

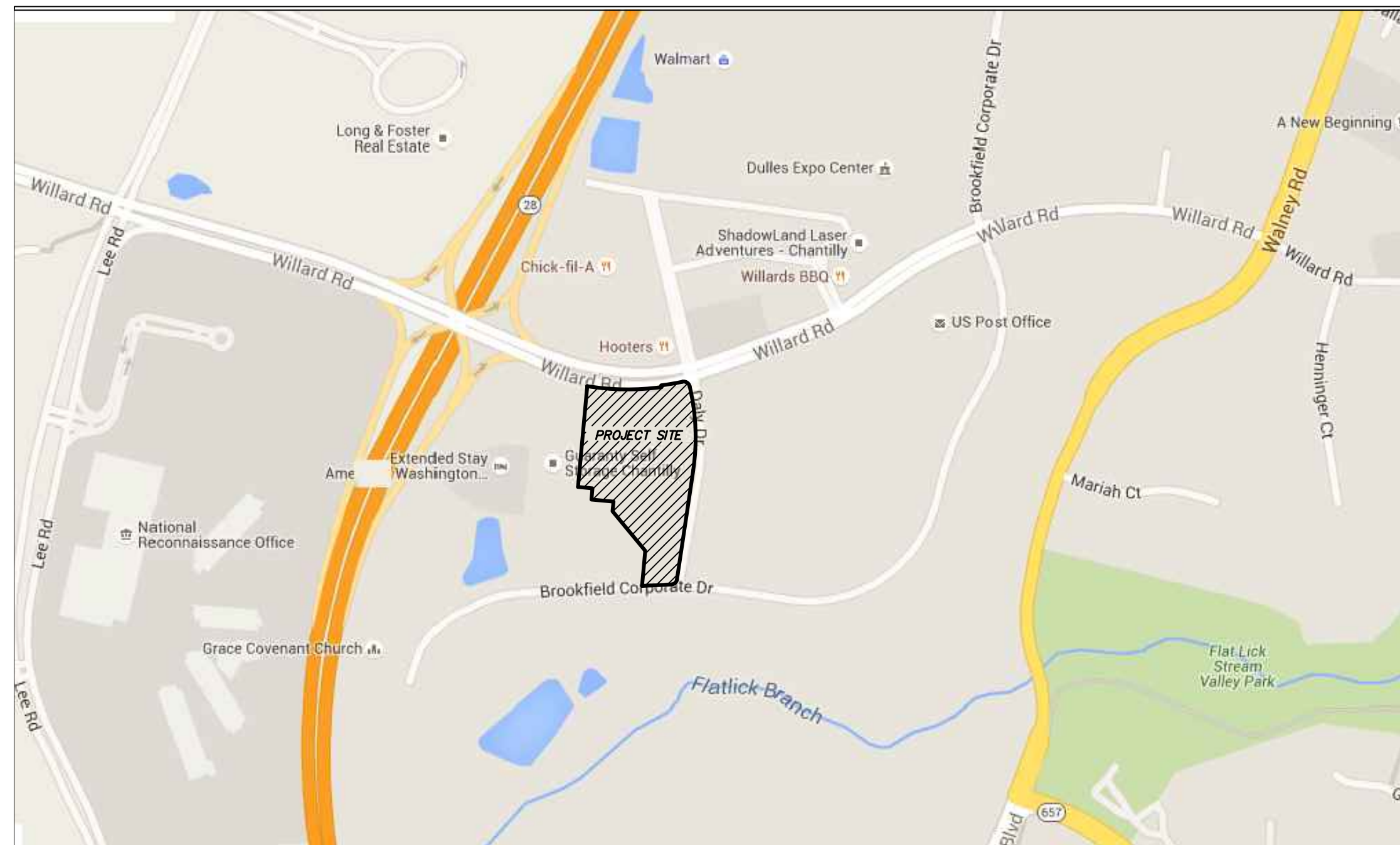
SPECIAL EXCEPTION FOR BROOKFIELD CORPORATE CENTER PARCEL 2 SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

OWNER/APPLICANT
PDG DALY DRIVE, LLC
4500 DALY DRIVE, SUITE 300
CHANTILLY, VIRGINIA 20151
(571)299-4970
CONTACT: JEFF PARANA

ATTORNEY/APPLICANT'S REPRESENTATIVE
MCGUIRE WOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VIRGINIA 22102
(703)712-5000
CONTACT: LORI GREENLIEF

ARCHITECT
ARCH GROUP
12198 HENDERSON ROAD
CLIFTON, VIRGINIA 20124
(703)830-1299

ENGINEER/SURVEYOR
STANTEC
4500 DALY DRIVE, SUITE 100
CHANTILLY, VIRGINIA 20151
(703)263-1220
CONTACT: JOSHUA ORNDORFF



VICINITY MAP
SCALE: 1" = 500'

LEGAL DESCRIPTION: BROOKFIELD CORPORATE CENTER – PARCEL 2

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN FAIRFAX, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 2, CONTAINING 6.57569 ACRES, MORE OR LESS, BROOKFIELD CORPORATE CENTER, AS THE SAME IS SHOWN ON A PLAT ATTACHED TO THE DEED OF SUBDIVISION AND EASEMENT RECORDED IN DEED BOOK 23434 AT PAGE 567, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

AND BEING A PART OF THE SAME PROPERTY CONVEYED TO PDG DALY DR LLC LIMITED LIABILITY COMPANY (ERRONEOUSLY REFERRED TO AS VF III-BC, LLC, A DELAWARE LIMITED LIABILITY COMPANY) BY DEED FROM VF III-BCC LLC AND RECORDED ON JULY 09, 2015 IN DEED BOOK 24200, AT PAGE 2086 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

SURVEY NOTES:

1. THE PROPERTIES DELINEATED ON THIS PLAT ARE SHOWN ON FAIRFAX COUNTY, VIRGINIA TAX ASSESSMENT MAP NO. 0441-01-0013B2 AND ARE ZONED I-5 (INDUSTRIAL GENERAL).
2. THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT IS CURRENTLY IN THE NAME OF PDG DALY DR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF DEED FROM VF III-BCC, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED JULY 9, 2015 AND RECORDED JULY 9, 2015 ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AS DEED BOOK 24200 PAGE 2086.
3. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED IN FLOOD ZONE "X", AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN, AS DETERMINED BY REFERENCE TO FIRM COMMUNITY-PANEL NO. 51059C0115E, EFFECTIVE DATE: SEPTEMBER 17, 2010 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO FLOODPLAINS, RESOURCE PROTECTION AREA, RESOURCE MANAGEMENT AREA, OR ANY OTHER ENVIRONMENTAL QUALITY CONCERNS EXIST ON THE SITE.
4. UNLESS OTHERWISE INDICATED, THE LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND UTILITY MAPS, IF PROVIDED.
5. TOTAL SITE AREA=286,510 SQUARE FEET OR 6.577 ACRES.
6. THE BUILDINGS ON THE SITE WERE CONSTRUCTED IN 1985.
7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO OBSERVED EVIDENCE OF WETLANDS AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.
10. THE CURRENT FLOOR AREA RATIO (FAR) FOR THIS SITE IS 1.0 PER COUNTY OF FAIRFAX, VIRGINIA LETTER DATED JUNE 2, 2015 FROM THE DESK OF SAUNDRA D. O'CONNELL, ASSISTANT TO THE ZONING ADMINISTRATOR.
11. THE SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER. ALL HEALTH DEPARTMENT APPROVALS FOR SEWER AND/OR WATER CONNECTIONS TO EXISTING ONSITE FACILITIES WILL BE OBTAINED PRIOR TO OPENING TO THE PUBLIC.
12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVES EXIST ON THE SITE.
13. UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS, IF ANY, ARE SHOWN.
14. NO CLEARING IS PROPOSED AS PART OF THIS APPLICATION AND THEREFORE, NO LAND DISTURBANCE OF GREATER THAN 2500 SQ/FT IS TO OCCUR.
15. THE BOUNDARY INFORMATION SHOW HEREON IS PURSUANT TO A BOUNDARY SURVEY PREPARED BY STANTEC, JULY 7, 2015.

SE Parking Calculations

4500, 4506, 4510 Daly Drive, Chantilly, VA

Use	Suite #	SF	Req'd Parking Ratio	Required Spaces
4500 Daly Drive				
Office	100 & 300	8,889	0.0036	32.0
Eating Establishmnet	150	1451	0.015	22.1
Eating Establishmnet	160	1215	0.015	18.7
Quick Serve Food Store	200	1280	0.0065	8.3
Fast Food	220	1206	0.020	24.1
Fast Food	240	1112	0.020	22.2
Eating Establishmnet	260	1647	0.019	32.0
4506 Daly Drive				
Office	All	16,800	0.0036	60.5
4510 Daly Drive				
Office	All	16,800	0.0036	60.5
Total				280
Existing Parking				
		4500,4506, 4510 Parcel		317
		4520 Parcel via Easement		25
Total				342

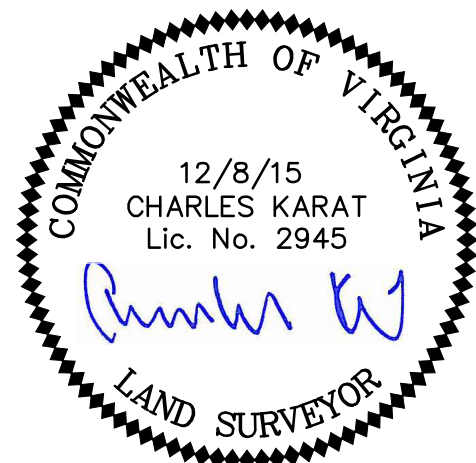
# seats	Req'd Parking Ratio	Total	#employees	Req'd Parking Ratio	Total	Required Spaces
73	0.25	18.1	8	0.5	4	22.1
61	0.25	15.2	7	0.5	3.5	18.7
48	0.5	24.1	8	0	0	24.1
44	0.5	22.2	8	0	0	22.2
110	0.25	27.5	9	0.5	4.5	32.0
336			40			119

	Required	Existing (per 5344-MSP-005-1)
Total Parking Spaces	280	342
Total ADA Spaces	6	8
Van Accessible	1	3
Total Loading Spaces	4	4

REQUESTED WAIVERS

A WAIVER OF ALL SPECIAL EXCEPTION REQUIREMENTS OF PARAGRAPH 2 OF SECTION 9.011 OF THE FAIRFAX COUNTY ZONING ORDINANCE IS REQUESTED TO PERMIT THE INFORMATION PROVIDED ON THIS SPECIAL EXCEPTION PLAT TO SATISFY THE SUBMISSION REQUIREMENTS FOR THIS APPLICATION. THERE ARE NO PROPOSED CHANGES TO THE EXISTING BUILDINGS OR IMPROVEMENTS.

- SHEET INDEX**
1. COVER SHEET
 2. BOUNDARY SURVEY
 3. SIGNAGE ELEVATIONS



REV	COMMENT	DATE
2	ADD PARKING CALCULATIONS PER COUNTY COMMENTS	4/21/16
1		12/8/15

SPECIAL EXCEPTION PLAT
ON THE PROPERTY OF
PDG DALY DR, LLC PARCEL 2
PARCEL 2 BROOKFIELD CORPORATE CENTER
(ALSO KNOWN AS CHANTILLY SQUARE)

DEED BOOK 23434, PAGE 567

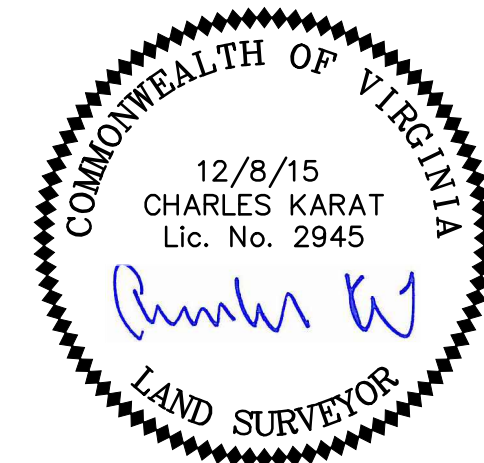
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30' DATE: 10/23/15
DRAWN BY: IAI CHECKED BY: G3



STANTEC
4500 DALY DRIVE, SUITE 100
CHANTILLY, VIRGINIA 20151
(703)263-1220

Drawing name: U:\2025041823\survey\DWG\PLANS\2025041823-SPEC-EXCEPT.dwg SHEET 2 Apr 26, 2016 3:28pm by: gbbson

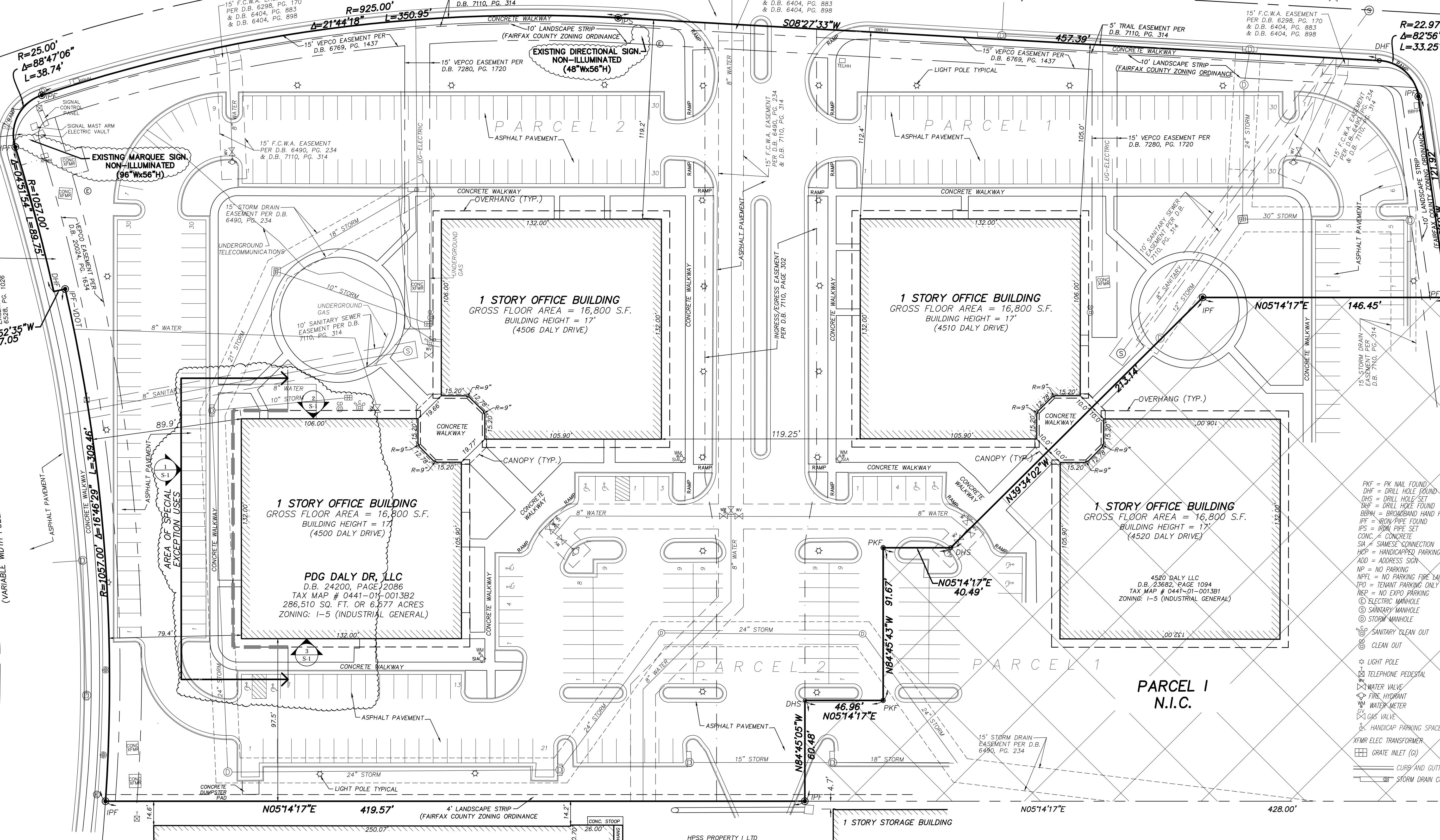
REV	COMMENT	DATE
3	REV. SE USES AREA	4/21/16
2	ADD TELE/GAS/WATER MISS UTIL	1/19/16
1	PER COUNTY COMMENTS	12/28/15



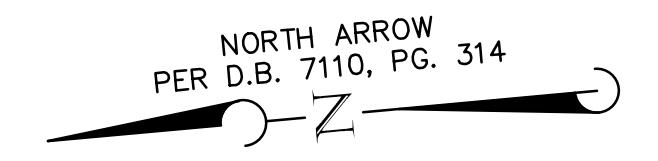
DALY DRIVE - ROUTE 7682
(60' WIDE PUBLIC RIGHT-OF-WAY)

WILLARD ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

BROOKFIELD CORPORATE DRIVE - ROUTE 7681
(60' WIDE PUBLIC RIGHT-OF-WAY)



- PKF = PK NAIL FOUND
- DHF = DRILL HOLE FOUND
- DHS = DRILL HOLE SET
- DHF = DRILL HOLE FOUND
- BBH = BROADBAND HAND HOLE
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- CONC. = CONCRETE
- SIA = SIAMENSE CONNECTION SIGN
- HCP = HANDICAPPED PARKING SIGN
- ADD = ADDRESS SIGN
- NP = NO PARKING
- NPFL = NO PARKING FIRE LANE
- TPO = TENANT PARKING ONLY
- NDP = NO EXPO PARKING
- ⊙ = ELECTRIC MANHOLE
- ⊙ = SANITARY MANHOLE
- ⊙ = STORM MANHOLE
- ⊙ = SANITARY CLEAN OUT
- ⊙ = CLEAN OUT
- ⊙ = LIGHT POLE
- ⊙ = TELEPHONE PEDESTAL
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = WATER METER
- ⊙ = GAS VALVE
- ⊙ = HANDICAP PARKING SPACE
- KFMR = ELEC. TRANSFORMER
- ⊙ = GRATE INLET (G)
- ⊙ = CURB AND GUTTER
- ⊙ = STORM DRAIN CURB INLET



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