



County of Fairfax, Virginia

MEMORANDUM

DATE: 7/13/2016

TO: Distribution List

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

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2016-SU-015 (Old Lee Road LLC)

Case Information

Staff Coordinator: **Joe Gorney**

Pre-Staffing:	8/15/16	Staffing:	9/29/16
Tentative PC:	11/16/16	Tentative BOS:	TBD

Memo Includes Full-Size Development Plans for Noted (●) 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 **(8/8/2016)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- | | |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| ● DPZ Planning Division
Chief, Env. & Dev. Review Br.
Attn: Denise James | ● Fairfax County Park Authority
Planning & Development Div.
Plan Review Coordinator
Attn: Lynne Johnson 4th fl. |
| ● DPWES Site and Addressing
Attn: Brandy Dyer | ● Northern Va Soil and Water
Conservation District
Attn: Willie Woode |
| ● DPWES Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo | ● Planning Commission
Board of Supervisors
<u>Sully</u> District |
| ● VDOT
Attn: Paul Kraucunas | ● Office of Community
Revitalization/Reinvestment
Attn: Barbara Byron
CRD/CRA or Tysons only |
| ● Fire Prevention Div
Plans Review Section
Attn: Dave Thomas/Sandra Ward | Fairfax County Water Authority
Planning & Engineering Div.
Manger, Planning Dept.
Attn: Greg Prelewicz |
| ● Fairfax County Public Schools
Facilities & Transportation Svcs
Facilities Planning Svcs
Attn: Greg Bokan | Dept. of Tax Administration
Real Estate Division Director
Attn: Tim Shirocky |
| ● Dept. of Transportation
Transportation Planning
Chief, Site Analyst Section
Attn: Michael Davis | Dept. of Health
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler |
| ● Dept. of Housing & Comm. Dev.
Housing Development Div.
Housing Development Officer
Attn: Charlene Fuhrman-Schulz | |

Fairfax County Public Schools
Facilities & Transportation Svcs
Office of Design & Construction
Services
Attn: Eric Brunner

Fire & Rescue Dept.
Information & Technology
Attn: Eric Fisher

Virginia Department of Forestry
Forester
Attn: Jim Mc Glone

Information Addressees

● Economic Dev. Authority
Director, Real Estate Services
Attn: Curtis Hoffman

● Planning Commission
Executive Director
Attn: Jill Cooper

Clerk to Board of Supervisors
Attn: Cathy Chianese

DPZ-ZED Division Director
Attn: Barbara Berlin, AICP

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: Lori Mallam

DPZ Chief Zoning Inspector
Attn: Joe Bakos

Dept. of Facilities Mgmt.
Analyst, Property Mgmt. Div.
Attn: Marguerite Guarino

Dept. of Information Technology
Technology Infrastructure Div.
Attn: Steve Brundage

Dept. of Family Services
Adult Aging Services
AAA, B-3-708
Attn: Jacquie Woodruff

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





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/application

APPLICATION #: RZ 2016-SU-015
(Staff will assign)

ZONING APPLICATION

RECEIVED
Department of Planning & Zoning

JUN 15 2016

Zoning Evaluation Division

APPLICATION TYPE(S):	RZ <input checked="" type="checkbox"/>	PCA <input type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☐ I (We), Old Lee Road LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the I-3 District to the I-5 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to _____ (case) in order to permit _____

Is this a partial PCA? (Y/N) If Yes, please identify affected acreage: _____

TAX MAP PARCEL(S):

43-2 ((1))2

TOTAL ACREAGE: 5.35 acres CURRENT ZONING DISTRICT: I-3

LEGAL DESCRIPTION: Deed Book: 15933 Page No.: 2093

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

14800 Old Lee Road Chantilly, VA 20151

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

North side of Old Lee Road approximately 1000 feet west Willard Road

EXISTING USE:	Vacant	PROPOSED USE:	New Vehicle Storage
MAGISTERIAL DISTRICT:	Sully	OVERLAY DISTRICT(S):	AN + WS

Waiver/Modification of Submission Requirements Requested: ☐

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 representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: Old Lee Road LLC			Agent Name: Keith C. Martin		
Address: Street: 4170 Auto Park Circle			Address: Street: 8245 Boone Blvd #400		
City: Chantilly	State: VA	Zip: 20151	City: Vienna	State: VA	Zip: 22182
Phone Number: (W): (C):			Phone Number: (W): 703 734-4800 (C):		
E-mail:			E-mail: kmartin@tyrlawfirm.com		

Signature: _____

Date: 4/25/16

DO NOT WRITE IN THIS SPACE

RZ 2016-0123

Date Application Accepted: June 20, 2016

Application Fee Paid: \$ 32,740.00

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

RECEIVED
Department of Planning & Zoning
APR 29 2016
Zoning Evaluation Division

April 28, 2016

Ms. Barbara Berlin
Dept. of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Rezoning Application on Tax Map 43-2((1)) Parcel 2
Rezoning from I-3 District to I-5 District
Applicant: Old Lee Road LLC
Sully District

Dear Ms. Berlin:

The following is a statement of justification for the above-referenced Rezoning Application. The Applicant, Old Lee Road LLC, has contracted to purchase the 5.352 acre parcel currently zoned I-3 which is located on the north side of Old Lee Road approximately 1,000 feet west of Willard Road in the Sully District. The application requests rezoning to the I-5 District to allow the permitted use of New Vehicle Storage. The proposed use will serve the Fair Oaks Chantilly Chrysler Jeep Dodge dealership located in the Chantilly Auto Park approximately one-half mile away.

The Generalized Development Plan (GDP) depicts the vehicle storage area, site access, security fencing, landscaping and stormwater management facilities. There will be space to store approximately 900 new vehicles on-site. Vehicles will be delivered directly to the property via manufacturer transport trucks. The perimeter of the site will be secured by gated and locked fencing. Low level security lighting meeting Zoning Ordinance Standards will be provided. The facility will have no full-time employees located on-site. Stormwater/Best Management Practice facilities will be provided in the form of an at grade dry pond. Site access will be provided via a gated entrance along Old Lee Road.

It is submitted that the Rezoning Application is in conformance with the recommendations of the Comprehensive Plan. The application property is discussed in the Area III Dulles Suburban Center Land Unit Recommendations under Land Unit H. The Plan text recommends that Land Unit H is planned for industrial, research and development, and

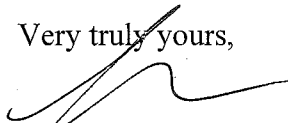
industrial/flex uses up to a maximum FAR of .35. New Vehicle Storage is considered an industrial use and as there are no structures the proposed FAR will be 0.0.

Attached to this submission are the following:

- Completed Zoning Application Form (4 copies)
- Alta Survey (4 copies)
- Metes and Bounds Legal Description (4 copies)
- Rezoning Affidavit
- Title Owner Consent letters (3)
- Agent Authorization letter
- Tax Map 43-2 with Property outline in red
- Application Filing Fee \$32,740.00
- Copy of draft Generalized Development Plan (remaining copies to be provided)

Copies of Old Lee Road LLC Operating Agreement, Articles of Organization, State Corporation Commission Certificate of Organization and Resolution of Proffer Signing Authority to be provided to the County Attorney's Office upon request after Affidavit review.

Very truly yours,

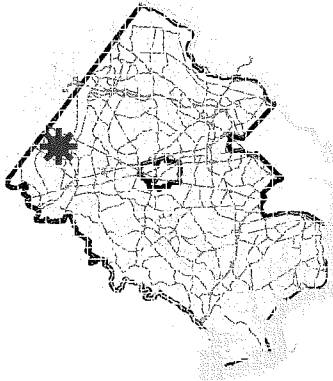


Keith C. Martin

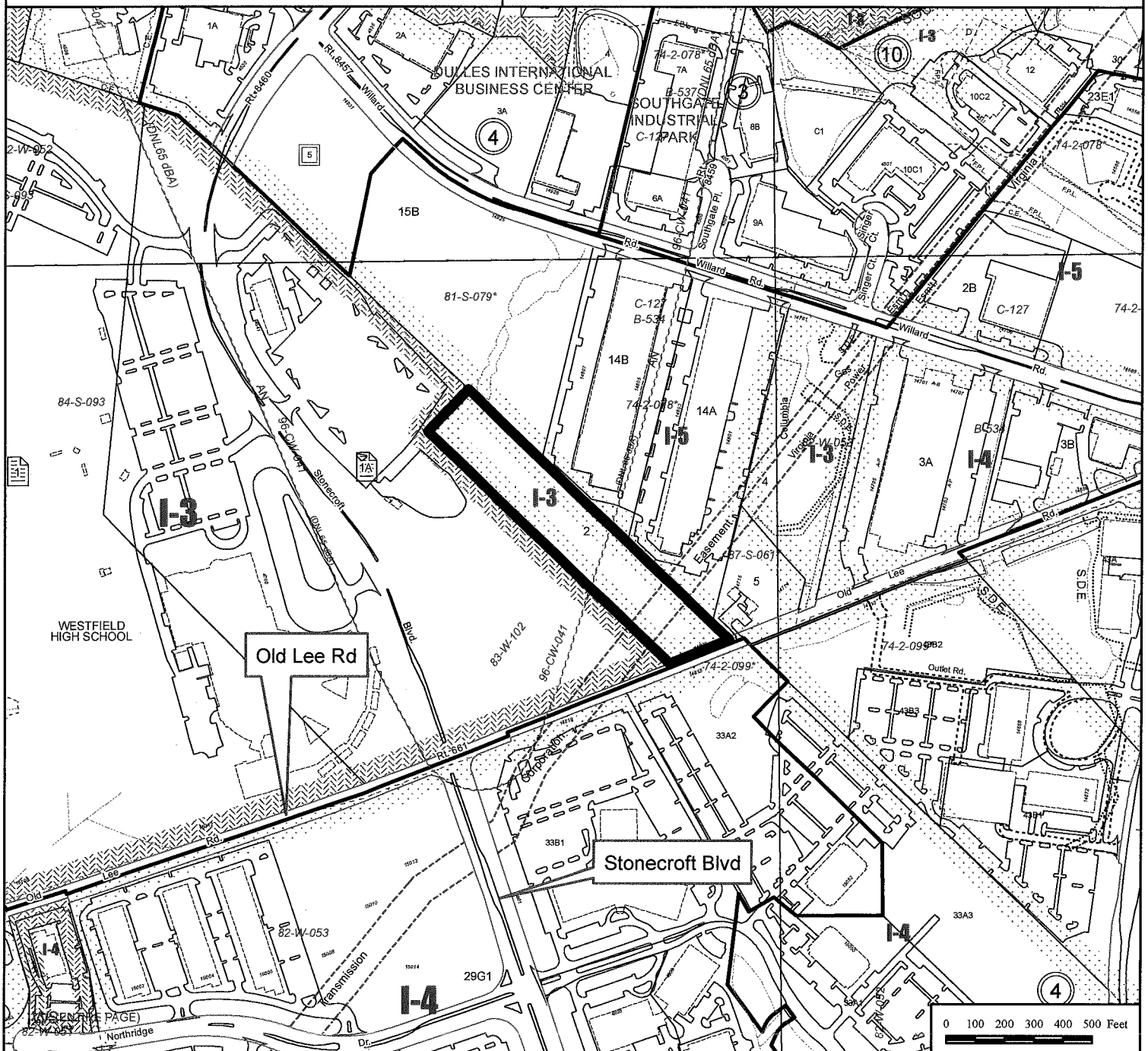
cc: Lawrence Pateros

Rezoning Application

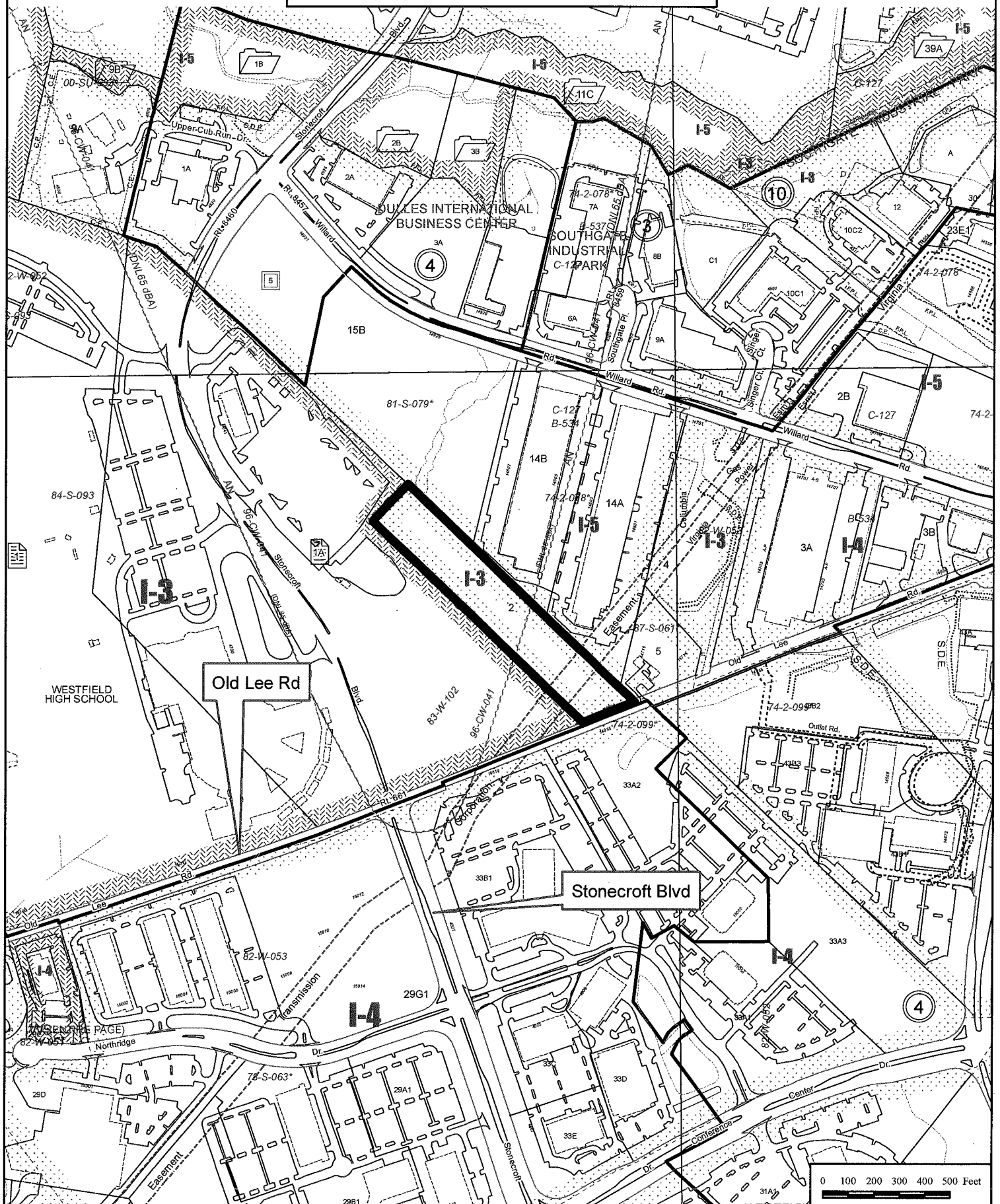
RZ 2016-SU-015



Applicant: OLD LEE ROAD LLC
Accepted: 06/20/2016
Proposed: NEW VEHICLE STORAGE
Area: 5.35 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:
Located: NORTH SIDE OF OLD LEE ROAD
APPROXIMATELY 1000 FEET WEST OF ITS
INTERSECTION WITH WILLARD ROAD
Zoning: FROM I- 3 TO I- 5
Overlay Dist: WS AN
Map Ref Num: 043-2- /01/ /0002



OLD LEE ROAD LLC



[illegible]

LANDSCAPING

INTERIOR PARKING LOT LANDSCAPING
MIN. REQUIRED 5% OF THE TOTAL AREA OF THE PARKING LOT.
REQUIRED: 194,954 * 0.05 = 9,748 SF
PROPOSED: 9,896 SF

13.202 PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

Undergraduate Group	
Older first-time	Required: 10 FT Provided: 10 FT
Adjusted Properties	Required: 41 FT Provided: 41 FT
Remaining:	
Old are total	Required (1 per 40 FT) for 2014 F: 5 Provided: 5
Adjusted Properties South	Required (1 per 30 FT) for 2014 F: 19 Provided: 19
Adjusted Properties North	Required (1 per 20 FT) for 2015 F: 20 Provided: 20

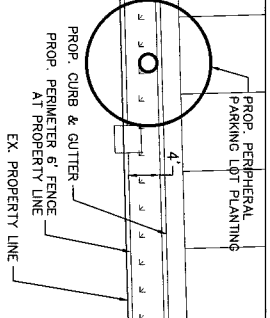
A	B	C
Grasshopper	Grasshopper	Grasshopper

A.	The respondent may be required to provide a copy of the respondent's tax return for the 30-day free campy calculation.	90%
B.	Providing a gross rate is a source of valid data for campy.	90%
C.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
D.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
E.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
F.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
G.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
H.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%
I.	Providing a gross rate for the 30-day free campy calculation for the respondent.	90%

ZONING REGULATIONS

[illegible]

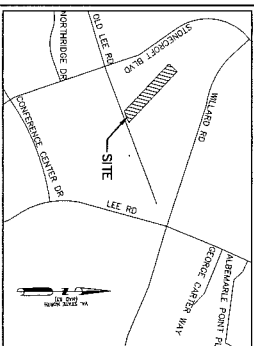
TYPICAL PERIMETER DETAIL



NOTES

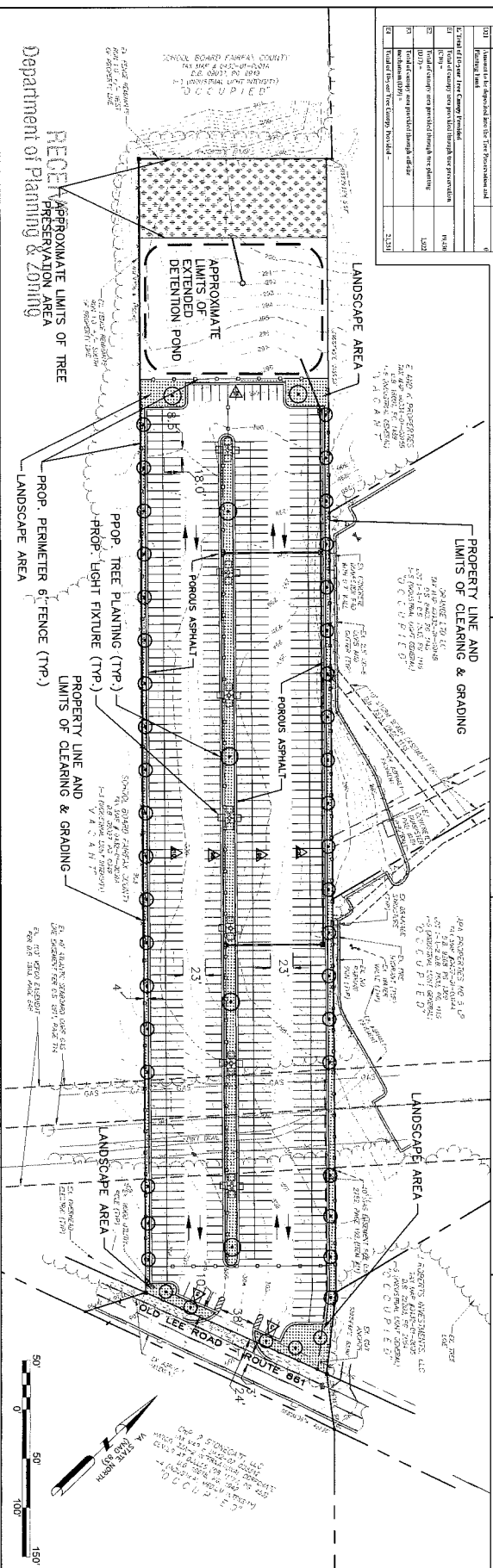
1. THE PROPERTY SHOWN HEREIN IS LOCATED ON LAFAYETTE COUNTY ZONE 1, MAP 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911,

VICINITY MAP



SHEET INDEX

1. GENERALIZED DEVELOPMENT PLAN
2. NARRATIVES AND EXISTING VEGETATION MAP



GENERALIZED DEVELOPMENT PLAN
14800 OLD LEE ROAD
GENERALIZED DEVELOPMENT PLAN
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

OUTFALL NARRATIVE

2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009	2007-2008	2006-2007	2005-2006	2004-2005	2003-2004	2002-2003	2001-2002	2000-2001	1999-2000	1998-1999	1997-1998	1996-1997	1995-1996	1994-1995	1993-1994	1992-1993	1991-1992	1990-1991	1989-1990	1988-1989	1987-1988	1986-1987	1985-1986	1984-1985	1983-1984	1982-1983	1981-1982	1980-1981	1979-1980	1978-1979	1977-1978	1976-1977	1975-1976	1974-1975	1973-1974	1972-1973	1971-1972	1970-1971	1969-1970	1968-1969	1967-1968	1966-1967	1965-1966	1964-1965	1963-1964	1962-1963	1961-1962	1960-1961	1959-1960	1958-1959	1957-1958	1956-1957	1955-1956	1954-1955	1953-1954	1952-1953	1951-1952	1950-1951	1949-1950	1948-1949	1947-1948	1946-1947	1945-1946	1944-1945	1943-1944	1942-1943	1941-1942	1940-1941	1939-1940	1938-1939	1937-1938	1936-1937	1935-1936	1934-1935	1933-1934	1932-1933	1931-1932	1930-1931	1929-1930	1928-1929	1927-1928	1926-1927	1925-1926	1924-1925	1923-1924	1922-1923	1921-1922	1920-1921	1919-1920	1918-1919	1917-1918	1916-1917	1915-1916	1914-1915	1913-1914	1912-1913	1911-1912	1910-1911	1909-1910	1908-1909	1907-1908	1906-1907	1905-1906	1904-1905	1903-1904	1902-1903	1901-1902	1900-1901	1899-1900	1898-1899	1897-1898	1896-1897	1895-1896	1894-1895	1893-1894	1892-1893	1891-1892	1890-1891	1889-1890	1888-1889	1887-1888	1886-1887	1885-1886	1884-1885	1883-1884	1882-1883	1881-1882	1880-1881	1879-1880	1878-1879	1877-1878	1876-1877	1875-1876	1874-1875	1873-1874	1872-1873	1871-1872	1870-1871	1869-1870	1868-1869	1867-1868	1866-1867	1865-1866	1864-1865	1863-1864	1862-1863	1861-1862	1860-1861	1859-1860	1858-1859	1857-1858	1856-1857	1855-1856	1854-1855	1853-1854	1852-1853	1851-1852	1850-1851	1849-1850	1848-1849	1847-1848	1846-1847	1845-1846	1844-1845	1843-1844	1842-1843	1841-1842	1840-1841	1839-1840	1838-1839	1837-1838	1836-1837	1835-1836	1834-1835	1833-1834	1832-1833	1831-1832	1830-1831	1829-1830	1828-1829	1827-1828	1826-1827	1825-1826	1824-1825	1823-1824	1822-1823	1821-1822	1820-1821	1819-1820	1818-1819	1817-1818	1816-1817	1815-1816	1814-1815	1813-1814	1812-1813	1811-1812	1810-1811	1809-1810	1808-1809	1807-1808	1806-1807	1805-1806	1804-1805	1803-1804	1802-1803	1801-1802	1800-1801	1799-1800	1798-1799	1797-1798	1796-1797	1795-1796	1794-1795	1793-1794	1792-1793	1791-1792	1790-1791	1789-1790	1788-1789	1787-1788	1786-1787	1785-1786	1784-1785	1783-1784	1782-1783	1781-1782	1780-1781	1779-1780	1778-1779	1777-1778	1776-1777	1775-1776	1774-1775	1773-1774	1772-1773	1771-1772	1770-1771	1769-1770	1768-1769	1767-1768	1766-1767	1765-1766	1764-1765	1763-1764	1762-1763	1761-1762	1760-1761	1759-1760	1758-1759	1757-1758	1756-1757	1755-1756	1754-1755	1753-1754	1752-1753	1751-1752	1750-1751	1749-1750	1748-1749	1747-1748	1746-1747	1745-1746	1744-1745	1743-1744	1742-1743	1741-1742	1740-1741	1739-1740	1738-1739	1737-1738	1736-1737	1735-1736	1734-1735	1733-1734	1732-1733	1731-1732	1730-1731	1729-1730	1728-1729	1727-1728	1726-1727	1725-1726	1724-1725	1723-1724	1722-1723	1721-1722	1720-1721	1719-1720	1718-1719	1717-1718	1716-1717	1715-1716	1714-1715	1713-1714	1712-1713	1711-1712	1710-1711	1709-1710	1708-1709	1707-1708	1706-1707	1705-1706	1704-1705	1703-1704	1702-1703	1701-1702	1700-1701	1699-1700	1698-1699	1697-1698	1696-1697	1695-1696	1694-1695	1693-1694	1692-1693	1691-1692	1690-1691	1689-1690	1688-1689	1687-1688	1686-1687	1685-1686	1684-1685	1683-1684	1682-1683	1681-1682	1680-1681	1679-1680	1678-1679	1677-1678	1676-1677	1675-1676	1674-1675	1673-1674	1672-1673	1671-1672	1670-1671	1669-1670	1668-1669	1667-1668	1666-1667	1665-1666	1664-1665	1663-1664	1662-1663	1661-1662	1660-1661	1659-1660	1658-1659	1657-1658	1656-1657	1655-1656	1654-1655	1653-1654	1652-1653	1651-1652	1650-1651	1649-1650	1648-1649	1647-1648	1646-1647	1645-1646	1644-1645	1643-1644	1642-1643	1641-1642	1640-1641	1639-1640	1638-1639	1637-1638	1636-1637	1635-1636	1634-1635	1633-1634	1632-1633	1631-1632	1630-1631	1629-1630	1628-1629	1627-1628	1626-1627	1625-1626	1624-1625	1623-1624	1622-1623	1621-1622	1620-1621	1619-1620	1618-1619	1617-1618	1616-1617	1615-1616	1614-1615	1613-1614	1612-1613	1611-1612	1610-1611	1609-1610	1608-1609	1607-1608	1606-1607	1605-1606	1604-1605	1603-1604	1602-1603	1601-1602	1600-1601	1599-1600	1598-1599	1597-1598	1596-1597	1595-1596	1594-1595	1593-1594	1592-1593	1591-1592	1590-1591	1589-1590	1588-1589	1587-1588	1586-1587	1585-1586	1584-1585	1583-1584	1582-1583	1581-1582	1580-1581	1579-1580	1578-1579	1577-1578	1576-1577	1575-1576	1574-1575	1573-1574	1572-1573	1571-1572	1570-1571	1569-1570	1568-1569	1567-1568	1566-1567	1565-1566	1564-1565	1563-1564	1562-1563	1561-1562	1560-1561	1559-1560	1558-1559	1557-1558	1556-1557	1555-1556	1554-1555	1553-1554	1552-1553	1551-1552	1550-1551	1549-1550	1548-1549	1547-1548	1546-1547	1545-1546	1544-1545	1543-1544	1542-1543	1541-1542	1540-1541	1539-1540	1538-1539	1537-1538	1536-1537	1535-1536	1534-1535	1533-1534	1532-1533	1531-1532	1530-1531	1529-1530	1528-1529	1527-1528	1526-1527	1525-1526	1524-1525	1523-1524	1522-1523	1521-1522	1520-1521	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Test	Value	Significance
First Round Values Reduction (m ³ /h)	3.42	
First Round Values Reduction (m ³ /h)	6.25	
First Round Values Reduction (m ³ /h)	4.86	
First Round Values Reduction (m ³ /h)	2.27	
First Round Values Reduction (m ³ /h)	6.65	

[illegible]

Plant Cover (%)	A-2005	B-2005	C-2005	D-2005	Total	% of Total
Grass, 0-25% (n=4)	0.00	0.00	0.10	1.20	2.00	15
Grass, 25-50% (n=3)	0.00	0.00	0.00	0.25	0.25	11
Grass, 50-75% (n=3)	0.00	0.00	0.00	0.25	0.25	11
Grass, 75-100% (n=4)	0.00	0.00	0.00	0.25	0.25	11
Non-Grass (n=4)	0.00	0.00	0.00	0.25	0.25	11
Total	0.00	0.00	0.10	2.00	2.10	100

[illegible]

Sturmwater must be collected through proposed storm sewer outlets located throughout the site. As shown on Sheet 1, the runoff will be conveyed to the Extended Detention Pond (EDP) located on the east side of the site. The EDP is designed to store runoff from the proposed 100-year flood, in addition, and provide for runoff to exceed the existing runoff rate of the existing drainage channel. For visual inspection the existing channel is stable and has been found to determine that it is adequate size to convey the runoff from the proposed storm sewer system. The channel is articulated by an existing 48" steel conduit system which conveys the flow for approximately 130 feet south. Walled flow ends into Parcel 2 of a future intersection approximately 180 feet and is articulated by another 48" steel conduit system. This conduit system discharges into the existing dry pond #6P0200. For visual inspection, #6P0200 appears to be functioning as designed. The north is defined on the map by the existing 48" steel conduit system. The south side of the storm drain the major drainage associated with the elevated City Club area.

It is our opinion that adequate relief is provided for this site, if upon final engineering completion, it is found that the downstream drainage system is inadequate to convey the runoff from the proposed storm sewer system. It is recommended that the City of Dallas provide financial relief, improvements and land made in accordance with Section 6-10.03 of the FDOT.

STORMWATER MANAGEMENT NARRATIVE

Dust, odor, detection and management measures will be provided by the proposed Extended Detention Pond. The pond size and outfall pipe will be sized to function as the detention pond for the site. The pond size and outfall pipe will be sized to function as the pond and emergency spillway. The increase in runoff generated by this site, the existing pond, and the existing emergency channel, will not be an increase in runoff leaving the site, there are no adverse impacts to the downstream drainage system (see Outfall 1000). Dependent upon the Preliminary Planning and engineering applications, all outfalls are demonstrated to be within the design capacity of the receiving water body. It is further demonstrated at the time of site plan.

BMP NARRATIVE

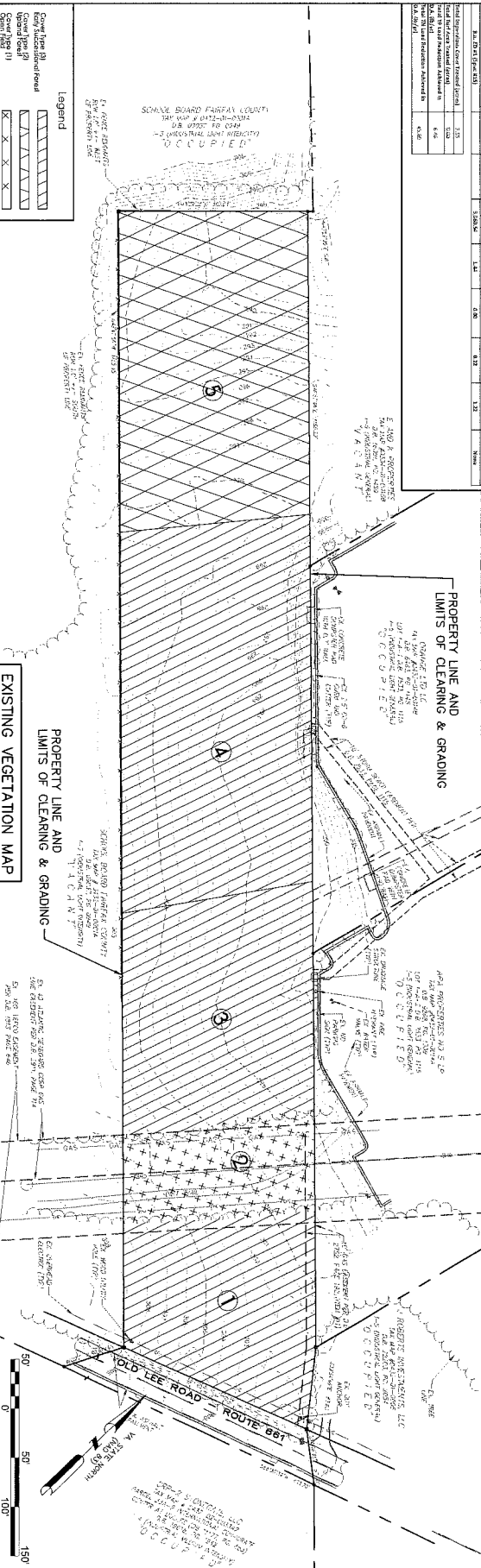
The BMP requirements of this site shall be met through the use of Permeable Pavement (porous asphalt) and an Extended Detention (Dry) pond. As shown on Sheet 1, both of these facilities will be on-site and constructed as part of the development of this site. Approximately 142% of the pavement proposed on this site will be Permeable Pavement. The Extended Detention pond is primarily intended to control water quantity, but does provide some water quality benefits. The BMPs for this site are shown on Sheet 2. USDA Standardized Information is provided on this sheet to demonstrate treatment, erosion, efficiency, rates of removal, and compliance with all applicable BMP requirements. An approximate rating for each facility is provided on the SWM checklist on this sheet.

EXISTING VEGETATION MAP NARRATIVE

[illegible]

COVER TYPE						
KEY	COVER TYPE	SUCCESSIONAL STAGE	AREA COVERING	COVER N	PRIMARY SPECIES	COMMENTS
1	EASY SUCCESSIONAL FOREST	EASY	0.77	0000	NORTHERN RED OAK, RED JELLYBUSH, BLACK LOCUST, CHERRY, CEDAR	EASTERN PORCUPINE MOSTLY REBARCOW PLANT MATERIAL
2	OPEN FIELD	N/A	0.43	0000	N/A	SLATED ELECTRICAL ROW
3	EASY SUCCESSIONAL FOREST	MD	1.03	0000	NORTHERN RED OAK, RED JELLYBUSH, BLACK CHERRY, CEDAR	
4	EASY SUCCESSIONAL FOREST	MD	1.70	0000	NORTHERN RED OAK, RED JELLYBUSH, BLACK CHERRY, ASH	
5	UP-AND-DOWN LAND	MD	1.41	0000	NORTHERN RED OAK, RED JELLYBUSH, BLACK CHERRY, ASH	

- PROPERTY LINE AND LIMITS OF CLEARING & GRADING



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION

The following information is required to be shown or provided in all zoning applications, or a written request of the submission requirement with justification shall be attached. Note: Variances will be acted upon separately. Failure to adequately address the requested subdivision information may result in a delay in processing the application.

Spousal Depression (Item 1011, 121, 13)	Spousal Depression (Item 1011, 121, 13)	Spousal Depression (Item 1011, 121, 13)
Child Satisfaction (Item 1411, 15, 16)	Child Satisfaction (Item 1411, 15, 16)	Child Satisfaction (Item 1411, 15, 16)
Parental Satisfaction (Item 1611, 17, 18)	Parental Satisfaction (Item 1611, 17, 18)	Parental Satisfaction (Item 1611, 17, 18)
Parental Depression (Item 1811, 19, 20)	Parental Depression (Item 1811, 19, 20)	Parental Depression (Item 1811, 19, 20)
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Parental Depression (Item 1811, 19, 20)	Parental Depression (Item 1811, 19, 20)	Parental Depression (Item 1811, 19, 20)
Parental Depression (Item 1811, 19, 20)		

[illegible]

Off- to Jo Ellen
6/20/16

REZONING AFFIDAVIT

DATE: April 25, 2016
(enter date affidavit is notarized)

I, Keith C. Martin, Agent, 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): _____
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

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)
Old Lee Road LLC	4170 Auto Park Circle Chantilly, VA 20151	Applicant/Contract Purchaser
Lawrence H. Pateros		Agent
Richard E. Lee, Kevin E. Downs and Jacqueline C. Downs	c/o James E. Bitner 2965 Chain Bridge Rd Oakton, VA 22124	Title Owners of TM 43-2((1))2
Tramonte, Yeonas, Roberts & Martin PLLC		Attorneys/Agents
Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorney/Agent
Stantec		Engineers/Agents
Joshua Orndorff, George Gibson	4500 Daly Dr., Suite 100 Chantilly, VA 20151	Agents

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: April 25, 2016
 (enter date affidavit is notarized)

for Application No. (s): _____
 (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, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
 Old Lee Road LLC
 4170 Auto Park Circle
 Chantilly, VA 20151

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)

Managers/Members: Lawrence H. Pateros, Kathryn W. Pateros, Melanie P. Funkhouser

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

same as above

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

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

REZONING AFFIDAVIT

DATE: April 25, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(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, number, street, city, state and zip code)

(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**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.

REZONING AFFIDAVIT

DATE: April 25, 2016
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: April 25, 2016
 (enter date affidavit is notarized)

for Application No. (s): _____
 (enter County-assigned application number(s))

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

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

None.

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

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

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

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

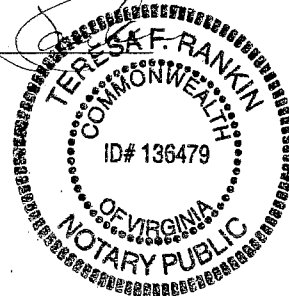
Keith C. Martin, Agent

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

Subscribed and sworn to before me this 25th day of April, 2016, in the State/Comm. of Virginia, County/City of Fairfax

My commission expires: 1-31-17

Notary Public



TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

March 16, 2016

Mr. Kevin Guinaw
Fairfax County Dept. of Planning and Zoning
Zoning Evaluation Division
12055 Govt. Cntr. Pkwy., Suite 801
Fairfax, VA 22035

Re: Rezoning Application by Old Lee Road LLC

Dear Mr. Guinaw:

Richard E. Lee, as a title owner of Tax Map 43-2 ((1)) 2, does hereby grant permission to Old Lee Road LLC to file a Rezoning Application to the I-5 District.

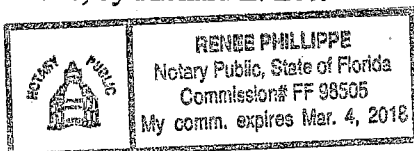
Very truly yours,

By:

Name: Richard E. Lee

State of Florida
~~COMMONWEALTH OF VIRGINIA~~
CITY/COUNTY OF ST. LUCIE, to-wit:

The foregoing was acknowledged before me this 16 day of MARCH, 2016, by Richard E. Lee.



Renee Phillippe
Notary Public

My Commission Expires:
Notary Registration No.:

March 4, 2018
FF 98505