LINE</p> <p>THE EAST PROPERTY LINE IS A SHARED DRIVE-ABLE TO ACCESS THE OVERALL SHOPPING CENTER THEREFORE NO LANDSCAPING IS REQUIRED OR PROVIDED.</p>	COMPLIES
13-203 PERIPHERAL PARKING LOT LANDSCAPING	<p>PERIPHERAL PARKING LOT LANDSCAPING</p> <p>WHERE THE PROPERTY LINE ABUTS THE RIGHT-OF-WAY OF A STREET:</p> <p>A. A LANDSCAPING STRIP TEN (10) FEET IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE.</p> <p>B. AT LEAST ONE (1) TREE FOR EACH FIFTY (50) FEET SHALL BE PLANTED IN THE LANDSCAPING STRIP; HOWEVER, THIS SHALL NOT BE CONSTRUED AS REQUIRED THE PLANTING OF TREES ON FIFTY (50) FOOT CENTERS.</p>	<p>WILLARD ROAD</p> <p>REQUIRED: 288 LF OF PROPERTY LINE MEASURES FROM PROPOSED LOT LINE (EXCLUDES ENTRANCES)</p> <p>8 TREES REQUIRED</p> <p>10 EXISTING TREES WILL REMAIN TO FULFILL THE PLANTING REQUIREMENT.</p>	COMPLIES

LANDSCAPE LEGEND

SYMBOL	QTY	TYPE/USE	10 YEAR CANOPY COVERAGE	10 YEAR CANOPY COVERAGE TOTAL
	22	3-12\"/>	250	5,500
	11	8-7\"/>	100	1,100

SPECIES DIVERSITY WILL BE PROVIDED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH FPM SECTION 12-051.5.1L

AT THE TIME OF SITE PLAN LANDSCAPE TREES PROVIDED WILL BE DRAWN FROM BUT NOT LIMITED TO THE FOLLOWING LIST: AMERICAN BEECH, WHITE OAK, AMERICAN BASSWOOD, EASTERN RED CEDAR, AMERICAN HOLLY, WILLOW OAK, RHODODENDRON, VIRGINIA SWEETSPUR, MOUNTAIN LAUREL, AND OTHERS.

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	8,712
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	14.1%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE FPM TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	14.1%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0.0%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-0507.3	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET WILL BE SUBMITTED WITH THE SITE PLAN

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	51,647
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	0
B4	ADJUSTED GROSS SITE AREA (B1-B3) =	51,647
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B6) =	5,165
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	871
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	0
C3	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C4	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIAL," OR "STREET" TREES =	0
C5	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIAL," OR "STREET" TREES =	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIAL," OR "STREET" TREES =	0
C7	CANOPY AREA OF TREES WITH RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAIN =	0
C8	TOTAL OF C1, C3, C4, C5, C6, C7, AND C8 =	0
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	5,165
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D4	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D5	AREA OF CANOPY PROVIDED BY NATIVE TREES =	0
D6	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D7	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D8	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D9	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
D10	AREA OF CANOPY NOT MEETING MULTIPLE CRITERIA =	6,200
D11	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	6,200
D12	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D13	TREE BANK OR TREE FUND?	N/A
D14	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	0
D15	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	\$0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	0
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D11) =	6,200
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D13) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	6,200
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	10.54%

TREE CANOPY CALCULATIONS ARE BASED ON THE LOT AREA OF 51,647 SF

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	24,009 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	1,235 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	7 PROPOSED TREES @ 200% S.F. EACH = 1,400 S.F.
TOTAL AREA REQUIRED =	1,235 S.F. (5%)
TOTAL AREA PROVIDED =	1,400 S.F. (5.8%)



BOHLER ENGINEERING

12203 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-8000
FAX: (703) 705-9551
VA@bohlereng.com

REVISIONS

REV	DATE	REVISION	BY
1	1/10/15	REV PER COUNTY COMMENTS	GRP

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 1502001
DRAWN BY: GRL
CHECKED BY: GRL
DATE: 01/09/15
SCALE: 1/8"=1'-0"
SHEET: 200

SPECIAL EXCEPTION AMENDMENT PLAT

FOR:
GOLDEN BROOK, LLC

LOCATION OF SITE:
CHANTILLY PLACE SHOPPING CENTER
CHANTILLY, FAIRFAX COUNTY, VA

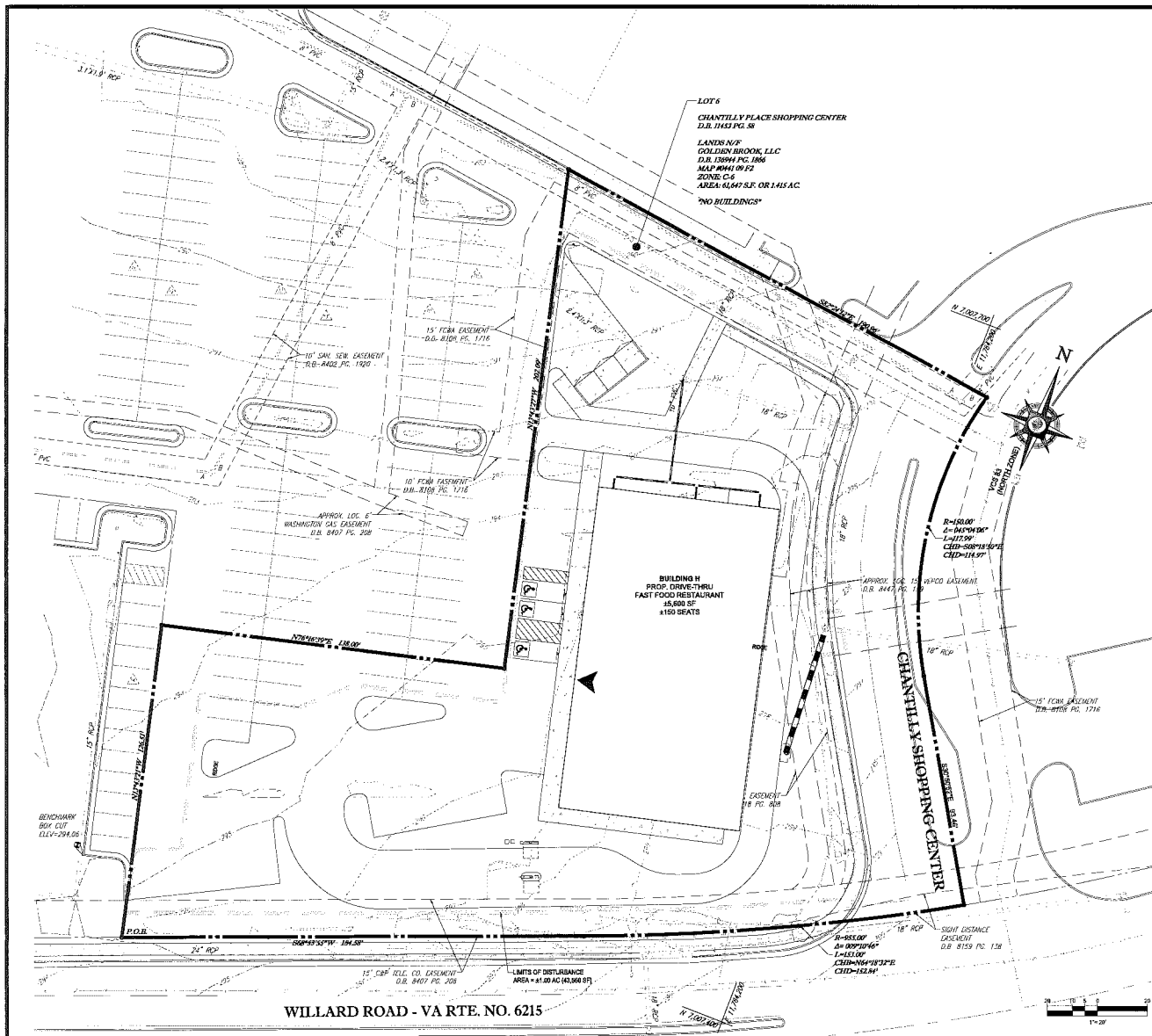
BOHLER ENGINEERING

22603 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 709-8000
FAX: (703) 705-9551
VA@bohlereng.com

DAVID LOGAN
Lic No. 43616
1/1/2015
PROFESSIONAL ENGINEER

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
5



PRE TO POST SWM SUMMARY

YEAR STORM	Tc	INTENSITY (IN/HR)	SITE AREA (AC)	IMPERVIOUS PRE (AC)	IMPERVIOUS POST (AC)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED RELEASE RATE (CFS)	POST DEVELOPED RELEASE RATE (CFS)
2	5 Min	5.45	1.415	0.43	1.145	0.5	0.79	3.88	6.09
10	5 Min	7.27	1.415	0.43	1.145	0.5	0.79	5.14	8.13

- MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS.**
- THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED. NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.
- THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE SECTIONS:
- SPECIAL PERMITS (SECT. 8-011.2(A) & 2)
- SPECIAL EXCEPTIONS (SECT. 8-011.2(J) & 2)
- CLUSTER SUBDIVISION (SECT. 9-615.1(I) & 1N)
- COMMERCIAL REVITALIZATION DISTRICTS (SECT. 9-622.1(A) & 1(I))
- DEVELOPMENT PLANS (SECT. 16-302.3 & 4)
- PRC PLAN (SECT. 16-303.1E & 1(I))
- FDP P DISTRICTS (SECT. 16-602.1A (B) & 1(I))
- AMENDMENTS (SECT. 18-202.10F & 10(I))
1. PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100')
 2. A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES AND STREAM STABILIZATION MEASURES AS SHOWN ON THIS SHEET.
 3. PROVIDE:

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)
FORM FILTER	1.415 AC.	0.00 AC.	1.415 AC.	EX. WET POND	EX. WET POND	N/A
TOTAL:	1.415 AC.	0.00 AC.	1.415 AC.	EX. WET POND	EX. WET POND	N/A
 4. ON-SITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET. POND INLET AND OUTLET PIPE SYSTEMS ARE SHOWN ON SHEET(S) NOT APPLICABLE.
 5. MAINTENANCE ACCESS ROAD TO STORMWATER MANAGEMENT FACILITY(IES) ARE NOT APPLICABLE. TYPE OF MAINTENANCE ACCESS ROAD SURFACE NOTED ON THE PLAT IS NOT APPLICABLE. ASPHALT, GRAVEL, GRAVEL, ETC.
 6. LANDSCAPING AND TREE PRESERVATION IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEET(S) N/A.
 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 THIS SHEET.
 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 NOT APPLICABLE. IF THE OUTFALL IS PROPOSED TO BE IMPROVED OFF-SITE, IT SHOULD BE SPECIFICALLY NOTED.
 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 THIS SHEET.
 10. EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED ON SHEET(S) 2.
 11. A SUBMISSION WAIVER IS REQUESTED FOR: NOT APPLICABLE.
 12. STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE: NOT APPLICABLE. REVISED: 8/4/15

STORM WATER MANAGEMENT & BMP NARRATIVE

THE SUBJECT SITE CONSISTS OF A VACANT LOT ON TAX MAP 041-09-05 WITH MODERATE SLOPES. THE PROPOSED SITE SHALL CONSIST OF A FAST FOOD RESTAURANT WITH DRIVE-IN FACILITY WITH A TWO LANE AND A CANOPY.

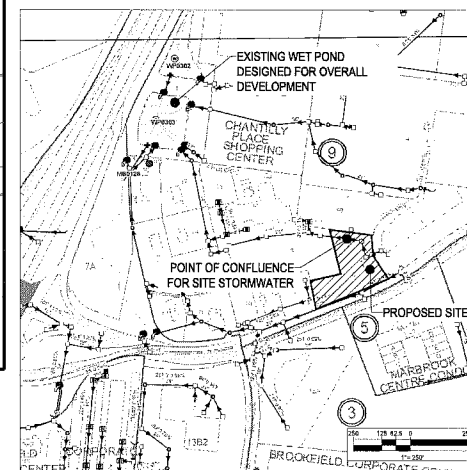
BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED FOR THE SUBJECT SITE THROUGH AN EXISTING OFF-SITE WET POND. THE REQUIRED PROPORTIONAL REDUCTION EFFICIENCY (RPE) OF THE BMP COMPUTATIONS WILL BE PROVIDED WITH THE FINAL SITE PLAN/PLAN IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE, THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL BMP MEASURES IF THE EXISTING POND IS DETERMINED TO BE INADEQUATE.

AN EXISTING POND WILL BE UTILIZED TO MEET QUANTITY AND QUALITY REQUIREMENTS. A WAIVER WILL BE PROVIDED FOR ON-SITE STORM WATER MANAGEMENT, WHICH WILL REDUCE THE PEAK FLOW TO PREDEVELOPMENT RATES.

OUTFALL ANALYSIS

THE PROPOSED DEVELOPMENT OUTFALLS TO THE WEST INTO AN EXISTING CLOSED CONDUIT STORM SYSTEM. THIS SYSTEM ULTIMATELY LEADS TO THE POTOMAC RIVER.

THE EXTENT OF REVIEW FOR THE PROPOSED DEVELOPMENT FLOW (1.415 ACRES SITE AREA) IS AT THE POINT WHERE THE FLOW ENTERS THE EXISTING FAIRFAX COUNTY (VET. POND-000003). THE WATER FOR THIS OUTFALL AREA IS CAPTURED BY EXISTING GULLIES, DITCHES OR SHEET FLOWS TO PAYMENT AT THE LIMITS OF DISTURBANCE.



BOHLER ENGINEERING

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SPECIAL EXCEPTIONS (SECT. 8-011.2(J) & 2)

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COMMERCIAL REVITALIZATION DISTRICTS (SECT. 9-622.1(A) & 1(I))

DEVELOPMENT PLANS (SECT. 16-302.3 & 4)

PRC PLAN (SECT. 16-303.1E & 1(I))

FDP P DISTRICTS (SECT. 16-602.1A (B) & 1(I))

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TOTAL:	1.415 AC.	0.00 AC.	1.415 AC.	EX. WET POND	EX. WET POND	N/A

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REVISIONS

REV.	DATE	CONTRACT	BY
1	11/10/15	REV. PER COUNTY COMMENTS	GRP

NOT APPROVED FOR CONSTRUCTION

PROJECT: SPECIAL EXCEPTION AMENDMENT PLAT

FOR: GOLDEN BROOK, LLC

LOCATION OF SITE: CHANTILLY PLACE SHOPPING CENTER, FAIRFAX COUNTY, VA

BOHLER ENGINEERING

2200 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20154
Phone: (703) 705-8800
Fax: (703) 709-8801
VA@BohlerEng.com

DAVID LOGAN
Lic No 43816
11/10/15
PROFESSIONAL ENGINEER

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER: 6

To OCA
11/17/15

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

I, Geoffrey W. Pence, 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 88-S-007-07
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Golden Brook, LLC(1) Agents: Robert Frank Pence Geoffrey W. Pence Stephen P. Pence	11708 Bowman Green Drive Reston, VA 20190	Applicant/Title Owner
Hunton & Williams LLP(3) Francis A. McDermott John C. McGranahan, Jr.	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant

(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: October 13, 2015
(enter date affidavit is notarized)for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Bohler Engineering VA, LLC(4) Agents: David B. Logan, P.E. Brian J. Clifford	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineers/Agents for Applicant
M. J. Wells and Associates, Inc.(6) Agents: Robin L. Antonucci Kevin R. Fellin	1420 Spring Hill Road, Suite 610 Tysons, VA 22102	Traffic Engineers/Agents for Applicant

(check if applicable)

[]

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

- (1) Golden Brook, LLC
11078 Bowman Green Drive
Reston, VA 20190

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)

Robert Frank Pence, Manager and Member
Geoffrey W. Pence, Manager
Beverly M. Dietz, Member
TPG Holdings, LLC(2), Member

(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: October 13, 2015

(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07

(enter County-assigned application number (s))

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

(2) TPG Holdings, LLC
11078 Bowman Green Drive
Reston, VA 20190

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)

Geoffrey W. Pence
Stephen P. Pence
Brian F. Pence

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Bohler Engineering, P.C.(5)
Adam J. Volanth
Daniel M. Duke

Mark R. Joyce
David B. Logan

(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: October 13, 2015
(enter date affidavit is notarized)for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(5) Bohler Engineering, P.C.
22636 Davis Drive, Suite 250
Sterling, VA 20164**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

Adam S. Benosky	Robert D. Irons	Adam J. Volanth
Joseph A. Deal	Mark R. Joyce	Brian R. Zappala
Daniel M. Duke	David B. Logan	
William D. Goebel	Matthew D. Smith	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)(6) 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 (ESOT)
(All employees are eligible Plan participants; however, no one owns 10% or more of any class of stock.)(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: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(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)

(3) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, 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**)

Robert A. Acosta-Lewis	Mark B. Bierbower	Nadia S. Burgard
Lawrence C. Adams	Stephen R. Blacklocks	Eric R. Burner
Syed S. Ahmad	Jeffrey M. Blair	M. Brett Burns
Michael F. Albers	Andrew J. Blanchard	P. Scott Burton
Kenneth J. Alcott	Matthew P. Boshier	Ellis M. Butler
Fernando C. Alonso	James W. Bowen	Ferdinand A. Calice
Walter J. Andrews	Lawrence J. Bracken, II	Matthew J. Calvert
Chinawat Assavapokee (nmi)	James P. Bradley	Daniel M. Campbell
L. Scott Austin	Sheldon T. Bradshaw	Thomas H. Cantrill
Ian Phillip Band	David F. Brandley, Jr.	Curtis G. Carlson
John J. Beardsworth, Jr.	Benjamin P. Browder	Jean Gordon Carter
Ryan A. Becker	A. Todd Brown, Sr.	Charles D. Case
Steven H. Becker	Tyler P. Brown	J. C. Chenault, V
Stephen John Bennett	F. William Brownell	Whittington W. Clement
Melinda R. Beres	Kevin J. Buckley	Herve' Cogels (nmi)
Lucas Bergkamp (nmi)	Kristy A. Niehaus Bulleit	Cassandra C. Collins
Lon A. Berk	Joseph B. Buonanno	S. Gregory Cope

(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: October 13, 2015
(enter date affidavit is notarized)for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(3) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Ashley Cummings (nmi)	David S. Freed	Robert E. Hogfoss
Alexandra B. Cunningham	Lauren E. Freeman	John R. Holzgraefe
Samuel A. Danon	Steven C. Friend	Cecelia Philipps Horner
John J. Delionado	Edward J. Fuhr	George C. Howell, III
Stephen P. Demm	Charles A. Gall	Kevin F. Hull
Dee Ann Dorsey	Daniel C. Garner	Jamie Zysk Isani
Edward L. Douma	Douglas M. Garrou	Judith H. Itkin
Colleen P. Doyle	Richard D. Gary	Makram B. Jaber
Alison M. Dreizen	Kevin M. Georgierian	Timothy L. Jacobs
Sean P. Ducharme	John T. Gerhart, Jr.	Lori Elliott Jarvis
Deidre G. Duncan	Andrew G. Geyer	Matthew D. Jenkins
Roger Dyer (nmi)	Jeffrey W. Giese	Harry M. Johnson, III
Frederick R. Eames	Neil K. Gilman	Robert M. Johnson
Heather Archer Eastep	C. Christopher Giragosian	James A. Jones, III
Maya M. Eckstein	Douglas S. Granger	Kevin W. Jones
W. Jeffery Edwards	Laurie A. Grasso	Laura Ellen Jones
John C. Eichman	J. William Gray, Jr.	Dan J. Jordanger
Tara L. Elgie	Christopher C. Green	Roland Juarez (nmi)
Emmett N. Ellis	Robert J. Grey, Jr.	Thomas R. Julin
Edward W. Elmore, Jr.	Greta T. Griffith	Andrew Kamensky (nmi)
Frank E. Emory, Jr.	Brett L. Gross	David A. Kelly
Juan C. Enjamio	Steven M. Haas	Douglas W. Kenyon
John D. Epps	Brian L. Hager	Michael C. Kerrigan
Phillip J. Eskenazi	Robert J. Hahn	Ryan T. Ketchum
Joseph P. Esposito	Jarrett L. Hale	Scott H. Kimpel
Kelly L. Faglioni	Leslie S. Hansen	Robert A. King
Susan S. Failla	Eric J. Hanson	Edward B. Koehler
Eric H. Feiler	Ronald M. Hanson	Torsten M. Kracht
Kevin C. Felz	Jason W. Harbour	Christopher G. Kulp
Lindsay H. Ferguson	Jeffrey L. Harvey	David Craig Landin
Edward F. Fernandes	John D. Hawkins	Gregory F. Lang
Norman W. Fichthorn	Rudene Mercer Haynes	Kurt G. Larkin
Andrea Bear Field	Timothy J. Heaphy	Andrew W. Lawrence
Kevin J. Finto	Mark S. Hedberg	Daniel M. LeBey
Melanie Fitzgerald (nmi)	Gregory G. Hesse	Corey A. Lee
Michael F. Fitzpatrick, Jr.	E. Perry Hicks	Bradley T. Lennie
Robert N. Flowers	David A. Higbee	L. Steven Leshin
Aaron M. Flynn	Thomas Y. Hiner	Brent A. Lewis
William M. Flynn	D. Bruce Hoffman	Catherine D. Little

(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: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number (s))

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

- (3) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

David C. Lonergan	Thomas P. Murphy	Daryl B. Robertson
Nash E. Long, III	David A. Mustone	Gregory B. Robertson
Kirk A. Lovric	James P. Naughton	Patrick L. Robson
David S. Lowman, Jr.	Wim Nauwelaerts (nmi)	Robert M. Rolfe
Kimberly C. MacLeod	Eric J. Nedell	Ronald D. Rosener
Michael J. Madden, Jr.	Michael Nedzbala (nmi)	Brent A. Rosser
Tyler Maddry (nmi)	William L. Newton	William L. S. Rowe
Manuel E. Maisog	Lonnie D. Nunley, III	Marguerite R. ("Rita") Ruby
Rori H. Malech	Michael A. Oakes	D. Alan Rudlin
Christopher Mangin, Jr. (nmi)	Peter K. O'Brien	Mary Nash K. Rusher
Alan J. Marcuis	John T. O'Connor	D. Kyle Sampson
Brian R. Marek	Leslie A. Okinaka	Stephen M. Sayers
Fernando Margarit (nmi)	John D. O'Neill, Jr.	Arthur E. Schmalz
Laura C. Marshall	Michael A. O'Shea	Gregory J. Schmitt
Jeffrey N. Martin	Brian V. Otero	John R. Schneider
John S. Martin	Raj Pande (nmi)	Howard E. Schreiber
J. Michael Martinez de Andino	Randall S. Parks	Jeffrey P. Schroeder
Walfredo J. Martinez	Peter S. Partee, Sr.	Carl F. Schwartz
Laurie Uustal Mathews	J. Steven Patterson	Matthew A. Scoville
John Gary Maynard, III	Djordje Petkoski (nmi)	P. Watson Seaman
William H. McBride	Ryan P. Phair	James S. Seevers, Jr.
Michael C. McCann	James M. Pinna	Douglass P. Selby
T. Allen McConnell	Eric R. Pogue	Joel R. Sharp
Alexander G. McGeoch	Robert Dean Pope	Michael R. Shebelskie
John C. McGranahan, Jr.	Laurence H. Posorske	Ryan A. Shores
Gustavo J. Membiela	Kurtis A. Powell	George P. Sibley, III
Uriel A. Mendieta	Lewis F. Powell, III	Donald F. Simone
Mark W. Menezes	Robert T. Quackenboss	Aaron P. Simpson
Gary C. Messplay	Katherine E. Ramsey	Jo Anne E. Sirgado
Peter J. Mignone	John Jay Range	Laurence E. Skinner
Patrick E. Mitchell	Robert S. Rausch	Caryl Greenberg Smith
Jack A. Molenkamp	Belynda B. Reck	John R. ("J. R.") Smith
T. Justin Moore, III	Baker R. Rector	Yisun Song (nmi)
Thurston R. Moore	Shawn Patrick Regan	Lisa J. Sotto
Ann Marie Mortimer	Sona Rewari (nmi)	Joseph C. Stanko, Jr.
Jay B. Mower	Thomas A. Rice	Todd M. Stenerson
Michael J. Mueller	Michael P. Richman	John J. Stenger
Eric J. Murdock	Jennings G. ("J. G.") Ritter, II	Gregory N. Stillman
Ted J. Murphy	Kathy E. B. Robb	Yeongyo Anna Suh

(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: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(enter County-assigned application number (s))

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

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

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

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

Brian J. Tanenbaum
Andrew J. Tapscott
Robert M. Tata
Eric Jon Taylor
W. Lake Taylor, Jr.
Wendell L. Taylor
Andrew S. V. Thomas
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
John R. R. Tormey
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman
Daniel E. Uyesato
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
Linda L. Walsh
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Susan F. Wiltsie
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Manida Zimmerman (nmi)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(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: October 13, 2015
(enter date affidavit is notarized)

for Application No. (s): SEA 88-S-007-07
(county-assigned application number(s), to be entered by County Staff)

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.)

Francis A. McDermott of Hunton & Williams LLP, Attorney for Applicant, has contributed in excess of \$100 to Supervisor Cook.
John C. McGranahan, Jr. of Hunton & Williams LLP, Attorney for Applicant, has contributed in excess of \$100 to Supervisor Cook.
Thomas P. Murphy, a partner at Hunton & Williams LLP, has contributed in excess of \$100 to Supervisor Cook.

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

Geoffrey W. Pence, Manager and Agent for Applicant
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 13th day of October, 2015, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Peter B. Gemma
Notary Public

My commission expires: 9/30/2018

