



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 5/4/2017

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Acting Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Special Exception Application Analysis

**REFERENCE:** Application Number: SEA 89-C-047-02 (CM & Dom, LLC)

Case Information

Staff Coordinator: **Sharon Williams**

Pre-Staffing Date: **6/5/17**      Staffing Date: **7/20/17**

Tentative PC Date: **9/28/17**      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 **(5/29/2017)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>② DPZ Planning Division<br/>Chief, Env. &amp; Dev. Review Br.<br/>Attn: Denise James</li> <li>② DPWES Site and Addressing<br/>Attn: Crystal Hamrick</li> <li>① DPWES Sanitary-Sewer<br/>Attn: Lana Tran</li> <li>① VDOT<br/>Attn: David Jordan</li> <li>① Dept. of Transportation<br/>Transportation Planning<br/>Chief, Site Analyst Section<br/>Attn: Michael Davis</li> <li>① Fairfax County Park Authority<br/>Planning &amp; Development Div.<br/>Plan Review Coordinator<br/>Attn: Lynne Johnson 4th fl</li> <li>① Planning Commission<br/>Board of Supervisors<br/><b>Sully District</b></li> <li>① Office of Community<br/>Revitalization/Reinvestment<br/>Attn: Barbara Byron<br/><b>*CRD/CRA or Tysons only*</b></li> </ul> | <ul style="list-style-type: none"> <li>① Planning Commission<br/>Executive Director<br/>Attn: Jill Cooper</li> <li>① Economic Dev. Authority<br/>Dir. Real Estate Services<br/>Attn: Curtis Hoffman</li> <li>Clerk to Board of Supervisors<br/>Attn: Cathy Chianese</li> <li>Dept. of Information Technology<br/>Technology Infrastructure Div.<br/>Attn: Steve Brundage</li> <li>Dept. of Health<br/>Div. of Environmental Health<br/>Technical Review and Information<br/>Resources<br/>Attn: Kevin Wastler</li> <li>Northern Va Soil and Water<br/>Conservation District<br/>Attn: Willie Woode</li> <li>Dept. of Family Services<br/>Adult Aging Services<br/>AAA, B-3-708<br/>Attn: Jacquie Woodruff</li> <li>Dept. of Facilities Mgmt.<br/>Analyst, Property Mgmt. Div.<br/>Attn: Marguerite Guarino</li> </ul> | <ul style="list-style-type: none"> <li>Attn: Tracy Strunk</li> <li>DPZ-ZED Asst. Director<br/>Attn: William Mayland</li> <li>DPZ-ZED<br/>Attn: Branch Chiefs</li> <li>DPZ-ZED<br/>Chief, Proffer Interp. Branch<br/>Attn: Suzanne Wright</li> <li>DPZ-ZED<br/>Admin. Asst., Legal Notices<br/>Attn: Rachael Locke</li> <li>DPZ Chief Zoning Inspector<br/>Attn: Mavis Stanfield</li> <li>Southeast Fairfax Dev. Corp.<br/>Attn: Tony Fontana<br/><b>*MV or LEE only*</b></li> </ul> |
|--|---|---|

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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** SEA 89-C-047-02  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

MAR 28 2017

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

<b>APPLICANT</b>	<b>NAME</b> CM & Dom, LLC
	<b>MAILING ADDRESS</b> 2530 Riva Road, Suite 400 Annapolis, VA 21401
	<b>PHONE HOME</b> ( ) <b>WORK</b> (410 ) 271-9825
	<b>PHONE MOBILE</b> ( )
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 3035 Centreville Road, Herndon, VA 20171
	<b>TAX MAP NO.</b> 24-4-((5))-3 <b>SIZE (ACRES/SQ FT)</b> 1.78 ac/77,605 sf
	<b>ZONING DISTRICT</b> C-6 <b>MAGISTERIAL DISTRICT</b> Sully
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 9-014
	<b>PROPOSED USE</b> Request for a special exception amendment to add area to SEA 89-C-047 to permit an additional fast food restaurant with drive-thru
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Sheri L. Akin, Land Use Planner; David R. Gill, Esquire
	<b>MAILING ADDRESS</b> McGuireWoods LLP 1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 712-5483
	<b>PHONE MOBILE</b> ( )
<b>MAILING</b>	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>Sheri L. Akin, Land Use Planner</p>	
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>

DO NOT WRITE IN THIS SPACE

*Deborah L. Substom*

SEA 2017-0032

Date Application accepted: 4/4/2017 Application Fee Paid: \$ 16,375<sup>00</sup>

CM & Dom, LLC – Taco Bell  
McLearen Square Shopping Center  
Tax Map No. 24-4-((5))-3

STATEMENT OF JUSTIFICATION

March 27, 2017

RECEIVED  
Department of Planning & Zoning

MAR 28 2017

Zoning Evaluation Division

**Introduction:**

Pursuant to Section 9-014 and 9-500 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), CM & Dom, LLC ("Taco Bell")("Applicant"), as lessee, hereby requests approval of a Special Exception amendment to permit construction of a 2,100 square foot fast food restaurant with drive-thru. The property is located on Tax Map 24-4-((5))-3, which is a subdivided parcel within the McLearen Square Shopping Center (the "Property").

The McLearen Square Shopping Center contains approximately 12.42 acres and is currently zoned C-6, Community Retail Commercial District. It has been developed as a shopping center since the 1980's with a variety of in-line stores and restaurants. The proposed pad site is surrounded by existing commercial and office uses. Residential properties exist to the south and east of the shopping center.

**Overview of Application Request:**

The Applicant proposes to construct a new restaurant with drive-thru on an undeveloped portion of the subject parcel. An existing fast-food restaurant with drive-thru currently exists immediately adjacent to the proposed pad site area, which was previously approved under SEA 89-C-047. A special exception amendment will be necessary to permit an additional fast food restaurant with drive-thru. The new Taco Bell will total 2,100 square feet and contain 40 interior seats.

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Fast Food Restaurant with Drive-Thru
- B. Hours of operation: 6:00 am to 2:00 am (Sunday – Thursday)  
6:00 am to 4:00 am (Friday & Saturday)
- C. Estimated number of patrons: Based on Taco Bell's experience, approximately 650 patrons per day will visit the restaurant (Drive-thru = 425; Dine In/Carry Out = 225). In addition, a significant portion of the customers will be existing patrons to the shopping center.
- D. Proposed number of employees: The Applicant anticipates 10-15 employees per shift during peak hours.

- E. Estimate of traffic impact: A drive-thru of this size is expected to generate a total of 1,638 average daily trips. Actual traffic impacts of the new pad site will be less due to the capture of internal site trips.
- F. Vicinity or general area to be served by the use: The use will serve the surrounding area within an approximate 10 mile radius.
- G. Architectural compatibility: The design of the restaurant will be compatible with the existing commercial uses at the site.
- H. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no known or proposed hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

The additional standards of Section 9-505 will be met in that the architectural features for the proposed building will be the same on all four sides and will be compatible with the surrounding shopping center. Further, the site's parking, vehicular, and pedestrian movements will be coordinated with the adjacent fast food restaurant and designed to promote safety and convenience for all patrons.

**Conformance with the Comprehensive Plan:**

The subject Property is located in the UP7 West Ox Community Planning Sector of the Upper Potomac Planning District. Plan language recommends that the northeast and southeast quadrants of the Centreville Road and McLearn Road intersection be developed comprehensively with a mix of employment, commercial, recreational, and residential uses. To date, it appears this area has been developed in accordance with Plan language, and the proposed new drive-thru pad site is consistent with the local serving retail activity of the shopping center. As such, the proposed use will meet the intent of the Plan.

**Conclusion:**

With approval of this Special Exception request, the proposed use will conform to the provisions of all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed use conforms to the spirit and intent of the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of this application.

Respectfully submitted,

McGUIREWOODS LLP

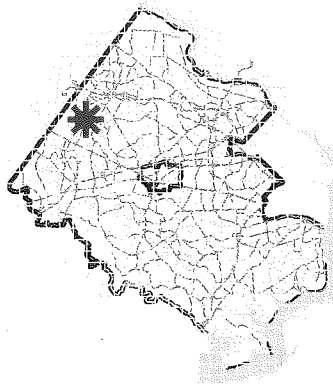


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Sheri L. Akin, AICP  
Agent for Applicant

# Special Exception Amendment

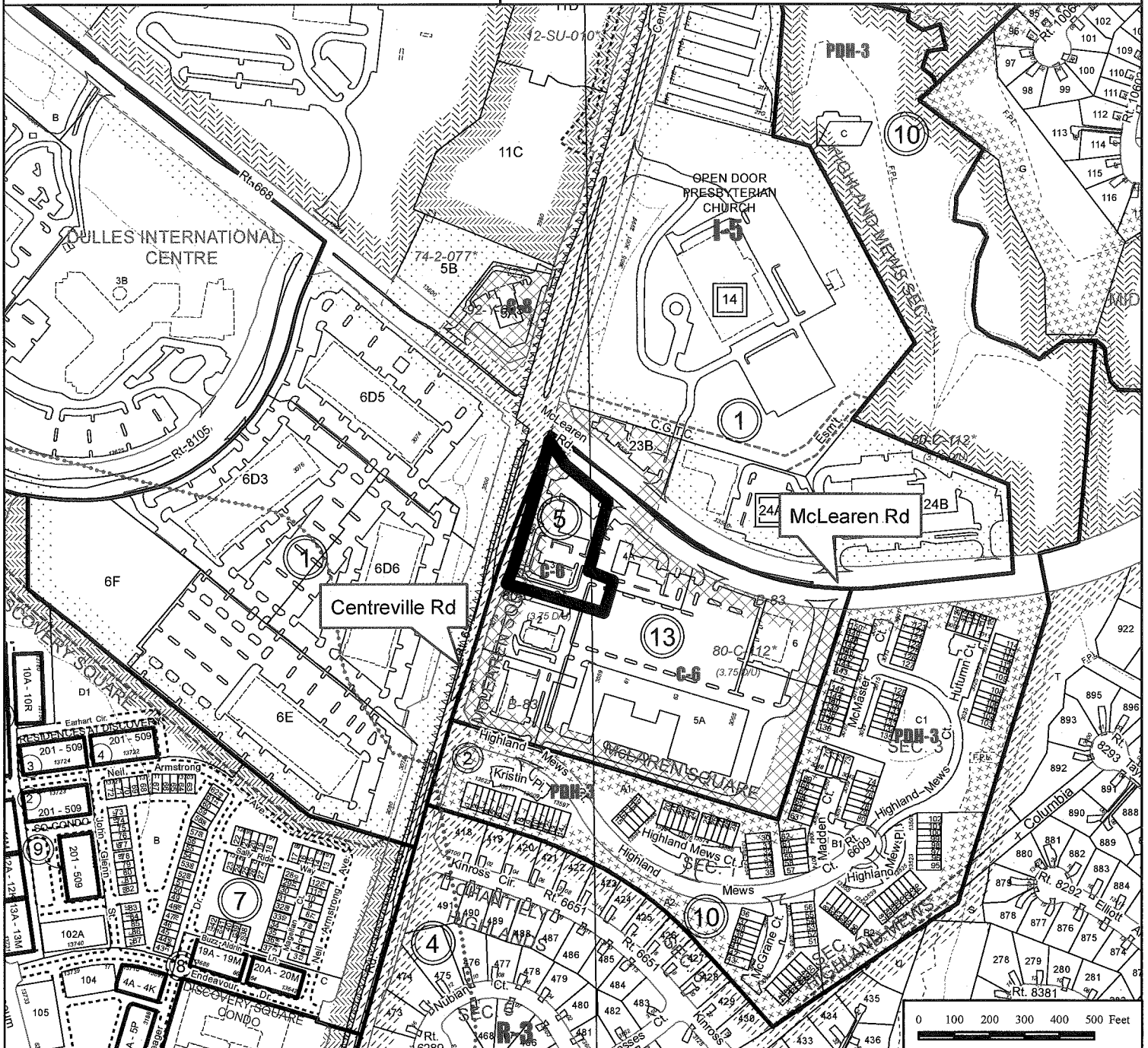
SEA 89-C -047-02



Applicant: CM & DOM, LLC  
Accepted: 04/04/2017  
Proposed: AMEND SEA 89-C-047 TO PERMIT FAST FOOD RESTURANT WITH DRIVE-THRU

Area: 1.78 AC; DISTRICT - SULLY  
Zoning Dist Sect: 04-0604  
Located: 3035 CENTREVILLE, ROAD, HERNDON, VA 20171

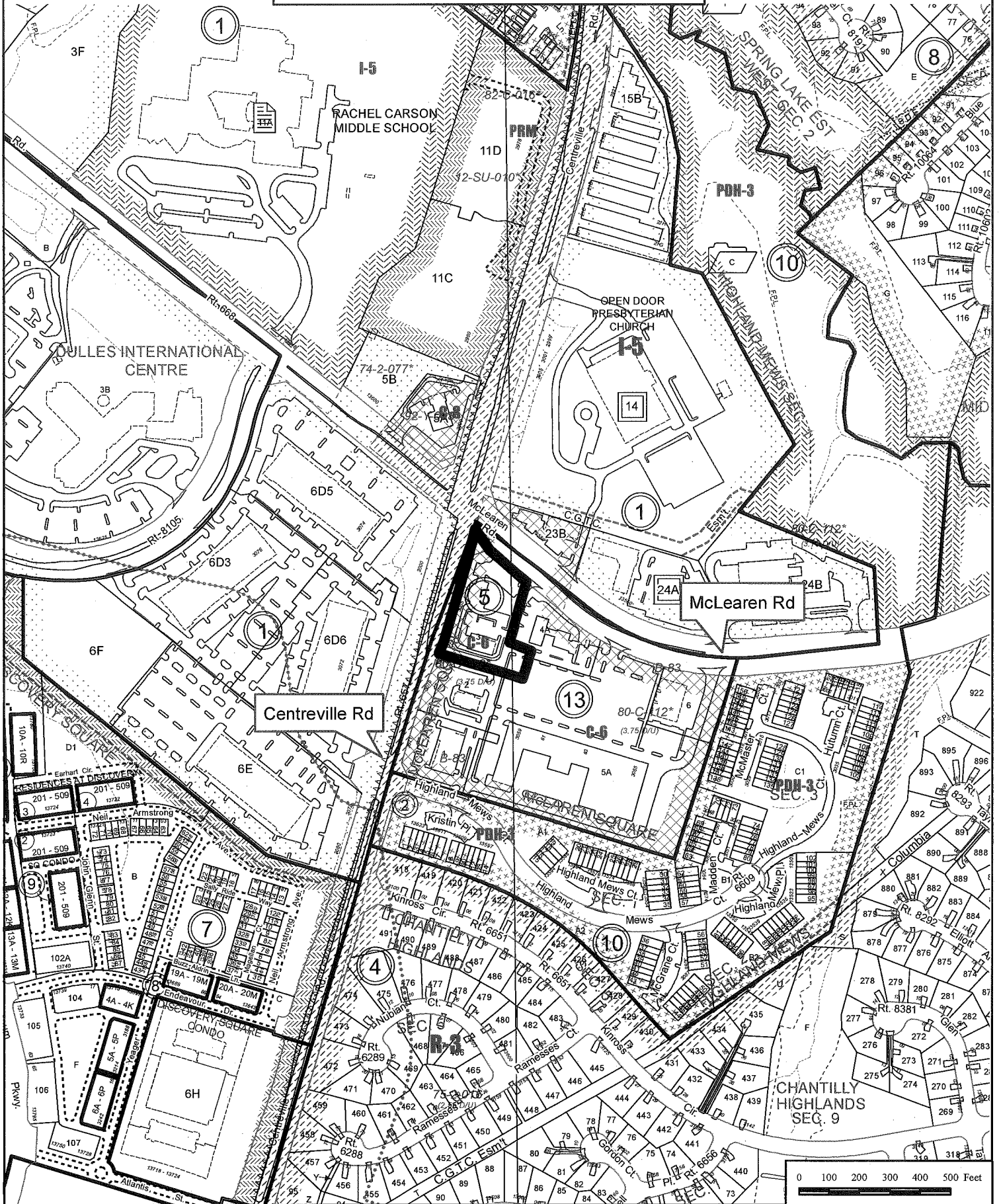
Zoning: C-6  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 024-4- /05/ /0003



# Special Exception Amendment

SEA 89-C-047-02

CM & DOM, LLC



# SEA 89-C-047-1

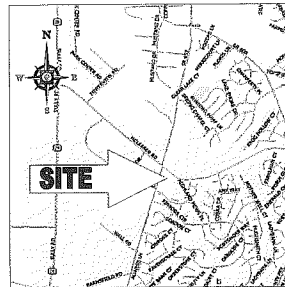
## SPECIAL EXCEPTION AMENDMENT PLAT

### FOR

## TACO BELL

RECEIVED  
 Department of Planning & Zoning  
 APR 04 2017  
 Zoning Evaluation Division

LOCATION OF SITE  
 3035 CENTREVILLE ROAD  
 HERNDON, FAIRFAX COUNTY, VA  
 SULLY DISTRICT  
 TAX MAP # 0244-05-0003



LOCATION MAP  
SCALE: 1"=400'

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
SPECIAL EXCEPTION PLAT	C-3
OVERALL SHOPPING CENTER	C-4
EXISTING VEGETATION MAP	C-5
LANDSCAPE PLAN	C-6
PRELIMINARY STORMWATER MANAGEMENT PLAN	C-7
VIAS SPREADSHEET	C-8
SMV PVI SHEETS	C-9 - C-11
DETAILS	C-12

**APPLICANT**  
 CM DOM, LLC  
 2530 RIVA ROAD, SUITE 400  
 ANNAPOLIS, MD 21401  
 C/O RJP CONSULTING

**OWNER**  
 KING OF NORTHERN VIRGINIA  
 PO BOX 1547 ATTN MARILYN M GARDNER  
 SAN RAMON, CA 94583

**ATTORNEY**  
 McGUIRE WOODS, LLP  
 1750 TYSONS BOULEVARD; SUITE 1800  
 TYSONS CORNER, VA 22102  
 CONTACT: SHERI AKIN  
 PHONE: 703-712-5483

PREPARED BY  
**BOHLER**  
 ENGINEERING

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



REVISIONS			
REV	DATE	COMMENT	BY
1	06/23/17	REV PER COUNTY COMMENTS	HTG



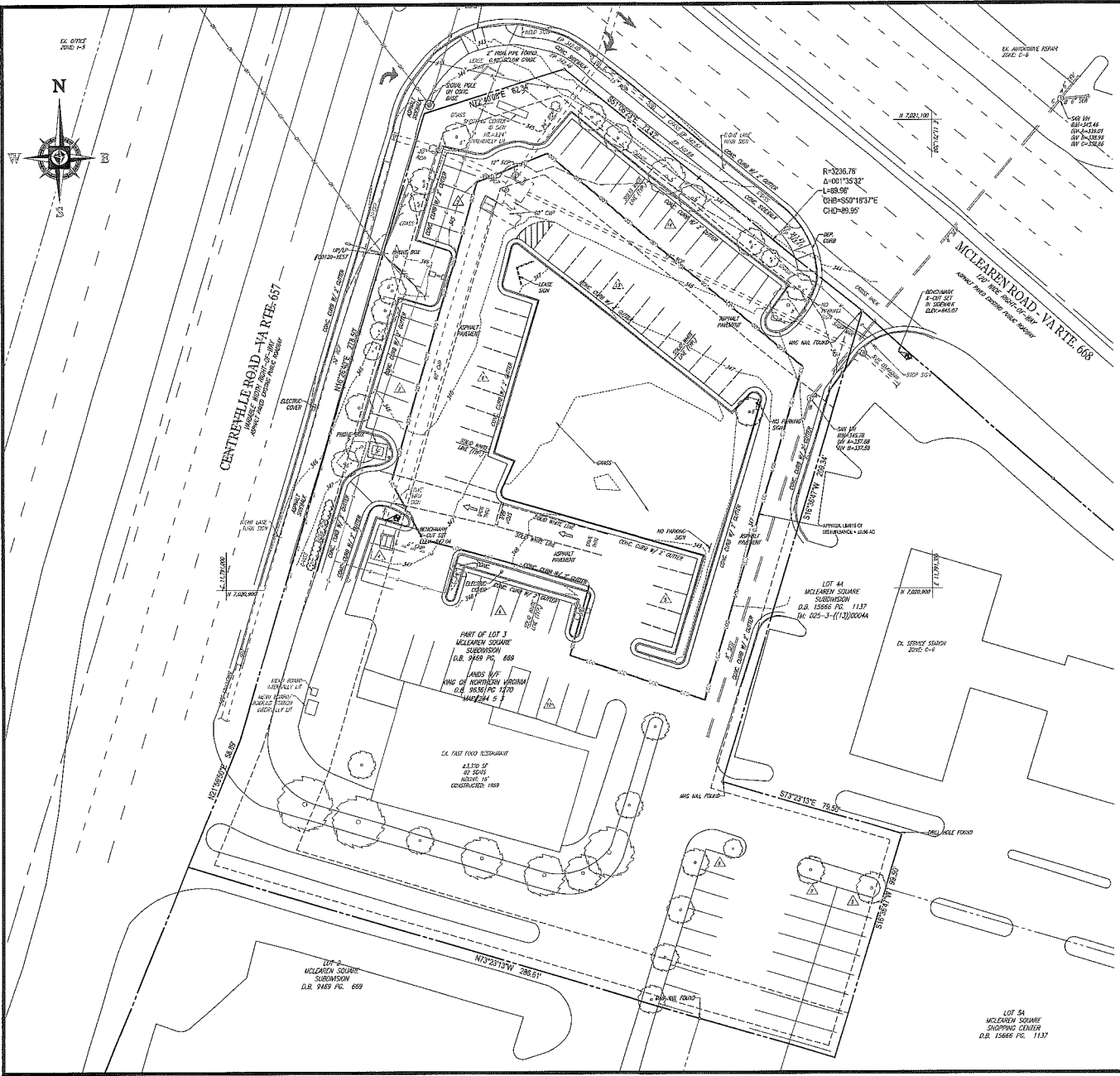
PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL	STREET: 3035 CENTREVILLE ROAD
LOCATION OF SITE: 3035 CENTREVILLE ROAD, CENTREVILLE, FAIRFAX COUNTY, VA, SULLY DISTRICT	HTG: HTG
PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL	DATE: 06/23/17
PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL	SCALE: AS SHOWN
PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL	CADD: SDI

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



HEALTH OF THE  
 STATE OF VIRGINIA  
 PROFESSIONAL ENGINEERING  
 Keith Simpson  
 Lic. No. 040819  
 04/03/17

SHEET TITLE:  
**COVER SHEET**  
 SHEET NUMBER:  
**C-1**



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 Department of Planning & Zoning  
 APR 04 2017  
 Zoning Evaluation Division



**BOHLER ENGINEERING**  
 22930 DAVIS DRIVE, SUITE 200  
 STERLING, VIRGINIA 20164  
 Phone: (703) 709-6900  
 Fax: (703) 709-6901  
 VAIB@bohlereng.com

REVISIONS			
REV	DATE	COMMENT	BY
1	03/23/17	REVISED COUNTY COMMENTS	HTG

**811**  
 KNOW WHAT'S BELOW  
 ALWAYS CALL 811  
 BEFORE YOU DIG  
 (In Va. Call 811, Not 800-888-8111)

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 1512004  
 DRAWN BY: SHS  
 CHECKED BY: HTG  
 DATE: 04/03/17  
 SCALE: 1"=20'  
 CSD: SSI

PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL

LOCATION OF SITE  
 3335 CENTREVILLE ROAD  
 CENTREVILLE  
 FAIRFAX COUNTY, VA  
 SULLY DISTRICT

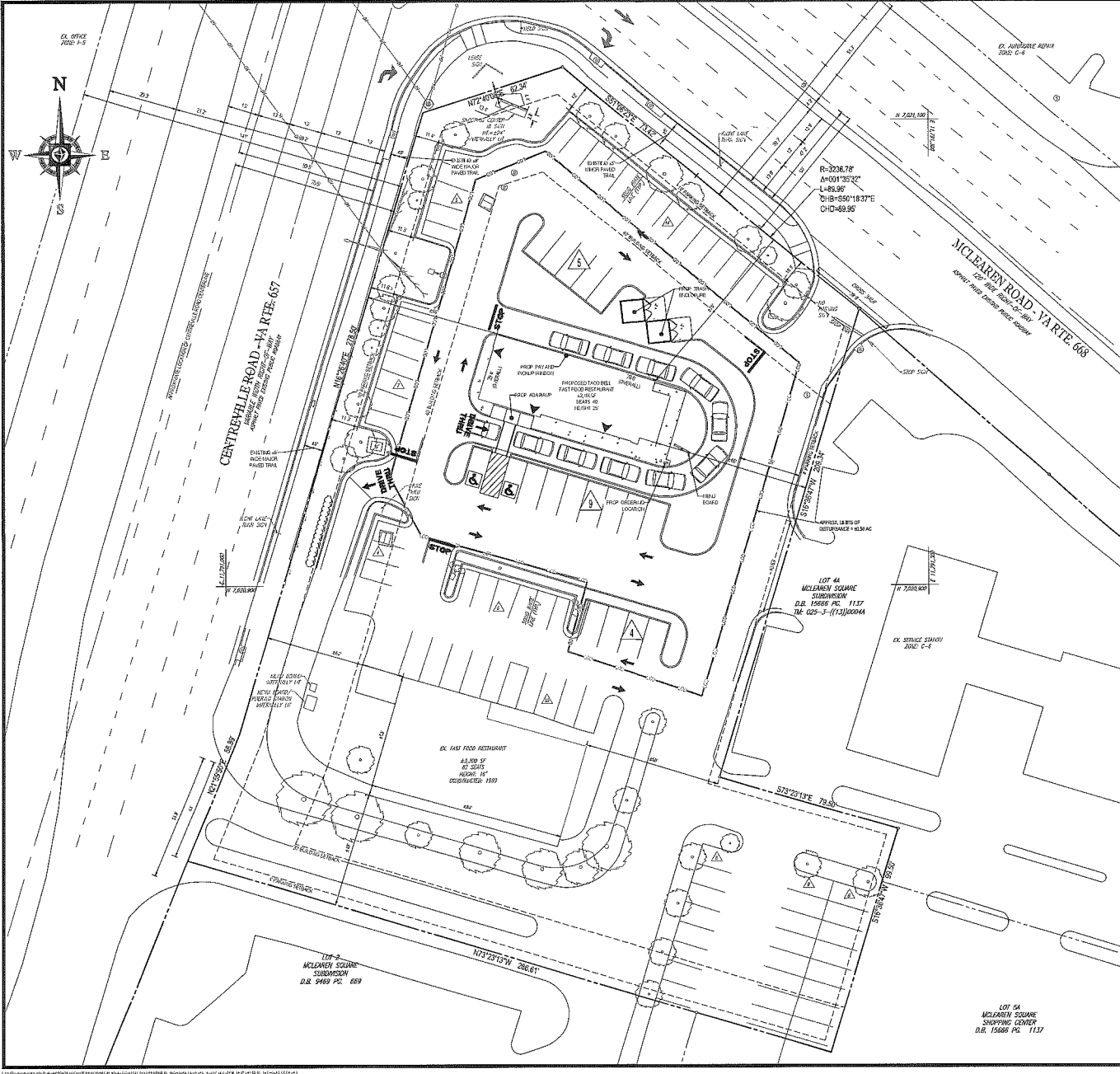
**BOHLER ENGINEERING**  
 22930 DAVIS DRIVE, SUITE 200  
 STERLING, VIRGINIA 20164  
 Phone: (703) 709-6900  
 Fax: (703) 709-6901  
 VAIB@bohlereng.com

STATE OF VIRGINIA  
**KEITH SIMPSON**  
 Lic No. 040819  
 04/03/17  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET NUMBER:  
**C-2**





**GENERAL NOTES**

- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL SURVEY BY: BOHLER ENGINEERING, ENTITLED: PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY, TACO BELL, 305 CENTREVILLE ROAD, SULLY DISTRICT, FAIRFAX COUNTY, VA. PROJECT# 20120051 DATE: 08/09/12
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAK. ELEVATIONS ARE NAVD 29 DATUM.
- APPLICANT:** TACO BELL, LLC, 2500 FOX ROAD, SUITE 400, ANDOVERS, IL 61218. **OWNER:** KING OF NORTHERN VIRGINIA, P.O. BOX 1501 ATTN: MARLIN M. GARDNER, SAN FRANCISCO, CA 94115. **DC R/P CONSULTING:**
- PROJECT DATA:** TAX MAP #24-05-000, AREA: 77,587 SF (1.78 AC) (SPECIAL EXCEPTION AREA)
- ZONE:** C-4 (HIGHWAY COMMERCIAL DISTRICT)

MULX REQUIREMENTS	ALLOWED/REQUIRED	PROVIDED
A. MIN. LOT AREA	40,000 SF	77,587 SF (1.78 AC)
B. MIN. BUILDING SETBACK		
FRONT YARD (CENTREVILLE ROAD)	40'	45'
FRONT YARD (MCLEAREN ROAD)	40'	120'
SIDE YARD (EAST PROPERTY LINE)	N/A	140'
REAR YARD (EAST PROPERTY LINE)	20'	140'
C. MIN. PARKING SETBACK		
FRONT (CENTREVILLE ROAD)	10'	10'
FRONT (MCLEAREN ROAD)	10'	10'
SIDE (EAST PROPERTY LINE)	N/A	PROPERTY LINE IS PART OF OVERALL SHOPPING CENTER
REAR (EAST PROPERTY LINE)	N/A	PROPERTY LINE IS PART OF OVERALL SHOPPING CENTER
D. PARKING REQUIREMENT		
FAST FOOD RESTAURANT	PROPOSED TACO BELL	
1 SPACE PER 2 SEATS PLUS 1 SPACE PER EMPLOYEE	(10 X 40 = 20 SPACES) (8 EMPLOYEE = 8 SPACES) 33 SPACES REQUIRED	
	EXISTING BURGER KING	
	(10 X 40 = 20 SPACES) (8 EMPLOYEE = 8 SPACES) 31 SPACES REQUIRED	
	TOTAL PARKING REQUIRED:	64 SPACES
	TOTAL PARKING PROVIDED:	81 SPACES
STACKING REQUIREMENTS: 11 FOR THE DRIVE-IN WINDOW WITH A MINIMUM OF 5 FOR THE ORDERING STATION	11	11 (N/A) (N/A)
E. FLOOR AREA RATIO (F.A.R.) (F.A.)	0.40 F.A.R. (77,587 SF X .40 = 31,035 SF)	0.17 F.A.R. (45,400 SF / 77,587 SF = 0.57)
F. MAX. BUILDING HEIGHT	40'	20'
H. OPEN SPACE	15% (77,587 SF X .15 = 11,638 SF)	420% BUILDING (145,513 SF)
I. LOADING	1	0'

STAGING REQUIREMENTS: 11 FOR THE DRIVE-IN WINDOW WITH A MINIMUM OF 5 FOR THE ORDERING STATION

G. FLOOR AREA RATIO (F.A.R.) (F.A.)

F. MAX. BUILDING HEIGHT

H. OPEN SPACE

I. LOADING

7. NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AMENDMENT AREA.

8. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE (AREAS DETERMINED TO BE OUTSIDE THE 6% ANNUAL CHANCE FLOOD PLAN PER FIRM FLOOD, INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA AND INCORPORATED AREAS, PARCEL 29 OF 40). MAP NUMBER IS SUFFICIENT, MAP EFFECTIVE DATE: SEPTEMBER 17, 2014.

9. NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS SITE.

10. NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAN IS KNOWN TO EXIST ON THIS SITE.

11. THE ONE (1) FOOT CONTIGUOUS INTERVALS THAT ARE SHOWN ON SHEET 14 OF THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED IN GENERAL NOTE 2 ABOVE.

12. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

13. PROPOSED CANOPY UTILITY LOCATIONS, LANDSCAPING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. CANOPY CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN AT SUBSTANTIAL CLEARANCE AS DEPICTED.

14. SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES.

15. SITE LIGHTING WILL CONFORM TO PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE.

16. PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.

17. **COOPERATIVE TRAIL PLAN**  
THERE IS AN EXISTING 7' WIDE MAJOR PAVED TRAIL LOCATED ALONG THE PROJECT'S CENTREVILLE ROAD FRONTAGE THERE IS AN EXISTING 4' WIDE UNPAVED TRAIL LOCATED ALONG THE PROJECT'S MCLEAREN ROAD FRONTAGE

18. THE SITE IS LOCATED WITHIN THE WEST DC COMMUNITY PLANNING DISTRICT OF THE UPPER FARMING MARKET DISTRICT OF THE COMPREHENSIVE PLAN, AND IS RECOMMENDED FOR OFFICE/ LIGHT INDUSTRIAL EMPLOYMENT ACTIVITY. RELATED LOCAL GROWING PLAN ACTIVITY AND RECREATION AND RECREATIONAL USES, THE PROPOSED USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN LAND USE RECOMMENDATIONS.

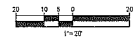
**\*WAINERS REQUESTED WITH THE APPLICATION:**

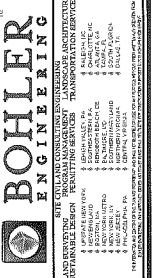
- A WAIYVER FROM THE MINIMUM LOADING SPACE REQUIREMENT IS REQUESTED (20-11-200)

**LEGEND:**

- LIMITS OF DISTURBANCE
- SPECIAL EXCEPTION APPLICATION AREA

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Department of Planning & Zoning  
APR 04 2017  
Zoning Evaluation Division





**BOHLER ENGINEERING**


LAND SURVEYING & ENGINEERING  
12000 WOODBRIDGE AVENUE, SUITE 100  
FAIRFAX COUNTY, VA 22031  
TEL: (703) 799-9500  
FAX: (703) 799-9501  
VA@BohlerEng.com

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**REVISIONS**

REV.	DATE	COMMENT	BY
1	10/22/17	REV PER COUNTY COMMENTS	MTD

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It's Not. It's Not. It's Not.

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: 20120051  
DRAWN BY: SBC  
CHECKED BY: MTD  
DATE: 04/04/17  
SCALE: 1"=20'  
CAGI ID: 172

**SPECIAL EXCEPTION PLAT FOR TACO BELL**

LOCATION OF SITE:  
305 CENTREVILLE ROAD  
CENTREVILLE  
FAIRFAX COUNTY, VA  
SULLY DISTRICT


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**BOHLER ENGINEERING**

2250 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20164  
Phone: (703) 799-9500  
Fax: (703) 799-9501  
VA@BohlerEng.com

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**KEITH SIMPSON**  
Lic. No. 040619  
040317  
PROFESSIONAL ENGINEER

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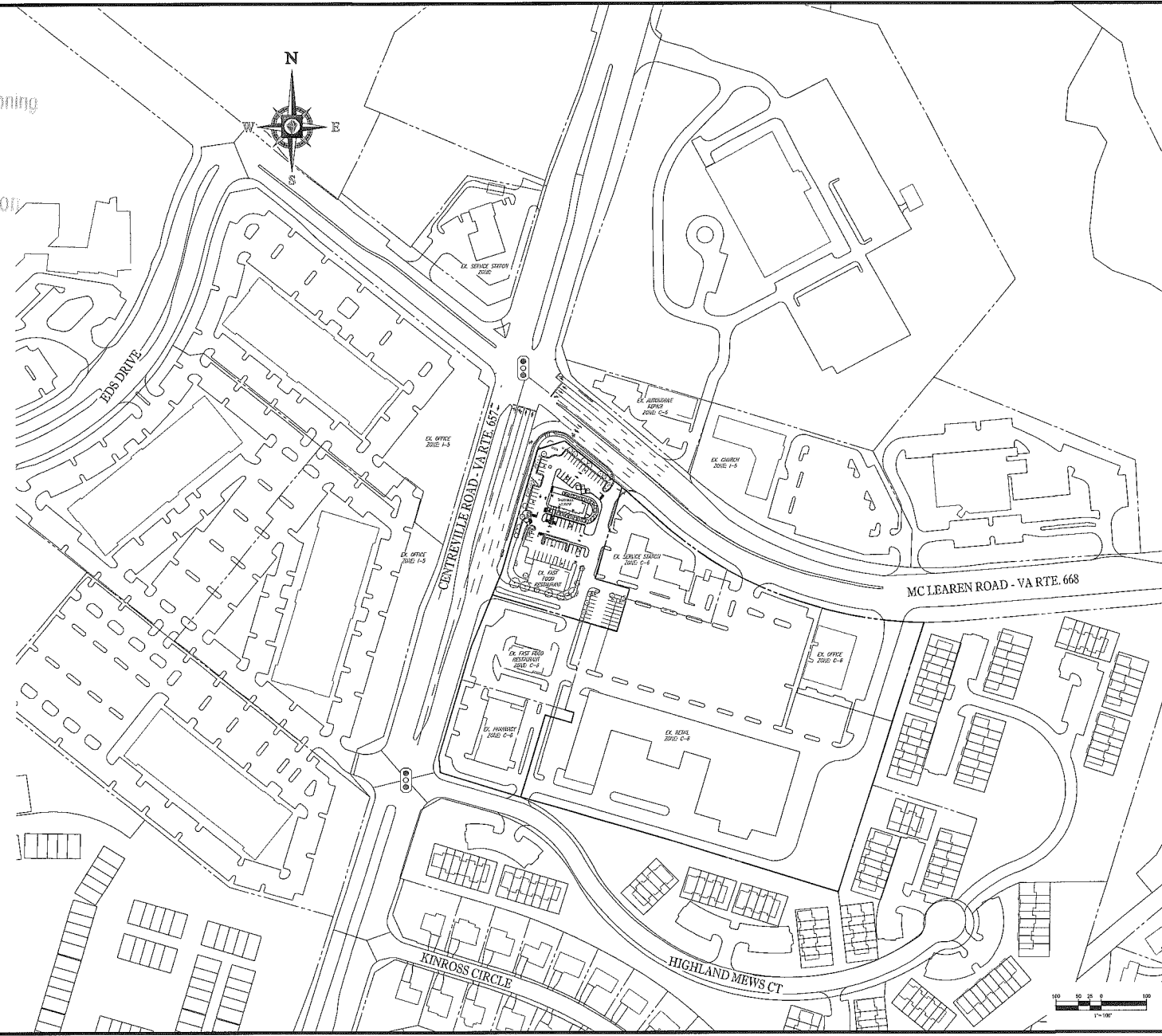
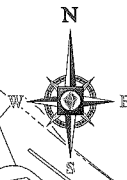
SHEET TITLE:  
**SPECIAL EXCEPTION PLAT**

SHEET NUMBER:  
**C-3**

RECEIVED  
Department of Planning & Zoning

APR 04 2017

Zoning Evaluation Division



**BOHLER ENGINEERING**  
LAND DEVELOPMENT • SURVEYING • CIVIL ENGINEERING • ENVIRONMENTAL ENGINEERING  
PLANNING • PROJECT MANAGEMENT • CONSTRUCTION ADMINISTRATION  
10015 WOODBURN DRIVE, SUITE 200, STERLING, VA 20164  
TEL: (703) 758-5500 FAX: (703) 758-5521 VA@BohlerEng.com

REVISIONS			
REV	DATE	COMMENT	BY
1	03/23/17	REV PER COUNTY COMMENTS	NTG

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BEFORE YOU DIG  
It's Not. It's. No. It's. On. Now.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 151001  
DRAWN BY: JMS  
CHECK BY: HFC  
DATE: 02/27/17  
SCALE: 1"=100'  
SHEET: 4

PROJECT: SPECIAL EXCEPTION PLAT FOR TACO BELL

LOCATION OF SITE:  
3055 CENTREVILLE ROAD  
CENTREVILLE  
FAIRFAX COUNTY, VA  
SULLY DISTRICT

**BOHLER ENGINEERING**

2259 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20164  
Phone: (703) 758-5500  
Fax: (703) 758-5521  
VA@BohlerEng.com

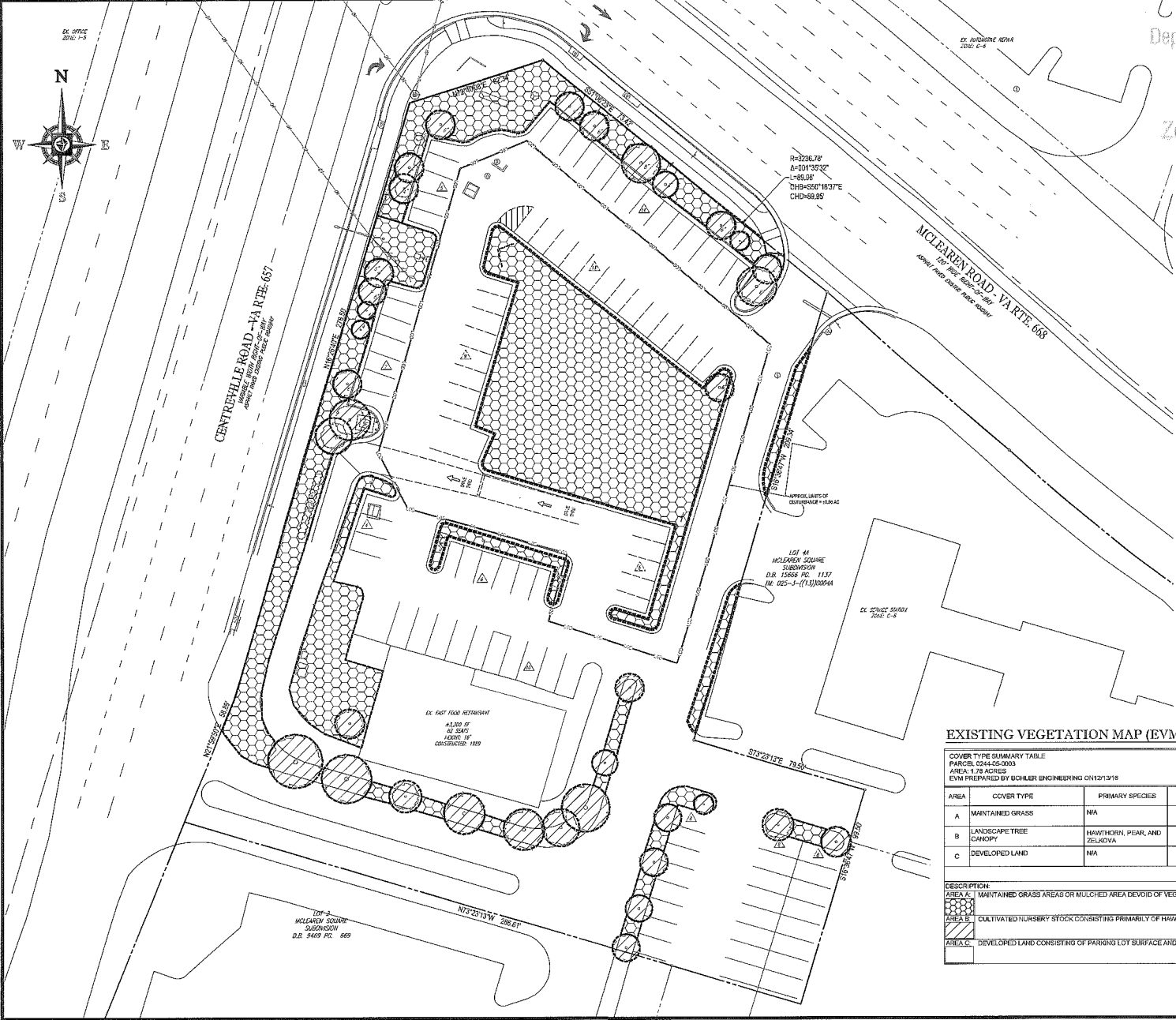
KEITH SIMPSON  
Lic. No. 040619  
04/03/17  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**OVERALL SHOPPING CENTER**

SHEET NUMBER:  
**C-4**



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R=3226.76  
 A=101°35'22"  
 L=69.55  
 CHD=69.55  
 CHD=69.55

LOT 44  
 MCLEAREN SQUARE  
 SUBDIVISION  
 D.R. 12664 P.C. 1137  
 N.C. 025-3-(113)00044

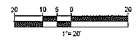
LOT 2  
 MCLEAREN SQUARE  
 SUBDIVISION  
 D.R. 9469 P.C. 889

**EXISTING VEGETATION MAP (EVM)**

COVER TYPE SUMMARY TABLE  
 PARCEL 0244-02-0003  
 AREA 1.78 ACRES  
 EVM PREPARED BY BOHLER ENGINEERING 01/21/17

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	CONDITION	COMMENTS
A	MAINTAINED GRASS	N/A	N/A	0.50 AC	N/A	SEE DESCRIPTION BELOW
B	LANDSCAPE TREE CANOPY	HAWTHORN, PEAR, AND ZELKOVA	N/A	0.15 AC	GOOD	SEE DESCRIPTION BELOW
C	DEVELOPED LAND	N/A	N/A	1.13 AC	N/A	SEE DESCRIPTION BELOW
				TOTAL ACREAGE 1.78 AC		

DESCRIPTION:  
 AREA A: MAINTAINED GRASS AREAS OR MULCHED AREA DEVOID OF VEGETATION OR CONSISTING ON PERENNIAL OR ANNUAL PLANTINGS  
 AREA B: CULTIVATED NURSERY STOCK CONSISTING PRIMARILY OF HAWTHORN, PEAR, AND ZELKOVA  
 AREA C: DEVELOPED LAND CONSISTING OF PARKING LOT SURFACE AND SIDEWALKS



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REVISIONS

REV	DATE	COMMENT	BY
1	03/23/17	REV. PER COUNTY COMMENTS	HTS

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PROJECT No.: 151001  
 DRAWN BY: 046  
 CHECKED BY: HTS  
 DATE: 05/07/17  
 SCALE: 1"=20'  
 CADD: HTS

SPECIAL EXCEPTION PLAT FOR TACO BELL

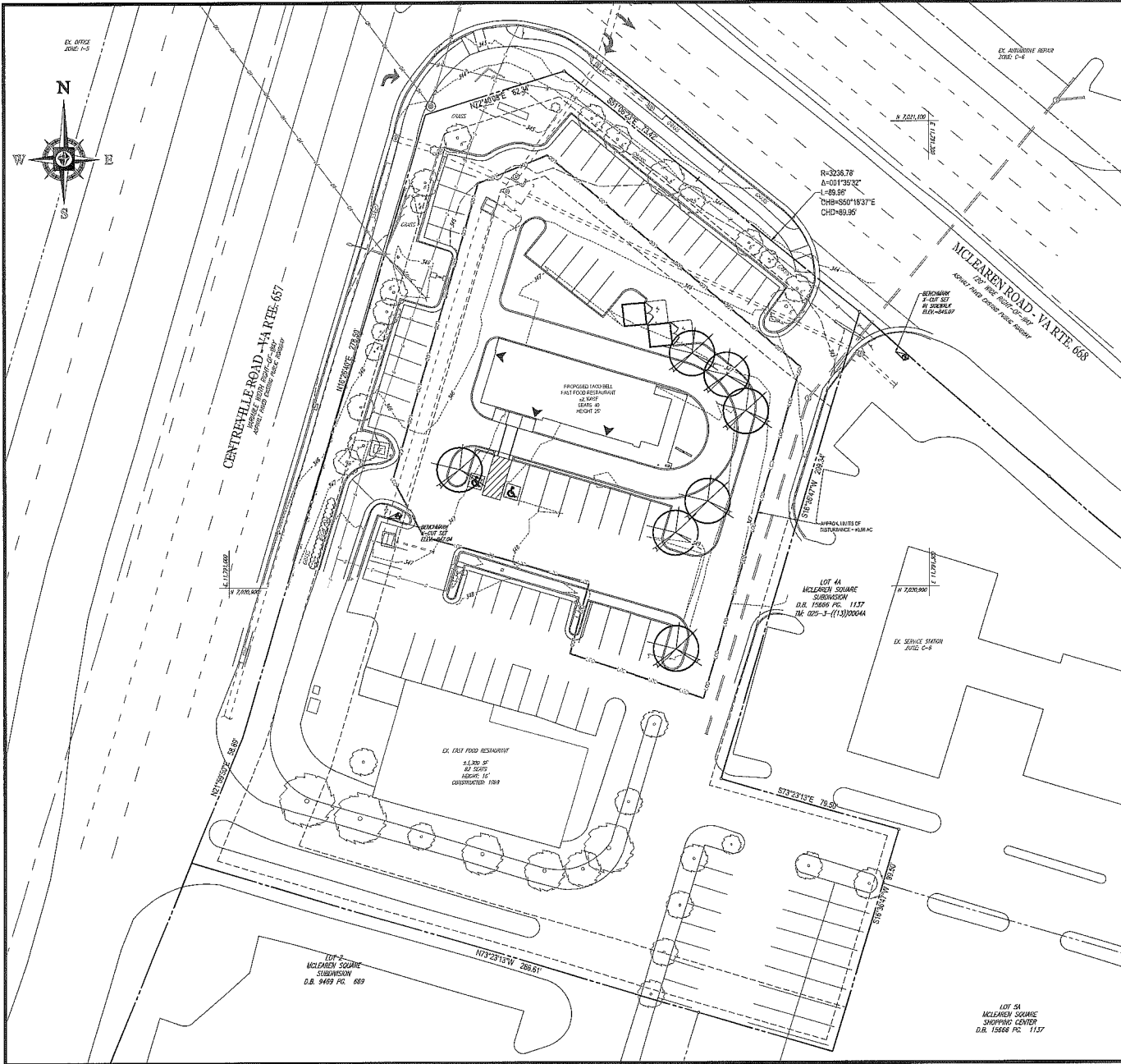
LOCATION OF SITE:  
 3025 CENTREVILLE ROAD  
 CENTREVILLE  
 FAIRFAX COUNTY, VA  
 SULLY DISTRICT

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PROFESSIONAL ENGINEER  
**KEITH SIMPSON**  
 Lic. No. 010819  
 04/03/17

SHEET TITLE:  
**EXISTING VEGETATION MAP**

SHEET NUMBER:  
**C-5**



**TABLE 12.3**

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	6,634
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	8.4%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE PM TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	6.4%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	16.6%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
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 12-460.3	
H	IF SITE OR REQUEST A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-460.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

**TABLE 12.10**

STEP		TOTALS
<b>A. TREE PRESERVATION TARGET AND STATEMENT</b>		
A.1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
<b>B. TREE CANOPY REQUIREMENT</b>		
B1	IDENTIFY GROSS SITE AREA	77,537
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE	6
B3	SUBTRACT AREA OF EXEMPTIONS	0
B4	ADJUSTED GROSS SITE AREA (B1-B2-B3)	77,531
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)	7,754
B8	IDENTIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED	NO
B9	IF YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	NA
<b>C. TREE PRESERVATION</b>		
C1	TREE PRESERVATION TARGET AREA	633
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-450.9	6,480
C3	C2 X 1.25 =	8,100
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES	0
C5	C4 X 1.5 =	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "LEGISLATION," OR "SWEET" TREES	0
C7	C6 X 1.5 X 3.0 =	0
C8	CANOPY AREA OF TREES WITH RESOURCE PROTECTION AREAS AND 100-YEAR FLOOD PLANS	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C1, C2, C3, C4, C5, C6, C7, C8, C9, C10	6,100
<b>D. TREE PLANTING</b>		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10)	1,654
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS	606
D3	X 1.5 =	759
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION	0
D5	X 1.5 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS	0
D7	X 1.5 =	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES	0
D9	X 1.5 =	0
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES	0
D11	X 1.5 =	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS	0
D13	X 1.0 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEEDLINGS	0
D15	X 1.0 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15	0
D17	AREA OF CANOPY NOT MEETING MULTIPLE CRITERIA	1,750
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING	2,460
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D20	TREE BANK OR TREE PLANTING CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE PLANTING	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND	\$0
<b>E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED</b>		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10)	6,100
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17)	2,460
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISMS (D19)	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED	10,900
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED	13.9%

**REVISIONS**

REV	DATE	COMMENT	BY
1	03/27/17	REVISIONS TO COMMENTS	HTG

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PROJECT NO.: 518391  
 DRAWN BY: HTG  
 CHECKED BY: NTO  
 DATE: 03/27/17  
 SCALE: 1"=20'  
 CDS1: HTG

**SPECIAL EXCEPTION PLAT FOR TACO BELL**

LOCATION OF SITE:  
 3388 CENTREVILLE ROAD  
 CENTREVILLE  
 FAIRFAX COUNTY, VA  
 SULLY DISTRICT

**BOHLER ENGINEERING**  
 2293 DAVIS DRIVE, SUITE 200  
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**KEITH SIMPSON**  
 Lic. No. 040819  
 04/03/17  
 PROFESSIONAL ENGINEER

**LANDSCAPE PLAN**

SHEET NUMBER: C-6

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APR 04 2017

Zoning Evaluation Division

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 LANDSCAPE ARCHITECTURE  
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1	03/27/17	REVISIONS TO COMMENTS	HTG

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**SPECIAL EXCEPTION PLAT FOR TACO BELL**

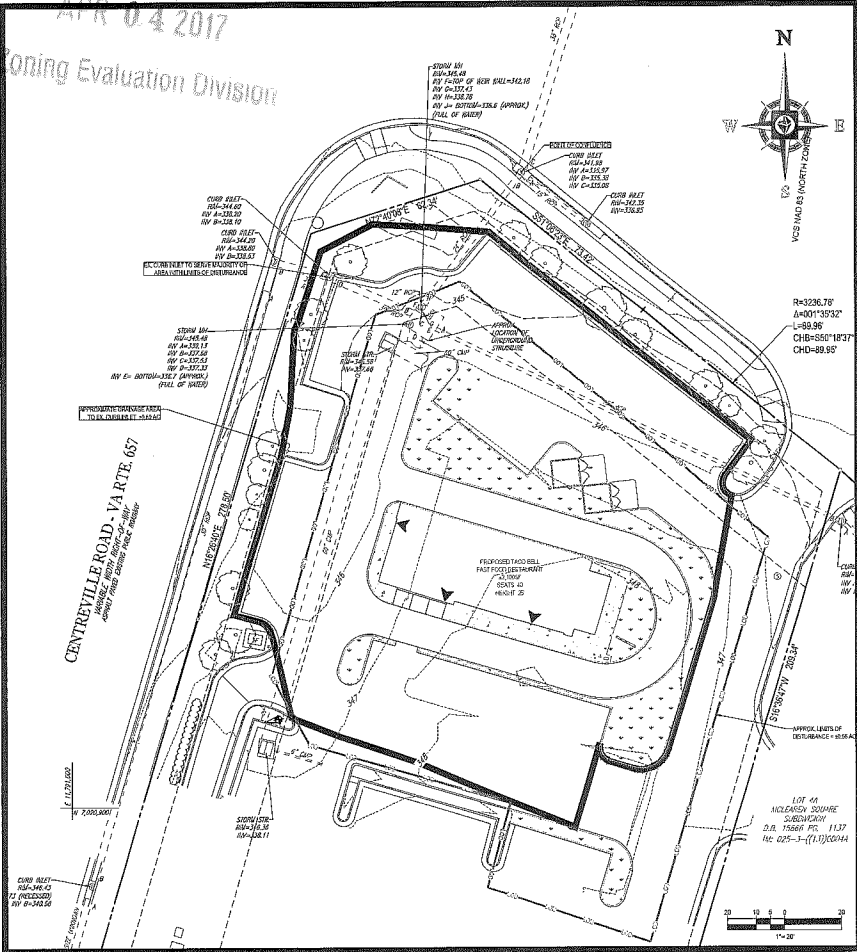
LOCATION OF SITE:  
 3388 CENTREVILLE ROAD  
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 04/03/17  
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**LANDSCAPE PLAN**

SHEET NUMBER: C-6



PRELIMINARY SWM MAP  
SCALE 1" = 20'

**ADEQUATE OUTFALL ANALYSIS**

THE EXISTING DEVELOPMENT OUTFALLS TO THE NORTH OF THE SITE AND TRAVELS APPROXIMATELY 1,500 FEET WHERE IT ULTIMATELY OUTFALLS INTO AN EXISTING OFFSITE DETENTION POND, AT WHICH POINT IT REACHES THE 100-YEAR FLOODPLAIN. STORMWATER IS RELEASED AT A CONTROLLED RATE BEFORE OUTFALLING IMMEDIATELY INTO HOOPER RUN.

ON-SITE STORMWATER RUNOFF IS CAPTURED VIA EXISTING CURB INLETS INTO A CLOSED PIPE SYSTEM. MAJORITY OF THE STORMWATER WITHIN THE LIMITS OF DISTURBANCE FOR THE PROPOSED FAST FOOD RESTAURANT SHALL BE CAPTURED THROUGH AN EXISTING CURB INLET LOCATED IN THE SOUTHWEST CORNER OF THE SUBJECT SITE, AND ROUTED TO OFFSITE UNDERGROUND DETENTION POND #2. 100 POND #2 WAS DESIGNED AND CONSTRUCTED AS SHOWN IN APPROVED PLAN 7898-SP-04, WHICH ASSIGNED A FULLY IMPERVIOUS, DEVELOPED CONDITION OF THE GRASS PAD LOCATED WITHIN THE SUBJECT SITE. IT IS ANTICIPATED THAT THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS SPECIAL EXCEPTION PLAN SHALL PROVIDE A DECREASE OF 40.8 AC IN IMPERVIOUS AREAS FROM THE INITIAL DESIGNED CONDITION WITHIN THE LIMITS OF DISTURBANCE. DETAINED STORMWATER IS RELEASED FROM UD POND #2 AT A CONTROLLED RATE IN THE STORM SEWER SYSTEM WITHIN MOLEAREN ROAD, AND ROUTED TO THE EXISTING OFFSITE DETENTION POND, AT WHICH POINT, REACHES THE 100-YEAR FLOODPLAIN. IN COMPLIANCE WITH SWD SECTION 124-4-02(B)(2), THE LIMITS OF ANALYSIS FOR DOWNSTREAM OUTFALL ADEQUACY ARE TERMINATED AT THIS POINT.

DUE TO THE PROPOSED DECREASE IN IMPERVIOUS AREAS FROM THE INITIAL DESIGNED CONDITION OF UD POND #2, IT IS IN THE PROFESSIONAL OPINION OF THIS FIRM THAT THE EXISTING UNDERGROUND DETENTION SYSTEM AND DOWNSTREAM STORM SEWER SYSTEM SHALL BE DETERMINED ADEQUATE FOR THE PROPOSED FAST FOOD RESTAURANT AND ASSOCIATED IMPROVEMENTS. DETAILED COMPUTATIONS DEMONSTRATING ADEQUATE OUTFALL PERFORMANCES WILL BE PROVIDED AT THE TIME OF SITE PLAN.

**PRE TO POST DEVELOPMENT SWM SUMMARY**

YEAR STORM	Tc	INTENSITY (IN/HR)	LIMITS OF DISTURBANCE (AC)	IMPERVIOUS PRE (AC)	DESIGNED IMPERVIOUS (PER 7898-SP-02) (AC)	IMPERVIOUS POST (AC)	WEIGHTED C FACTOR (PRE DEVELOPED)	WEIGHTED C FACTOR (POST DEVELOPED)	PRE DEVELOPED (cfs)	DESIGNER FLOW (PER 7898-SP-02) (cfs)	POST DEVELOPED (cfs)
1	5 MIN	4.26	0.58	0.37	0.55	0.48	0.80	0.81	1.52	2.15	1.53
2	5 MIN	5.23	0.58	0.37	0.55	0.48	0.80	0.81	1.59	2.54	2.35
10	5 MIN	8.77	0.58	0.37	0.55	0.48	0.80	0.81	2.59	3.41	3.00

**COVER LEGEND**

PERVIOUS COVER: 40.8 AC

**STORMWATER MANAGEMENT NARRATIVE**

THE SUBJECT SITE CONSISTS OF AN EXISTING COMMERCIAL DEVELOPMENT, WITH SEVERAL RETAILERS, FAST-FOOD RESTAURANTS WITH DRIVE-THRU, AND A GROCERY STORE. THE PROPOSED IMPROVEMENTS TO THE SUBJECT SITE INCLUDE A RESTAURANT, A DRIVE-THRU, FAST-FOOD RESTAURANT WITH A DRIVE-THRU, PROPOSED UTILITIES, AND ASSOCIATED UNDEVELOPED. THE PROPOSED TACO BELL RESTAURANT SHALL BE DEVELOPED WITHIN THE LIMITS OF AN EXISTING GRASS PAD TO THE NORTHWEST CORNER OF THE COMMERCIAL DEVELOPMENT. THE SUBJECT SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION AT CENTREVILLE ROAD (VA RTE. 607) AND MOLEAREN ROAD.

THE LIMITS OF DISTURBANCE ASSOCIATED WITH THESE IMPROVEMENTS IS APPROXIMATELY 0.58 AC, AND PROVIDES AN INCREASE OF 40.11 AC IN IMPERVIOUS AREA. IT IS WITHIN THE PROFESSIONAL OPINION OF THIS FIRM THAT THE SUBJECT SITE QUALIFIES AS GRASSY IMPERVIOUS AND SUBJECT TO STORMWATER MANAGEMENT ORDINANCES: SWD CHAPTER 124 CHAPTER 1 PER SWD SECTION 124-4-01(1), IN ACCORDANCE WITH PREVIOUSLY APPROVED PLAN 7898-SP-04, ENTITLED "MOLEAREN SQUARE SHOPPING CENTER," DATED SEPTEMBER 11, 1992. AS A REDEVELOPMENT UNDER SWD SECTION 124-4-1, AND IN ACCORDANCE WITH THE NEW VIRGINIA EGO STORMWATER REGULATIONS, A MINIMUM PHOSPHOROUS REMOVAL EFFICIENCY OF 10% IS REQUIRED.

AS DEPICTED ON SUBSEQUENTLY APPROVED PLAN 7898-SP-04, ENTITLED "MOLEAREN SQUARE SHOPPING CENTER LOT 1 - CIV," THE SUBJECT SITE WAS ASSIGNED WITH A PROPOSED BUILDING BY THE LOCATION OF THE CURRENTLY EXISTING GRASS PAD. BASED ON THE APPROVED PLAN, THE DRAINAGE AREA FOR THE SUBJECT SITE IS APPROXIMATELY 0.58 ACES WITH A RUNOFF COEFFICIENT OF 0.81, WHICH ASSIGNED THE OVERALL DEVELOPED CONDITION OF THE GRASS PAD. THE PROPOSED IMPROVEMENTS INCLUDED HEREIN THIS SPECIAL EXCEPTION AMENDMENT PROVIDE A 40.11 AC INCREASE IN IMPERVIOUS AREAS, HOWEVER, THE IMPERVIOUS AREAS SHALL BE DISCOUNTED FROM 40.8 AC FROM THE INITIAL DESIGNED AND APPROVED CONDITION. APPROVED PLAN 7898-SP-04 AND 7898-SP-02 DID NOT PROVIDE BMP HEADQUARTERS FOR WATER QUALITY PURPOSES TO SERVE THE SUBJECT SITE. HOWEVER, AS SHOWN IN THE VERBA SPREADSHEET ON SHEET C.A. THE 10% REQUIRED POST-DEVELOPMENT TP LOAD REDUCTION IS ACHIEVED VIA THE 40.11 AC INCREASE IN IMPERVIOUS AREAS, IN COMPLIANCE WITH SWD SECTION 124-4-01(2). THEREFORE, IT IS THE PROFESSIONAL OPINION OF THE FIRM THAT BEST MANAGEMENT PRACTICES (BMP'S) ARE NOT REQUIRED FOR WATER QUALITY PURPOSES FOR THE IMPROVEMENTS SET FORTH IN THIS SPECIAL EXCEPTION AMENDMENT.

STORMWATER RUNOFF FROM THE SUBJECT SITE SHALL BE CAPTURED VIA EXISTING CURB INLET LOCATED AT THE NORTHWEST CORNER OF THE PARKING LOT, AND ROUTE WATER INTO UNDERGROUND DETENTION POND #2. UD PONDERS WAS DESIGNED AND CONSTRUCTED AS SHOWN IN APPROVED PLAN 7898-SP-04 AND CURRENTLY SERVES THE SUBJECT SITE AND A PORTION OF OFFSITE FLOW FROM CENTREVILLE ROAD. THE INITIAL DESIGN ASSUMED AN OVERALL IMPERVIOUS, DEVELOPED CONDITION WITHIN THE GRASS PAD. THE PROPOSED IMPROVEMENTS WILL PROVIDE A DECREASE IN IMPERVIOUS AREAS WITHIN THE SUBJECT SITE FROM THE PREVIOUSLY APPROVED PLAN AND THEREFORE, THE POST-DEVELOPMENT PEAK RUNOFF FOR THE SUBJECT SITE DOES NOT EXCEED THE INITIAL DESIGNED RUNOFF-IN COMPLIANCE WITH FARRAGUT COUNTY FURBER FACILITY MANUAL 4.02(2). IF IN THE PROFESSIONAL OPINION OF THIS FIRM THAT BEST MANAGEMENT PRACTICES (BMP'S) ARE NOT REQUIRED FOR WATER QUALITY PURPOSES AND THEREFORE, STORMWATER MANAGEMENT DETENTION SHALL NOT BE PROVIDED WITH THE IMPROVEMENTS SET FORTH IN THIS SPECIAL EXCEPTION AMENDMENT. DETAILED WATER QUANTITY AND DETENTION COMPUTATIONS DEMONSTRATING ADEQUACY WILL BE PROVIDED AT THE TIME OF SITE PLAN. COMPLIANCE WITH SWD SECTION 124-4-01(2), SEE PER TO POST SWM SUMMARY ON THIS SHEET FOR PRE-DEVELOPMENT TO POST-DEVELOPMENT CALCULATIONS.

IT IS IN THE PROFESSIONAL OPINION OF THIS FIRM THAT THE PROPOSED SITE SHALL QUALIFY AS A GRASSY IMPERVIOUS PLAIN UNDER STORMWATER MANAGEMENT ORDINANCES (SWD 124-4-01) AS DEMONSTRATED HEREIN THE NARRATIVE. PLAN 7898-SP-04, PREPARED BY THE FIRM ENGINEERS, FOR THE EXISTING DEVELOPMENT HAS BEEN APPROVED SEPTEMBER 11, 1992. PRIOR TO JULY 1, 2012 AND THERE WILL NOT BE AN INCREASE IN PHOSPHORUS, RUNOFF VOLUME, OR RATE OF RUNOFF LEAVING EACH DISCHARGE POINT FROM THE PREVIOUSLY APPROVED DESIGNED CONDITION.

IF, DUE TO DESIGN CONSTRAINTS, MODIFICATIONS NEED TO BE MADE, THE APPLICANT RESERVES THE RIGHT TO CHANGE A STORMWATER OR EQUIVALENT STRUCTURE WITH A SIMILAR BMP TREATMENT WHICH WILL STILL PROVIDE THE 10% MINIMUM PHOSPHOROUS REMOVAL REQUIREMENT OR AS OTHERWISE FOOTNOTED BY THE VERBA FOOTNOTES.

**MINIMUM STORMWATER INFORMATION FOR ZONING, 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 administration requesting 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 (Sec. 5-911 2.1 & 2.1)  
 Cluster Subdivisions (Sec. 5-915 10.1 & 11)  
 Development Plans PRC District (Sec. 18-202 3.4 & 4.1)  
 FDP P Districts (Sec. 18-202 10.6 & 11.1)

Special Exceptions (Sec. 9-011 2.1 & 2.1)  
 Commercial Redevelopment Districts (Sec. 9-022 2A (1) & 4 (14))  
 PRC Plan (Sec. 18-303 1E & 1 C)  
 Amendments (Sec. 18-202 10F & 10)

1. Plot 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 details of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond soilways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 1001-1002.

13.3. Provide: NA

Family Name	Type & No.	On-site area served (acres)	Off-site area served (acres)	Ornament area (acres)	Footprint area (sq)	Storage volume (cu)	If pond, dam height (ft)
<b>Totals:</b>							

4. Create drainage channels, outlets and pipe systems are shown on Sheet(s) 1001-1002. Pond inlet and outlet pipe systems are shown on Sheet(s) 1001-1002.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 1001-1002.
6. Type of maintenance access road surface noted on the plan is 100% asphalt (asphalt, gravel, etc.)
7. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 1001-1002.
8. Stormwater management and BMP narratives including Virginia Rainfall Reduction Spreadsheet and descriptions of storm retention and best management practices requirements will be met as provided on Sheet(s) 1001-1002.
9. A description of existing conditions of each numbered site outlet extension downstream from the site to a point which is at least 100 feet from the site area or which has a drainage area of at least one square mile (84 acres) is provided on Sheet(s) 1001-1002. If the outlet is proposed to be improved off-site it should be specifically noted.
10. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outlet will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 1001-1002.
11. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field map as provided on Sheet(s) 1001-1002.
12. A submission waiver is required for NA.
13. Stormwater management is not required because 10% of the required phosphorus removal is provided by the existing development.

Revised: 8/4/2015



OUTFALL MAP  
SCALE 1" = 200'

EXISTING STM C-S COMPUTATIONS (10-YR EVENT)	DRAINAGE AREA (AC)	RUNOFF COEFFICIENT (C)	PEAK FLOW TO C-S
PER APPROVED PLAN 7898-SP-02	0.56	0.82	5.33
PROPOSED CONDITION	0.69	0.80	3.25

SEE SHEET C.A FOR STORM COMPUTATIONS FROM APPROVED PLAN 7898-SP-02

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 VA@BohlerEng.com

**REVISIONS**

REV.	DATE	COMMENT	BY
1	03/27/17	REV PER CITY COMMENTS	HRP

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT: SPECIAL EXCEPTION PLAN FOR TACO BELL

LOCATION OF SITE:  
 3555 CENTREVILLE ROAD  
 CENTREVILLE  
 FARRAGUT COUNTY, VA  
 SULLY DISTRICT

**BOHLER ENGINEERING**  
 2288 DAVIS DRIVE, SUITE 220  
 STERLING, VIRGINIA 20166  
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**PROFESSIONAL SEAL**  
 JOHN SIMPSON  
 Lic. No. 040819  
 04/03/17  
 CIVIL ENGINEER

SHEET TITLE:  
**PRELIMINARY SWM PLAN**

SHEET NUMBER:  
**C-7**

Project Name: **TACO BELL HERNDON**  
 Date: **11/17/2016**  
 Linear Development Project? **No**

CLEAR ALL  
 Add Input Data  
 Lock Input Values  
 Calculation Cells  
 Print Results

**Site Information**

**Post-Development Project (Treatment Volume and Loads)**

Enter Total Disturbed Area (acres) → **0.56**

Maximum reduction required: **10%**  
 The site's net increase in impervious cover (acres) is: **0**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.04**

Check:  
 BMP Design Specifications List: 2013 Draft Stds & Specs  
 Linear project? **No**  
 Land cover areas entered correctly? **✓**  
 Total disturbed area entered? **✓**  
 TP LOAD REDUCTION NOT REQUIRED

**Pre-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, wooded forest/open space or forested managed turf (acres) - disturbed, graded for roads or other turf to be					0.00
Managed Turf (acres)					0.00
Impervious Cover (acres)				0.56	0.56

**Post-Development Land Cover (acres)**

	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, wooded forest/open space or forested managed turf (acres) - disturbed, graded for roads or other turf to be					0.00
Managed Turf (acres)				0.10	0.10
Impervious Cover (acres)				0.46	0.46
<b>Area Check</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>	<b>OK</b>

**Constants**

Forest/Open Space	0.1
Managed Turf	1.00
Total Phosphorus (lb/acre/yr)	0.26
Total Nitrogen (lb/acre/yr)	1.34
Target TP Load (lb/acre/yr)	0.43
TP Loadless correction factor	0.90

**Runoff Coefficients (R)**

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.02
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.85	0.85	0.85	0.85

**LAND COVER SUMMARY - PRE-REDEVELOPMENT**

Land Cover Summary-Pre	Used	Adjusted <sup>1</sup>
Forest/Open Space (acres)	0.00	0.00
Managed Turf (acres)	0.00	0.00
Impervious Cover (acres)	0.56	0.56
Total Site Area (acres)	0.56	0.56
Site Rv	0.85	0.85

**Treatment Volume and Nutrient Load**

Pre-Development Treatment Volume (acre-ft)	0.0449	0.0443
Pre-Development Treatment Volume (cubic feet)	1,293	1,291
Pre-Development TP Load (lb/yr)	1.23	1.23
Pre-Development TP Load per acre (lb/acre/yr)	2.17	2.17
Baseline TP Load (lb/yr)		0.29

<sup>1</sup>Adjusted Land Use or Summary:  
 Pre-Development land cover values include land cover (Forest/Open Space or Managed Turf) except grassed/developed/impervious cover.

Column 1 shows land reduction requirements for new impervious cover based on new development load limit. 0.43 lb/acre/yr.

**LAND COVER SUMMARY - POST DEVELOPMENT**

Land Cover Summary-Post (Final)	Final Post-Development Treatment Volume (acre-ft)	Final Post-Development TP Load (lb/yr)	Final Post-Development TP Load per acre (lb/acre/yr)
Forest/Open Space (acres)	0.00	0.00	0.00
Managed Turf (acres)	0.10	0.25	2.50
Impervious Cover (acres)	0.46	1.05	2.28
Total Site Area (acres)	0.56	1.25	2.23
Final Post-Dev Site Rv	0.83		

**Treatment Volume and Nutrient Load**

Final Post-Development Treatment Volume (acre-ft)	0.0385	0.0385
Final Post-Development Treatment Volume (cubic feet)	1,077	1,077
Final Post-Development TP Load (lb/yr)	1.05	1.05
Final Post-Development TP Load per acre (lb/acre/yr)	1.88	1.88
Final Post-Development TP Load Reduction (lb/yr)	-0.04	-0.04

**Post-Development Requirement for Site Area**

TP Load Reduction Required (lb/yr)	-0.04	** TP LOAD REDUCTION NOT REQUIRED
------------------------------------	-------	-----------------------------------

**Site Results (Water Quality Compliance)**

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER (ac)	0.46	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA (ac)	0.10	0.00	0.00	0.00	0.00	OK
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

Site Treatment Volume (ft<sup>3</sup>) **1,677**

**Runoff Reduction Volume and TP By Drainage Area**

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft <sup>3</sup> )	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	1.05	0.00	0.00	0.00	0.00	1.05
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REMAINING (lb/yr)	1.05	0.00	0.00	0.00	0.00	1.05
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

**Total Phosphorus**

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	1.05
TP LOAD REDUCTION REQUIRED (lb/yr)	-0.04
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00
TP LOAD REMAINING (lb/yr)	1.05
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr)	0.00

\*\* TARGET TP REDUCTION EXCEEDED BY 0.04 LB/YEAR \*\*

**Total Nitrogen (For Information Purposes)**

POST-DEVELOPMENT LOAD (lb/yr)	7.54
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	7.54

BMP Design Specifications List: 2013 Draft Stds & Specs

Update Summary Sheet

**Site Summary**

Total Runoff (ft <sup>3</sup> )	83
Total Disturbed Acreage	0.56

Print Preview Print

**Site Land Cover Summary**

**Pre-Development Land Cover (acres)**

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.00	0.00	0
Impervious Cover (acres)	0.00	0.00	0.00	0.56	0.56	100
					0.56	100

**Post-Development Land Cover (acres)**

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	0.10	0.10	18
Impervious Cover (acres)	0.00	0.00	0.00	0.46	0.46	82
					0.56	100

**Site Tn and Land Cover Nutrient Loads**

	Final Post-Development (Post-Development & New Impervious)	Post-Development (New Impervious)	Adjusted Pre-Development
Site Rv	0.83	0.83	- 0.95
Treatment Volume (ft <sup>3</sup> )	1,677	1,677	- 1,931
TP Load (lb/yr)	1.05	1.05	- 1.21

Pre-Development TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-Development TP Load per acre (lb/acre/yr)
2.17	1.88	1.88

Total TP Load Reduction Required (lb/yr) **-0.04** **-0.04** **0**

	Final Post-Development Load (Post-Development & New Impervious)	Pre-Development
TP Load (lb/yr)	7.54	8.68

**Site Compliance Summary**

Maximum % Reduction Required Below Pre-Development Load	10%
---	-----

Total Runoff Volume Reduction (ft <sup>3</sup> )	0
Total TP Load Reduction Achieved (lb/yr)	0.00
Total TN Load Reduction Achieved (lb/yr)	0.00
Remaining Post-Development TP Load (lb/yr)	1.05
Remaining TP Load Reduction Required (lb/yr)	0.00

\*\* TARGET TP REDUCTION EXCEEDED BY 0.04 LB/YEAR \*\*



**REVISIONS**

REV	DATE	COMMENT	BY
1	02/21/17	REV PER COUNTY COMMENTS	NTS



**NOT APPROVED FOR CONSTRUCTION**

PROJECT: 1518393  
 CHECKED BY: NTS  
 DATE: 01/24/17  
 CAD FILE: 164

**SPECIAL EXCEPTION PLAT**  
 FOR  
**TACO BELL**

LOCATION OF SITE:  
 3055 CENTREVILLE ROAD  
 CENTREVILLE  
 FARMAS COUNTY, VA  
 SULLY DISTRICT



SHEET TITLE:  
**VRRM SPREADSHEET**  
 SHEET NUMBER:  
**C-8**

RECEIVED  
 Department of Planning & Zoning  
 APR 04 2017  
 Zoning Evaluation Division

APR 04 2017

Zoning Evaluation Division

HYDROLOGICAL DESIGN NOTES  
THE PROGRAMS FOR DRAINAGE AND HYDROLOGICAL DESIGNING ON SHEET 11-01-02 ARE BASED ON THE FOLLOWING ASSUMPTIONS AND EQUATIONS AND COEFFICIENTS USED BY THE PROGRAM WERE AS FOLLOWS:  
POND 1

2 YR DRAINAGE - DRAINAGE EQUATION:  $Q = C I A$   
10 YR DRAINAGE - DRAINAGE EQUATION:  $Q = C I A$   
WATER QUALITY - WQ EQUATION:  $Q = C I A$   
WATER QUALITY - WQ EQUATION:  $Q = C I A$

2 YR DRAINAGE - DRAINAGE EQUATION:  $Q = C I A$   
10 YR DRAINAGE - DRAINAGE EQUATION:  $Q = C I A$   
WATER QUALITY - WQ EQUATION:  $Q = C I A$   
WATER QUALITY - WQ EQUATION:  $Q = C I A$

STORMWATER INLET COMPUTATIONS  
(PUBLIC SYSTEM)

INLET NUMBER	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF DRAINAGE	RAINFALL INTENSITY (IN. PER HOUR)	DRAINAGE AREA (SQ. FT.)	PEAK FLOW (GPM)	PEAK FLOW (MGD)	INLET CAPACITY (GPM)	STATUS
1	150	0.2	0.5	1.5	150	1.5	0.0002	1.5	OK
2	300	0.2	0.5	1.5	300	3.0	0.0004	3.0	OK
3	450	0.2	0.5	1.5	450	4.5	0.0006	4.5	OK
4	600	0.2	0.5	1.5	600	6.0	0.0008	6.0	OK
5	750	0.2	0.5	1.5	750	7.5	0.0010	7.5	OK
6	900	0.2	0.5	1.5	900	9.0	0.0012	9.0	OK
7	1050	0.2	0.5	1.5	1050	10.5	0.0014	10.5	OK
8	1200	0.2	0.5	1.5	1200	12.0	0.0016	12.0	OK
9	1350	0.2	0.5	1.5	1350	13.5	0.0018	13.5	OK
10	1500	0.2	0.5	1.5	1500	15.0	0.0020	15.0	OK

101 101 AREA  
1 150  
2 300  
3 450  
4 600  
5 750  
6 900  
7 1050  
8 1200  
9 1350  
10 1500

INLET NUMBER	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF DRAINAGE	RAINFALL INTENSITY (IN. PER HOUR)	DRAINAGE AREA (SQ. FT.)	PEAK FLOW (GPM)	PEAK FLOW (MGD)	INLET CAPACITY (GPM)	STATUS
11	1650	0.2	0.5	1.5	1650	16.5	0.0022	16.5	OK
12	1800	0.2	0.5	1.5	1800	18.0	0.0024	18.0	OK
13	1950	0.2	0.5	1.5	1950	19.5	0.0026	19.5	OK
14	2100	0.2	0.5	1.5	2100	21.0	0.0028	21.0	OK
15	2250	0.2	0.5	1.5	2250	22.5	0.0030	22.5	OK
16	2400	0.2	0.5	1.5	2400	24.0	0.0032	24.0	OK
17	2550	0.2	0.5	1.5	2550	25.5	0.0034	25.5	OK
18	2700	0.2	0.5	1.5	2700	27.0	0.0036	27.0	OK
19	2850	0.2	0.5	1.5	2850	28.5	0.0038	28.5	OK
20	3000	0.2	0.5	1.5	3000	30.0	0.0040	30.0	OK

STORM SEWER DESIGN

LINE NO.	START STA.	END STA.	DIAMETER (IN.)	VELOCITY (FPS)	TIME OF TRAVEL (MIN.)	PEAK FLOW (MGD)	STATUS
1	1+00	1+50	18	2.5	1.5	0.0002	OK
2	1+50	2+00	18	2.5	1.5	0.0002	OK
3	2+00	2+50	18	2.5	1.5	0.0002	OK
4	2+50	3+00	18	2.5	1.5	0.0002	OK
5	3+00	3+50	18	2.5	1.5	0.0002	OK
6	3+50	4+00	18	2.5	1.5	0.0002	OK
7	4+00	4+50	18	2.5	1.5	0.0002	OK
8	4+50	5+00	18	2.5	1.5	0.0002	OK
9	5+00	5+50	18	2.5	1.5	0.0002	OK
10	5+50	6+00	18	2.5	1.5	0.0002	OK
11	6+00	6+50	18	2.5	1.5	0.0002	OK
12	6+50	7+00	18	2.5	1.5	0.0002	OK
13	7+00	7+50	18	2.5	1.5	0.0002	OK
14	7+50	8+00	18	2.5	1.5	0.0002	OK
15	8+00	8+50	18	2.5	1.5	0.0002	OK
16	8+50	9+00	18	2.5	1.5	0.0002	OK
17	9+00	9+50	18	2.5	1.5	0.0002	OK
18	9+50	10+00	18	2.5	1.5	0.0002	OK
19	10+00	10+50	18	2.5	1.5	0.0002	OK
20	10+50	11+00	18	2.5	1.5	0.0002	OK
21	11+00	11+50	18	2.5	1.5	0.0002	OK
22	11+50	12+00	18	2.5	1.5	0.0002	OK
23	12+00	12+50	18	2.5	1.5	0.0002	OK
24	12+50	13+00	18	2.5	1.5	0.0002	OK
25	13+00	13+50	18	2.5	1.5	0.0002	OK
26	13+50	14+00	18	2.5	1.5	0.0002	OK
27	14+00	14+50	18	2.5	1.5	0.0002	OK
28	14+50	15+00	18	2.5	1.5	0.0002	OK
29	15+00	15+50	18	2.5	1.5	0.0002	OK
30	15+50	16+00	18	2.5	1.5	0.0002	OK
31	16+00	16+50	18	2.5	1.5	0.0002	OK
32	16+50	17+00	18	2.5	1.5	0.0002	OK
33	17+00	17+50	18	2.5	1.5	0.0002	OK
34	17+50	18+00	18	2.5	1.5	0.0002	OK
35	18+00	18+50	18	2.5	1.5	0.0002	OK
36	18+50	19+00	18	2.5	1.5	0.0002	OK
37	19+00	19+50	18	2.5	1.5	0.0002	OK
38	19+50	20+00	18	2.5	1.5	0.0002	OK
39	20+00	20+50	18	2.5	1.5	0.0002	OK
40	20+50	21+00	18	2.5	1.5	0.0002	OK
41	21+00	21+50	18	2.5	1.5	0.0002	OK
42	21+50	22+00	18	2.5	1.5	0.0002	OK
43	22+00	22+50	18	2.5	1.5	0.0002	OK
44	22+50	23+00	18	2.5	1.5	0.0002	OK
45	23+00	23+50	18	2.5	1.5	0.0002	OK
46	23+50	24+00	18	2.5	1.5	0.0002	OK
47	24+00	24+50	18	2.5	1.5	0.0002	OK
48	24+50	25+00	18	2.5	1.5	0.0002	OK
49	25+00	25+50	18	2.5	1.5	0.0002	OK
50	25+50	26+00	18	2.5	1.5	0.0002	OK

STORMWATER INLET COMPUTATIONS  
(PRIVATE SYSTEM)

INLET NUMBER	AREA (SQ. FT.)	PERCENT IMPERVIOUS	COEFFICIENT OF DRAINAGE	RAINFALL INTENSITY (IN. PER HOUR)	DRAINAGE AREA (SQ. FT.)	PEAK FLOW (GPM)	PEAK FLOW (MGD)	INLET CAPACITY (GPM)	STATUS
1	150	0.2	0.5	1.5	150	1.5	0.0002	1.5	OK
2	300	0.2	0.5	1.5	300	3.0	0.0004	3.0	OK
3	450	0.2	0.5	1.5	450	4.5	0.0006	4.5	OK
4	600	0.2	0.5	1.5	600	6.0	0.0008	6.0	OK
5	750	0.2	0.5	1.5	750	7.5	0.0010	7.5	OK
6	900	0.2	0.5	1.5	900	9.0	0.0012	9.0	OK
7	1050	0.2	0.5	1.5	1050	10.5	0.0014	10.5	OK
8	1200	0.2	0.5	1.5	1200	12.0	0.0016	12.0	OK
9	1350	0.2	0.5	1.5	1350	13.5	0.0018	13.5	OK
10	1500	0.2	0.5	1.5	1500	15.0	0.0020	15.0	OK

THIS SHEET FOR INFORMATION PURPOSES ONLY VII

DATE: 11/15/16

REVISION:

NO. 1: 11/15/16

NO. 2: 11/15/16

NO. 3: 11/15/16

NO. 4: 11/15/16

NO. 5: 11/15/16

NO. 6: 11/15/16

NO. 7: 11/15/16

NO. 8: 11/15/16

NO. 9: 11/15/16

NO. 10: 11/15/16

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

THIS SEAL CERTIFIES THAT NO CHANGES HAVE BEEN MADE TO THIS PLAN.

SCALE: AS SHOWN

DATE: 11/15/16

BY: [Signature]

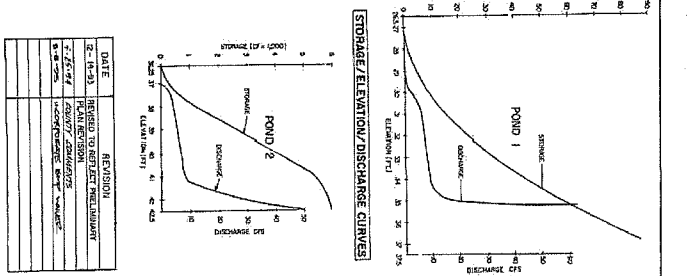
FOR: [Signature]

SHEET 11-01-02



Zoning Evaluation Division

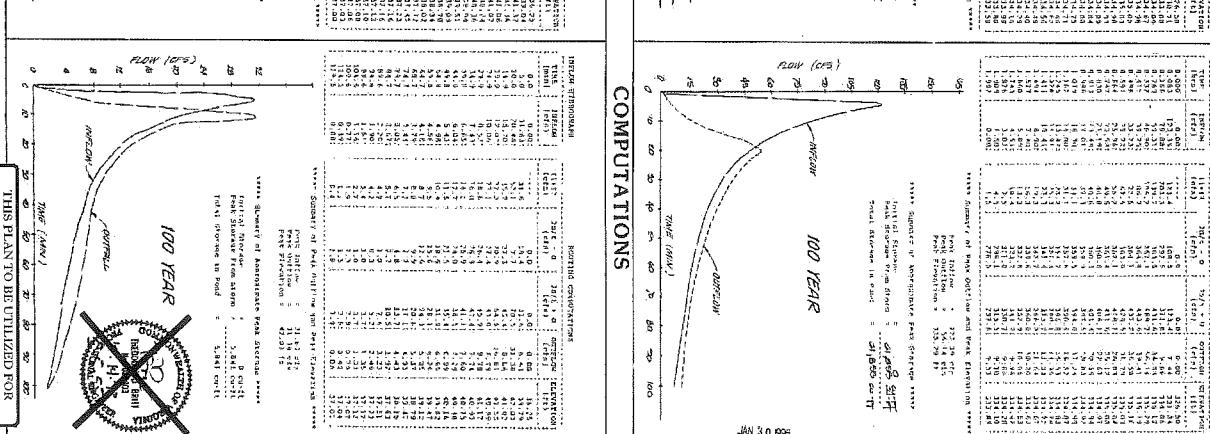
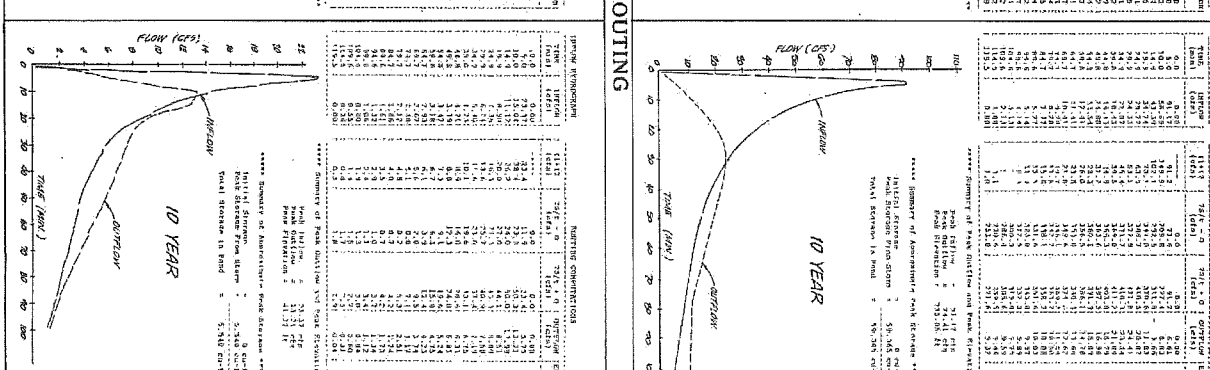
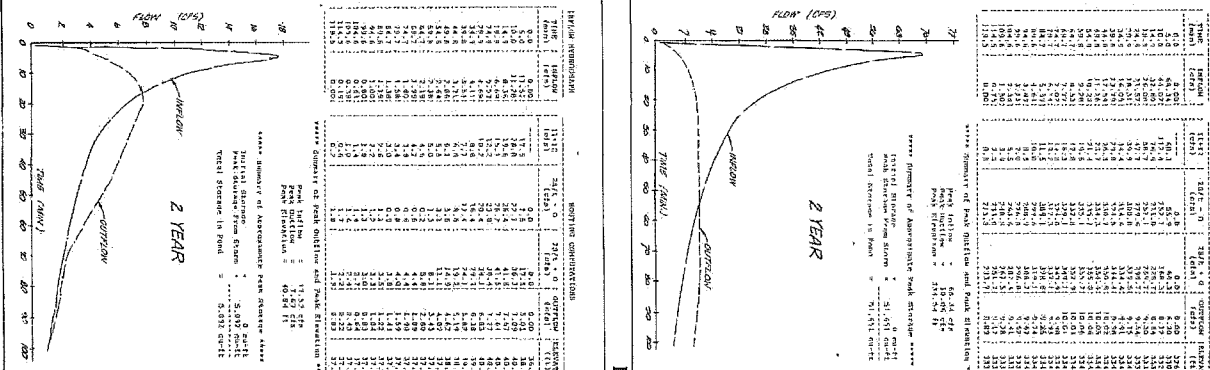
**STORMWATER MANAGEMENT COMPUTATIONS**  
 POND DEVELOPMENT RUNOFF:  
 $I_p = 10 \text{ MIN}$   $C_{p, \text{max}} = 0.50$   $C_{p, \text{min}} = 0.15$   
 Q10 YR, 2 HR = 14,830 CFS (INVERTED ACI = 32,43 CFS)  
 Q2 YR, 2 HR = 8,150 CFS (INVERTED ACI = 12,600 CFS)  
 Q5 YR, 2 HR = 6,150 CFS (INVERTED ACI = 9,000 CFS)  
 POND DEVELOPMENT RUNOFF:  
 $C_p = 0.15$   $C_{p, \text{max}} = 0.50$   $C_{p, \text{min}} = 0.15$   
 Q10 YR, 2 HR = 10,820 CFS - 32,43 CFS = 10,16 CFS  
 Q2 YR, 2 HR = 7,981 CFS - 12,600 CFS = 6,721 CFS  
 Q5 YR, 2 HR = 6,150 CFS - 9,000 CFS = 2,850 CFS  
 INCREASE DUE TO DEVELOPMENT:  
 Q10 YR, 2 HR = 10,160 CFS - 10,160 CFS = 0 CFS  
 Q2 YR, 2 HR = 6,721 CFS - 6,721 CFS = 0 CFS  
 Q5 YR, 2 HR = 2,850 CFS - 2,850 CFS = 0 CFS  
 TOTAL RUNOFF DETAINED:  
 Q10 YR, 2 HR = 10,160 CFS - 10,160 CFS = 0 CFS  
 Q2 YR, 2 HR = 6,721 CFS - 6,721 CFS = 0 CFS  
 Q5 YR, 2 HR = 2,850 CFS - 2,850 CFS = 0 CFS  
 SEE HYDROGRAPH ROUTING NOTES ON SHEET 11.



**POND 1**

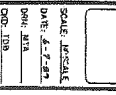
TIME (MIN)	INLET FLOW (CFS)	OUTLET FLOW (CFS)	STORAGE (CF)	ELEVATION (FEET)
0	0	0	0	10.00
10	1000	0	1000	10.05
20	2000	0	2000	10.10
30	3000	0	3000	10.15
40	4000	0	4000	10.20
50	5000	0	5000	10.25
60	6000	0	6000	10.30
70	7000	0	7000	10.35
80	8000	0	8000	10.40
90	9000	0	9000	10.45
100	10000	0	10000	10.50
110	10000	0	10000	10.50
120	10000	0	10000	10.50
130	10000	0	10000	10.50
140	10000	0	10000	10.50
150	10000	0	10000	10.50
160	10000	0	10000	10.50
170	10000	0	10000	10.50
180	10000	0	10000	10.50
190	10000	0	10000	10.50
200	10000	0	10000	10.50
210	10000	0	10000	10.50
220	10000	0	10000	10.50
230	10000	0	10000	10.50
240	10000	0	10000	10.50
250	10000	0	10000	10.50
260	10000	0	10000	10.50
270	10000	0	10000	10.50
280	10000	0	10000	10.50
290	10000	0	10000	10.50
300	10000	0	10000	10.50
310	10000	0	10000	10.50
320	10000	0	10000	10.50
330	10000	0	10000	10.50
340	10000	0	10000	10.50
350	10000	0	10000	10.50
360	10000	0	10000	10.50
370	10000	0	10000	10.50
380	10000	0	10000	10.50
390	10000	0	10000	10.50
400	10000	0	10000	10.50
410	10000	0	10000	10.50
420	10000	0	10000	10.50
430	10000	0	10000	10.50
440	10000	0	10000	10.50
450	10000	0	10000	10.50
460	10000	0	10000	10.50
470	10000	0	10000	10.50
480	10000	0	10000	10.50
490	10000	0	10000	10.50
500	10000	0	10000	10.50
510	10000	0	10000	10.50
520	10000	0	10000	10.50
530	10000	0	10000	10.50
540	10000	0	10000	10.50
550	10000	0	10000	10.50
560	10000	0	10000	10.50
570	10000	0	10000	10.50
580	10000	0	10000	10.50
590	10000	0	10000	10.50
600	10000	0	10000	10.50
610	10000	0	10000	10.50
620	10000	0	10000	10.50
630	10000	0	10000	10.50
640	10000	0	10000	10.50
650	10000	0	10000	10.50
660	10000	0	10000	10.50
670	10000	0	10000	10.50
680	10000	0	10000	10.50
690	10000	0	10000	10.50
700	10000	0	10000	10.50
710	10000	0	10000	10.50
720	10000	0	10000	10.50
730	10000	0	10000	10.50
740	10000	0	10000	10.50
750	10000	0	10000	10.50
760	10000	0	10000	10.50
770	10000	0	10000	10.50
780	10000	0	10000	10.50
790	10000	0	10000	10.50
800	10000	0	10000	10.50
810	10000	0	10000	10.50
820	10000	0	10000	10.50
830	10000	0	10000	10.50
840	10000	0	10000	10.50
850	10000	0	10000	10.50
860	10000	0	10000	10.50
870	10000	0	10000	10.50
880	10000	0	10000	10.50
890	10000	0	10000	10.50
900	10000	0	10000	10.50
910	10000	0	10000	10.50
920	10000	0	10000	10.50
930	10000	0	10000	10.50
940	10000	0	10000	10.50
950	10000	0	10000	10.50
960	10000	0	10000	10.50
970	10000	0	10000	10.50
980	10000	0	10000	10.50
990	10000	0	10000	10.50
1000	10000	0	10000	10.50

HYDROGRAPH



DATE	REVISION
12-14-13	REVISED TO REFLECT IMPLEMENTATION
7-27-17	PLAN REVISION
8-16-17	CONSTRUCTION SET
8-16-17	CONSTRUCTION SET

THIS SHEET FOR INFORMATION PURPOSES ONLY VII  
 THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY  
 SHEET 15 OF 22  
 DATE: 8-7-17  
 DRAWN: MJA



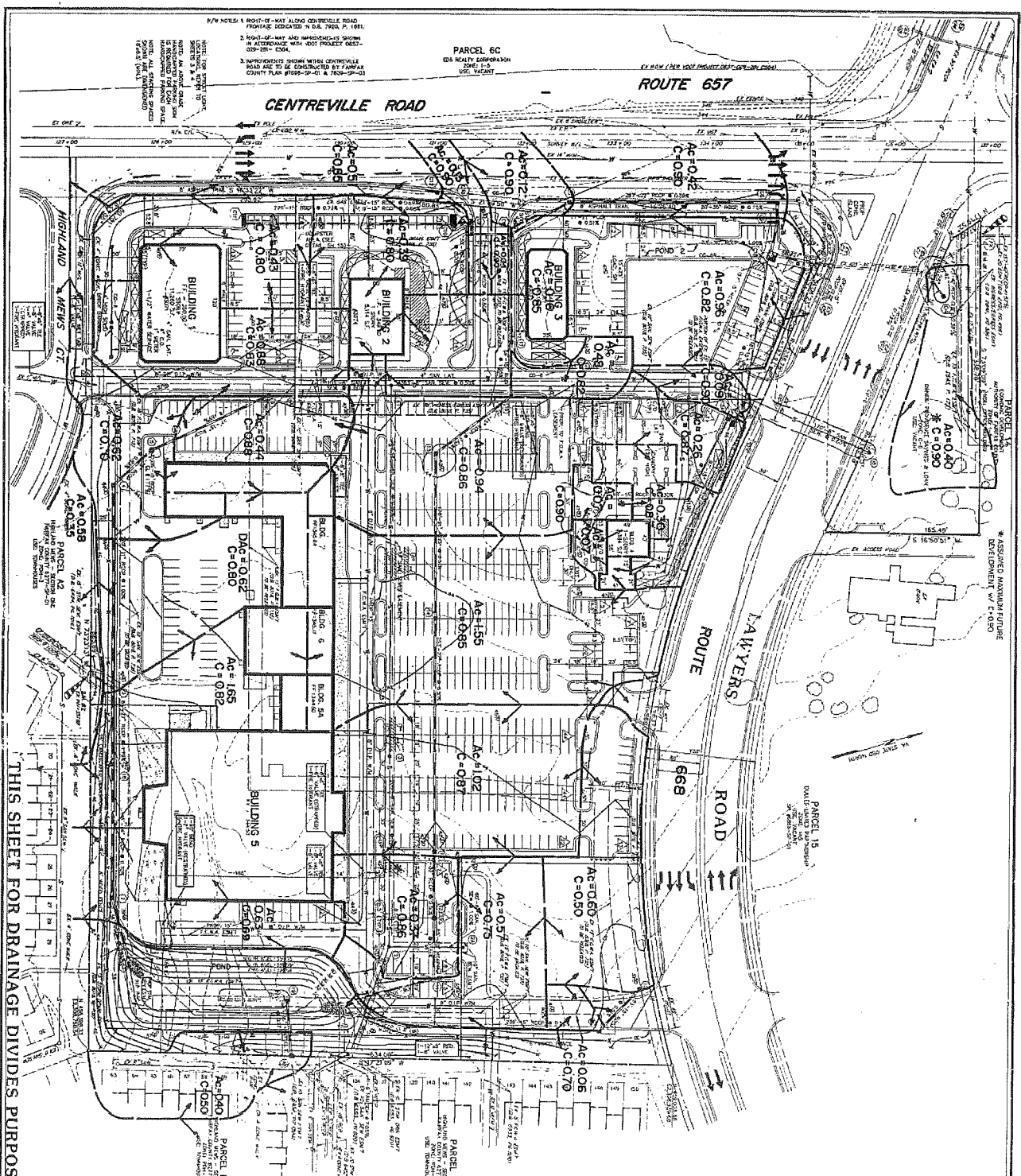
**STORMWATER MANAGEMENT**

**MCLEAREN SQUARE SHOPPING CENTER**  
 SULLY MAGISTERIAL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**TRI-TEK ENGINEERING**  
 CIVIL & ENVIRONMENTAL & LAND PLANNERS  
 a professional corporation  
 5000 Old Lee Road, Suite 200  
 Herndon, Virginia 22070-5003 (703) 461-5500







THIS SHEET FOR DRAINAGE DIVIDES PURPOSES ONLY III

THIS SHEET FOR INFORMATION PURPOSES ONLY VII

STORMWATER MANAGEMENT  
DRAINAGE SWIMWAY  
ULTIMATE DEVELOPMENT

POUND 1  
DA = 0.72 A.  
CA = 0.70  
QA = 3.45 A5  
C = 0.85  
QA = 23.4 A5

POUND 2  
DA = 0.37 A.  
CA = 0.35  
QA = 23.4 A5

THIS SEAL CERTIFIES THAT NO CHANGES  
HAVE BEEN MADE TO THIS PLAN.

THIS PLAN TO BE UTILIZED FOR  
INFORMATIONAL  
PURPOSES ONLY

**DRAINAGE DIVIDES  
PLAN**

SCALE: 1"=50'  
DATE: 12-18  
DRA: M.S.A./A.L.  
DOW: L.S.B.

**MCLEAREN SQUARE  
SHOPPING CENTER**  
SULLY MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

RECEIVED  
Department of Planning & Zoning  
APR 04 2017  
Zoning Evaluation Division

**TRI-TEK ENGINEERING**  
CIVIL & ENVIRONMENTAL & LAND PLANNING  
A professional corporation  
150 Centre Street, Suite 220  
Harrison, Virginia 22070-5003 (703) 481-5500



DATE	REVISION
12/18/16	ISSUED FOR PERMITTING
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS
12/18/16	REVISED PER COMMENTS

NOTE: 1. ROADWAY - MAY ALLOW CENTREVILLE ROAD PROJECT TO BE CONSTRUCTED BY THE OWNER OF THE PROJECT. 2. ROADWAY - MAY ALLOW IMPROVEMENTS TO BE CONSTRUCTED BY THE OWNER OF THE PROJECT. 3. IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER OF THE PROJECT. 4. ROADWAY - MAY ALLOW IMPROVEMENTS TO BE CONSTRUCTED BY THE OWNER OF THE PROJECT.

PARCEL 6C  
EDS HEALTH CORPORATION  
2000 SULLY ROAD  
FAIRFAX COUNTY, VA 22031

PARCEL 15  
ASSUMED MAINTAIN FUTURE DEVELOPMENT w/ C-080

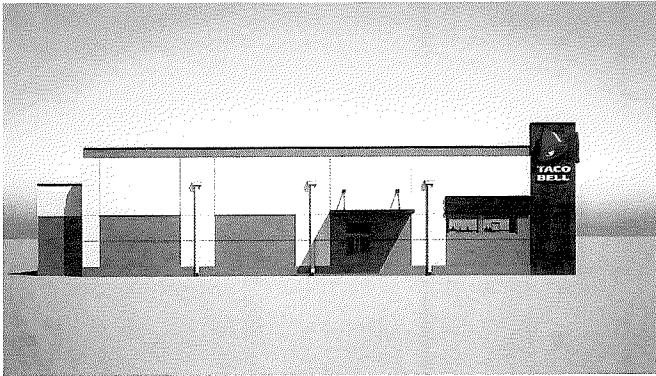
PARCEL 15  
PAVING AND IMPROVEMENTS

PARCEL 11  
PAVING AND IMPROVEMENTS

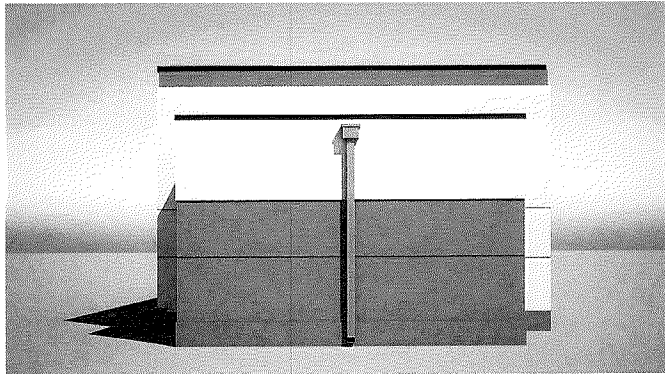
PARCEL 11  
PAVING AND IMPROVEMENTS



FRONT ELEVATION  
NTS



SIDE ELEVATION  
NTS



REAR ELEVATION  
NTS



SIDE ELEVATION  
NTS

**TACO BELL** Drive Thru Menu Board V.973

**SPECIFICATIONS**

**GENERAL PARAMETERS**

- General: 48" x 72" x 12"
- Material: 304 Stainless Steel
- Finish: Matte Black
- Mounting: 1/2" x 1/2" x 1/2" (3/16")
- Weight: 150 lbs

**INSTALLATION**

- Mounting: 1/2" x 1/2" x 1/2" (3/16")
- Clearance: 1/2" (13mm)
- Finish: Matte Black
- Weight: 150 lbs

**REVISIONS**

REV	DATE	REV PER COUNTY COMMENTS	BY
1	03/27/17		

**NOTICE:** THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING.

RECEIVED  
Department of Planning & Zoning  
APR 04 2017  
Zoning Evaluation Division

**BOHLER ENGINEERING**

22036 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20154  
Phone: (703) 709-5500  
Fax: (703) 709-5501  
VA@BohlerEng.com

**REVISIONS**

REV	DATE	REV PER COUNTY COMMENTS	BY
1	03/27/17		

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 170301  
DRAWN BY: SHG  
CHECKED BY: KJS  
DATE: 6/15/17  
SCALE: AS SHOWN

**SPECIAL EXCEPTION PLAT**  
FOR  
**TACO BELL**

LOCATION OF SITE  
3035 CENTREVILLE ROAD  
CENTREVILLE  
FAIRFAX COUNTY, VA  
SULLY DISTRICT

**BOHLER ENGINEERING**

22036 DAVIS DRIVE, SUITE 200  
STERLING, VIRGINIA 20154  
Phone: (703) 709-5500  
Fax: (703) 709-5501  
VA@BohlerEng.com

**KEITH SIMPSON**  
Lic. No. 042019  
04/03/17  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**DETAILS**

SHEET NUMBER:  
**C-12**

T. OCA  
4/4/17

### SPECIAL EXCEPTION AFFIDAVIT

DATE: JAN 25 2017  
(enter date affidavit is notarized)

I, Sheri L. Akin, 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. 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 <b>BOLD</b> above)
CM & Dom, LLC Agent: Robert E. Carlucci	2530 Riva Road, Suite 400 Annapolis, MD 21401	Applicant/Lessee
King of Northern Virginia Agent: Benjamin F. Jarratt, II	PO Box 1547 San Ramon, CA 94583	Title Owner/Lessor
RJP Consulting Group, LLC Agent: William C. Lewis	100 East Lancaster Avenue, Suite 200 Downington, PA 19335	Real Estate Broker for Applicant
Bohler Engineering VA, LLC Agent: Michael J. Birkland Brian J. Clifford	22636 Davis Drive, Suite 250 Sterling, VA 20164	Engineering/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: JAN 25 2017  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Nicholas W. Nunn Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief Megan C. Rappolt	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	<b>Attorney/Agent for Applicant</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Attorney/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b> <b>Planner/Agent</b>

(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: JAN 25 2017  
 (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:

(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) CM & Dom, LLC  
 2530 Riva Road, Suite 400  
 Annapolis, MD 21401

**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 E. Carlucci

(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: JAN 25 2017  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

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

RJP Consulting Group LLC  
100 East Lancaster Avenue, Suite 200  
Downington, PA 19335DESCRIPTION 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)

Robert J. Peppelman

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

Bohler Engineering VA, LLC  
22636 Davis Drive, Suite 250  
Sterling, VA 20164DESCRIPTION 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.                      David B. Logan  
Adam J. Volanth                                David B. Nemecek  
Mark R. Joyce  
Daniel M. Duke(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: JAN 25 2017  
(enter date affidavit is notarized)

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

---

---

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

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 J. Volanth

---

---

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

**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)

---

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(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: JAN 25 2017  
(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, and number, street, city, state, and zip code)  
King of Northern Virginia  
PO Box 1547  
San Ramon, CA 94583

(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)

General Partners:

Benjamin F. Jarratt, II  
William L. Scarbrough  
Patricia G. Scarbrough  
Shelby J. Scarbrough

(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: JAN 25 2017  
(enter date affidavit is notarized)

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

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, 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)

Equity Partners of McGuireWoods LLP

Adams, John D.  
Allen, Joel S.  
Anderson, Arthur E., II  
Anderson, James M., III  
Anderson, Mark E.  
Andre-Dumont, Hubert  
Atty, Lisa A.  
Bagley, Terrence M.  
Barger, Brian D.

Barrett, John M.  
Becker, Scott L.  
Belcher, Dennis I.  
Bell, Craig D.  
Bilik, R. E.  
Blank, Jonathan T.  
Boardman, J. K.  
Brenner, Irving M.  
Brooks, Edwin E.

Brose, R. C.  
Burk, Eric L.  
Busch, Stephen D.  
Cabaniss, Thomas E.  
Cairns, Scott S.  
Capwell, Jeffrey R.  
Carter, Jean G.  
Cason, Alan C.  
Chaffin, Rebecca S.

(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: JAN 25 2017  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, 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**)

Chapman, Jeffrey J.	Foley, Douglas M.	Hatcher, J. K.
Clark, Jeffrey C.	Fox, Charles D., IV	Hayden, Patrick L.
Cockrell, Geoffrey C.	Franklin, Ronald G.	Hayes, Dion W.
Collins, Darren W.	Fratkin, Bryan A.	Hedrick, James T., Jr.
Covington, Peter J.	Freedlander, Mark E.	Hilton, Robert C.
Cramer, Robert W.	Freeman, Jeremy D.	Horne, Patrick T.
Cromwell, Richard J.	Fuhr, Joy C.	Hornyak, David J.
Culbertson, Craig R.	Gambill, Michael A.	Hosmer, Patricia F.
Cullen, Richard (nmi)	Glassman, Margaret M.	Howard, Justin D.
Daglio, Michael R.	Gold, Stephen (nmi)	Hughes, John L., Jr.
De Ridder, Patrick A.	Goldstein, Philip (nmi)	Jackson, J. B.
Dickerman, Dorothea W.	Goydan, William E.	Jewett, Bryce D., III
DiMattia, Michael J.	Grant, Richard S.	Jordan, Hilary P.
Dooley, Kathleen H.	Greenberg, Richard T.	Justus, J. B.
Dossa, Mehboob R.	Greene, Christopher K.	Kahn, Brian A.
Downing, Scott P.	Greenspan, David L.	Kanazawa, Sidney K.
Edwards, Elizabeth F.	Gresham, A. B.	Kane, Matthew C.
Ensing, Donald A.	Grieb, John T.	Kang, Franklin D.
Evans, Gregory L.	Haas, Cheryl L.	Kannensohn, Kimberly J.
Evans, Jason D.	Hackett, Mary J.	Katsantonis, Joanne (nmi)
Ey, Douglas W., Jr.	Hampton, Charles B.	Keeler, Steven J.
Farrell, Thomas M.	Harmon, Jonathan P.	Kelly, Brian J.
Feller, Howard (nmi)	Harmon, T. C.	Kilpatrick, Gregory R.
Finger, Jon W.	Hartsell, David L.	King, Donald E.
Finkelson, David E.	Hatch, Benjamin L.	Kobayashi, Naho (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 Attachment to Par. 1(c)

DATE: JAN 25 2017  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, 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**)Konia, Charles A.  
Kratz, Timothy H.  
Kromkowski, Mark A.  
Krueger, Kurt J.  
Kutrow, Bradley R.  
La Fratta, Mark J.  
Lamb, Douglas E.  
Lapp, David R.  
Lias-Booker, Ava E.  
Link, Vishwa B.  
Little, Nancy R.  
Long, William M.  
Lukitsch, Bethany G.  
Maddock, John H., III  
Mandel, Michael D.  
Manning, Amy B.  
Marianes, William B.  
Marshall, Gary S.  
Marshall, Harrison L., Jr.  
Marsico, Leonard J.  
Martin, Cecil E., III  
Martin, George K.  
Martinez, Peter W.  
Mason, Richard J.  
Mathews, Eugene E., IIIMayberry, William C.  
McDonald, John G.  
McFarland, Robert W.  
McGinnis, Kevin A.  
McIntyre, Charles W.  
McKinnon, Michele A.  
McLean, David P.  
McLean, J. D.  
McNab, S. K.  
McRill, Emery B.  
Michalik, Christopher M.  
Milianti, Peter A.  
Moldovan, Victor L.  
Muckenfuss, Robert A.  
Mullins, Patrick T.  
Murphy, Sean F.  
Nahal, Hardeep S.  
Natarajan, Rajsekhar (nmi)  
Neale, James F.  
Nesbit, Christopher S.  
Newhouse, Philip J.  
O'Grady, John B.  
Oakey, David N.  
Older, Stephen E.  
Oostdyk, Scott C.Padgett, John D.  
Perzek, Philip J.  
Phillips, Michael R.  
Powell, David C.  
Pryor, Robert H.  
Pumphrey, Brian E.  
Pusateri, David P.  
Rak, Jonathan P.  
Reid, Joseph K., III  
Richardson, David L.  
Riegler, Gregory A.  
Riley, James B., Jr.  
Riopelle, Brian C.  
Roach, Derek A.  
Roberts, Manley W.  
Rogers, Marvin L.  
Rohman, Thomas P.  
Rosen, Gregg M.  
Rusher, Mary Nash K.  
Russo, Angelo M.  
Rust, Dana L.  
Satterwhite, Rodney A.  
Scheurer, Philip C.  
Sellers, Jane W.  
Sethi, Akash D.(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: JAN 25 2017  
(enter date affidavit is notarized)

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

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

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, 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)

Shelley, Patrick M.  
Simmons, L. D., II  
Slone, Daniel K.  
Spahn, Thomas E.  
Spitz, Joel H.  
Spitzer, Mark A.  
Spivey, Angela M.  
Stallings, Thomas J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Symons, Noel H.  
Tarry, Samuel L., Jr.  
Taylor, R. T.  
Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vance, Robin C.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Visconsi Law Corporation, John R.\*  
Wade, H. L., Jr.

Walker, Barton C.  
Walker, John T., IV  
Walker, Thomas R.  
Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.

\*Does not own 10% or more  
of McGuireWoods LLP

(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: JAN 25 2017  
(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 "Special Exception Attachment to Par. 2" form.

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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 "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: *Sheri L. Akin*  
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Sheri L. Akin, Senior Land Use Planner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 25<sup>th</sup> day of January, 2017, in the State/Comm. of Virginia, County/City of Fairfax

*Grace E. Chae*  
Notary Public

My commission expires: 5/31/2020

