



A&A Contracting, Inc.

Dulles South Court

NOMINATION SU-002

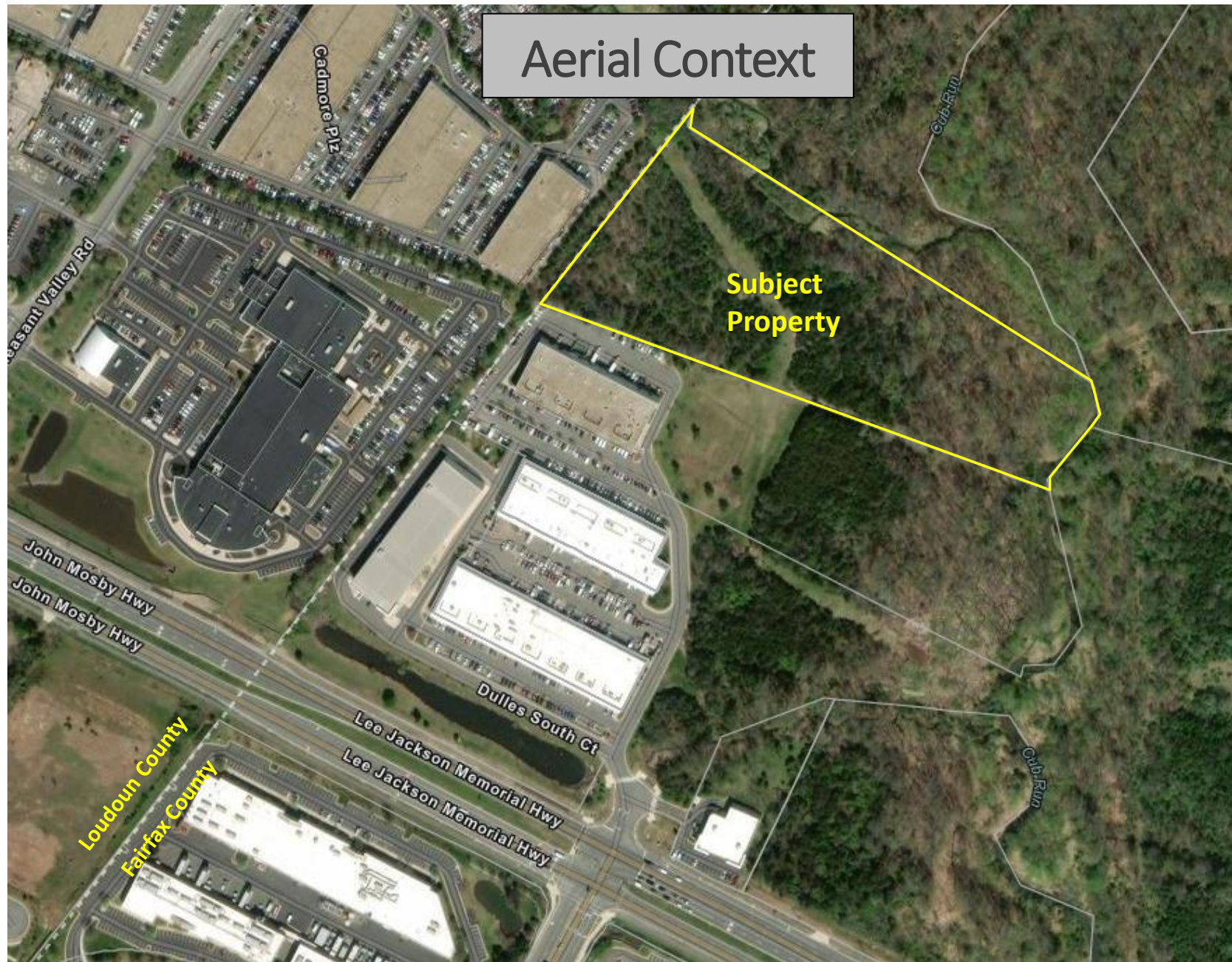
A&A Contracting, Inc.

- Multiple warehouse locations throughout northern VA
- Main Office/Warehouse in Chantilly
- Services:
 - Industrial Rigging
 - Cranes
 - Warehousing
 - Heavy Hauling



Aerial Context

Subject Property



Loudoun County
Fairfax County

John Mosby Hwy
John Mosby Hwy

Cadmore Plz

Pleasant Valley Rd

Dulles South Ct

Lee Jackson Memorial Hwy
Lee Jackson Memorial Hwy

Cub Run

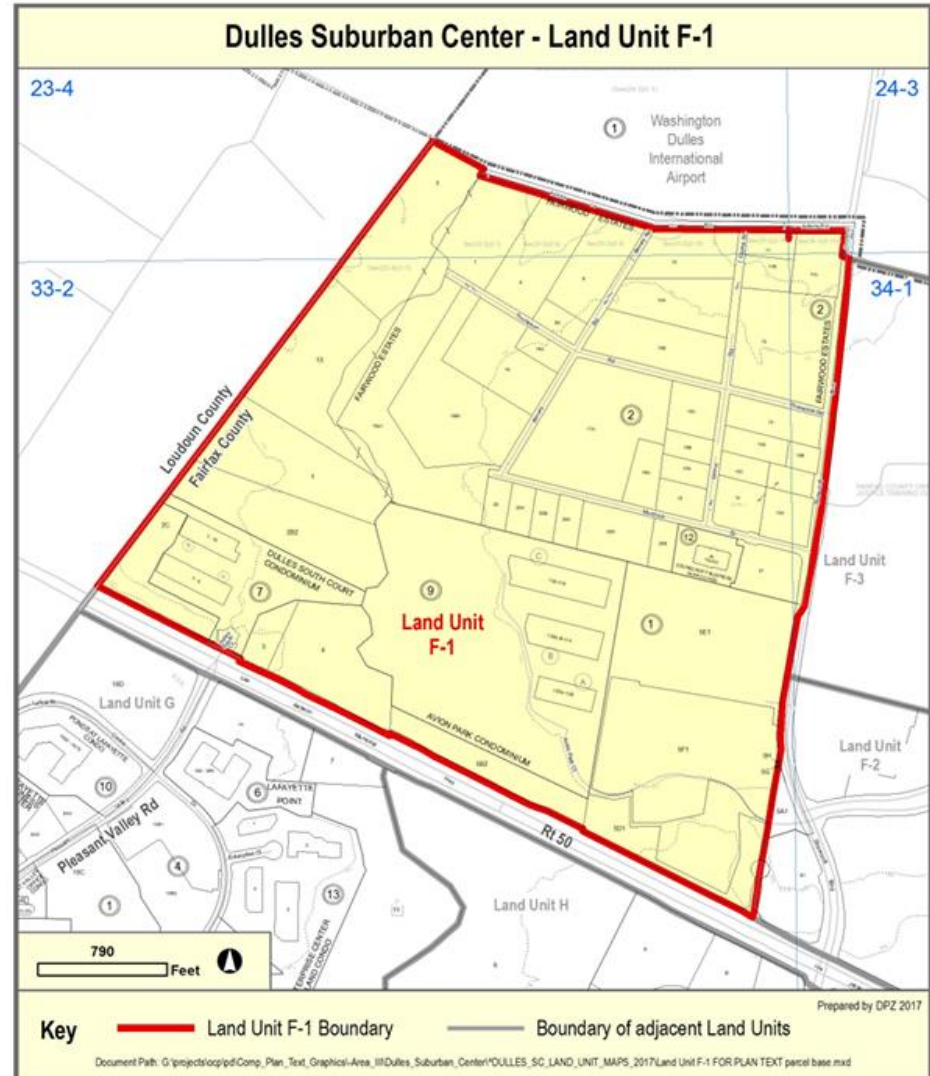
Cub Run

Existing Conditions



Comprehensive Plan

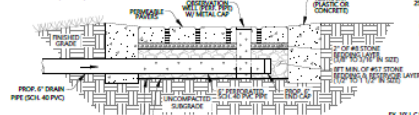
- Current Recommendation:
 - High-quality campus-style office and industrial-flex use up to .35 FAR
- Proposed SSPA Nomination:
 - Additional option for warehouse, distribution, vehicle parking, or similar industrial uses up to .35 FAR



Parking Option

PROPOSED PARKING	
TYPICAL (8.5 x 18')	387
HANDICAP TOTAL	8
VAN HANDICAP	2
TOTAL	395

PERVIOUS PAVEMENT DETAIL (N.T.S.)



SUBGRADE IS TO BE GRADED TO A 0.1% SLOPE NON-WOVEN GEOTEXTILE OR FILTER FABRIC 2" OF 3/4" STONE COVERED WITH 2" OF COARSE SAND

PRELIMINARY STORMWATER CALCULATIONS

TOTAL PRE-OVER IMPERVIOUS AREA = 0.07 OR 0.00 AC
 TOTAL POST-OVER IMPERVIOUS AREA = 122,885 SF OR 2.82 AC
 TOTAL IMPERVIOUS AREA INCREASE = 122,885 SF OR 2.82 AC
 STORAGE VOLUME REQ. = 172,885 SF/12 INUTE VOLUME INCHES = 24,191 CF
 STORAGE VOLUME REQ. IMPROVEMENT FACTOR = 25,191 CF * 1.1 = 27,461 CF
 PERMEABLE PAVEMENT AREA = 8,000 SF
 PERMEABLE PAVEMENT MINIMUM DEPTH = 8 IN
 STONE SUB-BASE DEPTH = 100,000 SF/12 IN = 12,500 CF
 STONE SUB-BASE STORAGE VOLUME = 12,500 CF * 0.45 = 5,625 CF
 TOTAL STORAGE VOLUME PROVIDED = 28,000 CF > 27,461 CF (REQUIRED)



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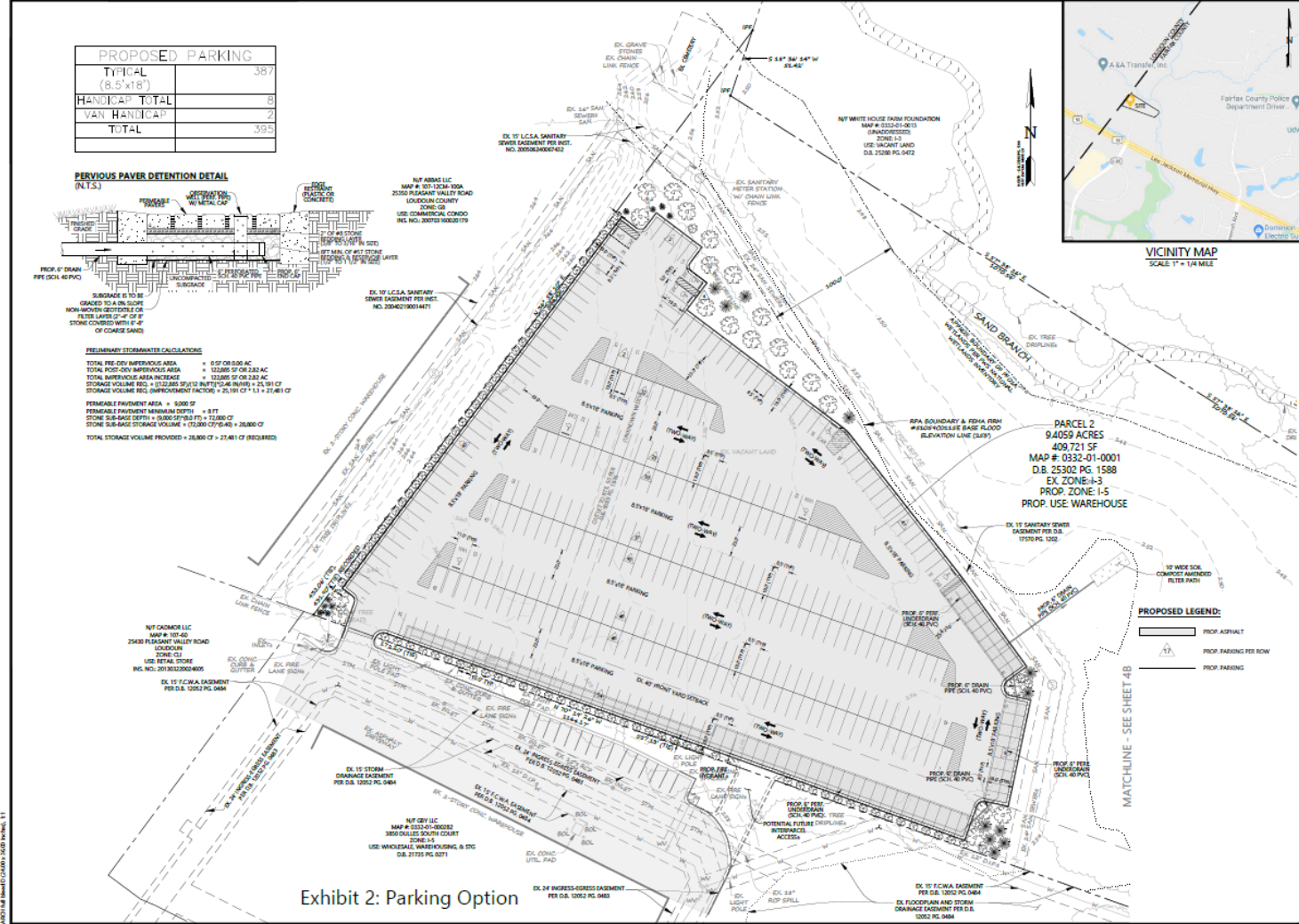
PROFESSIONAL SEAL
 06/15/2022
 CONCEPT ONLY:
 NOT FOR
 CONSTRUCTION

PROJECT NAME AND ADDRESS
**PARKING LAYOUT OPTION 1
 - HORIZONTAL ROWS**

PROJECT NUMBER: 14-004-01

PROJECT NAME AND ADDRESS
**DULLES SOUTH PROPERTY
 (UNADDRESSSED)
 CHANTILLY, VA 20151**

DATE: 04/18/2022
 DESIGNED: AMH
 DRAFTER: AMH
 CHECKED: RSC
 SCALE: 1" = 30'
 SHEET NUMBER: 2 of 2



PROPOSED LEGEND:

 PROPOSED ACTUAL
 PROPOSED PARKING PER ROW
 PROPOSED PARKING

Exhibit 2: Parking Option

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Summary of Benefits

- Flexibility to support local market
- Preservation of industrially zoned land
- Economic development / support local businesses
- Environmental preservation / restoration
- Superior site design compared to by-right development



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