

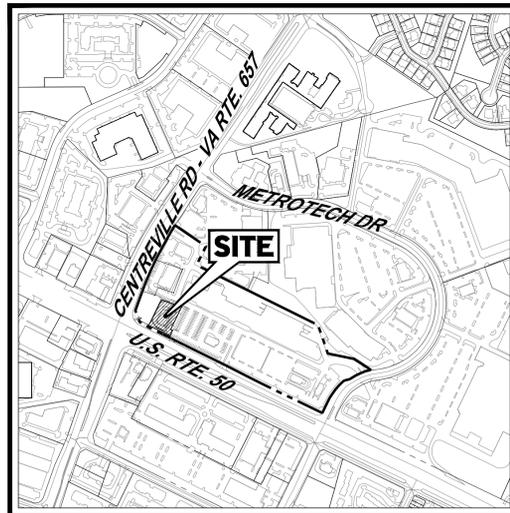
# SPECIAL EXCEPTION AMENDMENT

FOR



## CHICK-FIL-A

LOCATION OF SITE  
 13962 ROUTE 50  
 SULLY DISTRICT  
 CHANTILLY, FAIRFAX COUNTY, VA  
 TAX MAP 0344-01-0016C



**LOCATION MAP**

SCALE: 1" = 500'  
 SOURCE: FAIRFAX COUNTY GIS

**OWNER APPLICANT / DEVELOPER**

HAFT EQUITIES SULLY PLAZA,  
 LIMITED PARTNERSHIP  
 7318 WISCONSIN AVE STE 1000W  
 C/O COMBINED PROPERTIES INC  
 BETHESDA MD 20814

CHICK-FIL-A  
 5200 BUFFINGTON ROAD  
 ATLANTA, GA 30349  
 CONTACT: CHAD BAKER  
 (404) 309-6301

**BOHLER //**

12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

CONTACT: GREG ELLWOOD, P.E.

| SHEET INDEX  |              |
|--|--------------|
| SHEET TITLE  | SHEET NUMBER |
| COVER SHEET  | 1            |
| EXISTING CONDITIONS AND DEMOLITION PLAN            | 2            |
| SPECIAL EXCEPTION PLAT                             | 3            |
| OVERALL SITE PLAN EXHIBIT                          | 4            |
| EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN | 5            |
| LANDSCAPE PLAN                                     | 6            |
| PRELIMINARY STORMWATER MANAGEMENT PLAN             | 7            |
| PRELIMINARY VRRM SPREADSHEET                       | 8            |
| ARCHITECTURAL RENDERINGS                           | 9            |

**BOHLER //**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE       | COMMENT                     | CHECKED BY |
|-----|------------|-----------------------------|------------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW<br>CKM |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |            |
|     |            |                             |            |
|     |            |                             |            |
|     |            |                             |            |
|     |            |                             |            |
|     |            |                             |            |
|     |            |                             |            |
|     |            |                             |            |



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PROJECT No.: VAA240045-00-0A  
 DRAWN BY: JD  
 CHECKED BY: CKM  
 DATE: 9/30/2024  
 CAD I.D.: P-CIVL-CNDS

PROJECT:

**SPECIAL EXCEPTION AMENDMENT**

FOR



PROPOSED DEVELOPMENT  
 13962 ROUTE 50,  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 TAX MAP 0344-01-0016C

**BOHLER //**

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 Fax: (703) 709-9501  
 VA@BohlerEng.com



SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

1

REVISION 2 - 12/12/2025

GENERAL NOTE:  
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK. PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.



LANDS N/F  
HAFT/EQUITIES-SULLY  
PLAZA LIMITED PARTNERSHIP  
D.B. 6931 PG. 685  
TM: 344 01 26A

**NOTES**

1. THE EXISTING ACCESSORY SHED STRUCTURE ROOF TO REMAIN IF ZONING VARIANCE OR VESTED RIGHTS DETERMINATION IS APPROVED BY FAIRFAX COUNTY PRIOR TO SEA APPROVAL.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE       | COMMENT                     | CHECKED BY | DRAWN BY |
|-----|------------|-----------------------------|------------|----------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW        | CKM      |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |            |          |



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**ZONING SUBMISSION**

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PROJECT No.: VAA240045-00-0A  
DRAWN BY: JD  
CHECKED BY: CKM  
DATE: 9/30/2024  
CAD ID: P-CIVL-EXDM

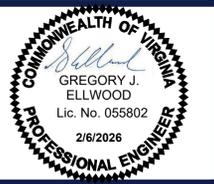
**SPECIAL EXCEPTION AMENDMENT**



PROPOSED DEVELOPMENT  
13962 ROUTE 50,  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
TAX MAP 0344-01-0016C

**BOHLER**

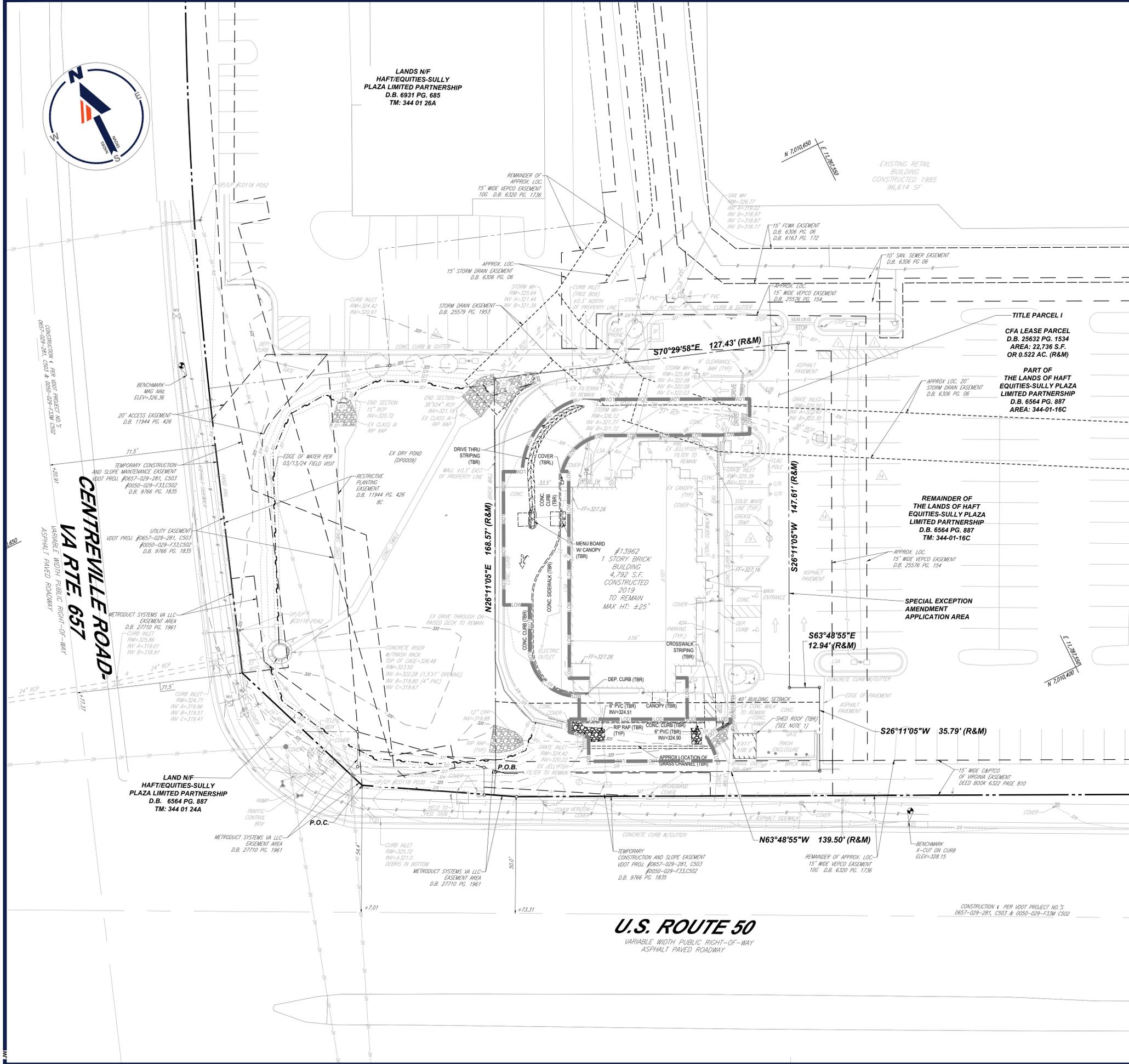
12825 WORLDGATE DR. SUITE 700  
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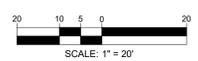
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:  
**2**

REVISION 2 - 12/12/2025



**U.S. ROUTE 50**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
ASPHALT PAVED ROADWAY



FEB 03, 2025  
 H:\2024\VA\240045-00\CAD\DRAWINGS\PLAN SETS\SEA-P-CIVL-EXDM-VAA240045-00-0A-3-LAYOUT-2-EXISTING CONDITIONS AND DEMOLITION PLAN



LANDS N/F  
HAFT/EQUITIES-SULLY  
PLAZA LIMITED PARTNERSHIP  
D.B. 6931 PG. 685  
TM: 344 01 26A

N 7,010,650  
E 1,128,550

EXISTING RETAIL  
BUILDING  
CONSTRUCTED 1985  
96,614 SF

TITLE PARCEL I  
CFA LEASE PARCEL  
D.B. 25632 PG. 1534  
AREA: 22,736 S.F.  
OR 0.522 AC. (R&M)

PART OF  
THE LANDS OF HAFT  
EQUITIES-SULLY PLAZA  
LIMITED PARTNERSHIP  
D.B. 6564 PG. 887  
AREA: 344-01-16C

REMAINDER OF  
THE LANDS OF HAFT  
EQUITIES-SULLY PLAZA  
LIMITED PARTNERSHIP  
D.B. 6564 PG. 887  
TM: 344-01-16C

SPECIAL EXCEPTION  
AMENDMENT  
APPLICATION AREA

CENTREVILLE ROAD-  
VA RTE. 657

U.S. ROUTE 50  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
ASPHALT PAVED ROADWAY

GENERAL NOTES

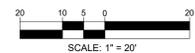
- THIS PLAN IS BASED ON A BOUNDARY & TOPOGRAPHICAL ALTA SURVEY SURVEY BY: BOHLER ENGINEERING ENTITLED "ALTA/ACSM LAND TITLE SURVEY CHICK-FIL-A, INC., 13962 LEE JACKSON MEMORIAL HIGHWAY - U.S. RTE 50, CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA" PROJECT# VA424045 DATE: 06/03/24
- ALL ELEVATIONS SHOWN ARE BASED ON THE SURVEYOR'S BENCHMARK, AS REFERENCED IN THE SURVEY, AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND/BREAK. TOPOGRAPHY IS FIELD RUN.
- OWNER: HAFT EQUITIES SULLY PLAZA, LIMITED PARTNERSHIP, 7315 WISCONSIN AVE STE 1000W, C/O COMBINED PROPERTIES INC, BETHESDA MD 2814. DEVELOPER: CHICK-FIL-A, 5200 BUFFINGTON ROAD, ATLANTA, GA 30349, CONTACT: CHAD BAKER (404) 309-6301
- PARCEL DATA: TAX MAP #0344-01-0016C - 0.522 AC (22,736 SF) (LEASE AREA / SPECIAL EXCEPTION AREA) PROPERTY AREA (INCLUDING LEASE AREA) 13.01 AC (566,827 SF)
- ZONE: C-8 (HIGHWAY COMMERCIAL DISTRICT) HC (HIGHWAY CORRIDOR OVERLAY DISTRICT) WS (WATER SUPPLY PROTECTION OVERLAY DISTRICT)

| BULK REQUIREMENTS                                     | ALLOWED/REQUIRED  | PROVIDED   |
|---|---|--|
| A. MIN. LOT AREA                                      | 40,000 SF   | 22,736 SF (0.522 AC) LEASE AREA<br>566,827 SF (13.01 AC) OVERALL PROPERTY  |
| B. MIN. BUILDING SETBACK                              |   | ± 44' (SEE NOTE 24)  |
| FRONT SETBACK (ROUTE 50)                              | 40'   | ± 114'   |
| FRONT SETBACK (CENTREVILLE ROAD)                      | 40'   | ± 114'   |
| SIDE SETBACK  | 0'  | N/A  |
| C. MIN. PARKING SETBACK                               |   |  |
| FRONT SETBACK (ROUTE 50)                              | 10'   | ± 11'  |
| FRONT SETBACK (CENTREVILLE ROAD)                      | 10'   | ± 10'  |
| SIDE SETBACK  | N/A   | N/A  |
| D. FLOOR AREA RATIO (F.A.R.)                          | 0.50 FAR - LEASE AREA (11,368 SF MAX ALLOWED FOR LEASE AREA)          | 0.22 FAR - LEASE AREA (4,892 SF PROVIDED FOR LEASE AREA)   |
|   | 0.50 FAR - OVERALL PARCEL (298,538 SF MAX ALLOWED FOR OVERALL PARCEL) | 0.22 FAR - OVERALL PARCEL (123,599 SF MAX PROVIDED FOR OVERALL PARCEL)   |
| E. MAX. BUILDING HEIGHT                               | 40'   | 25'±   |
| F. OPEN SPACE   | 15%   | 15%±   |
| G. MINIMUM LOT WIDTH                                  | 200.00'   | ±1254.00' (OVERALL)  |
| H. PARKING REQUIREMENT                                |   | 9 SPACES WITHIN CFA DEVELOPMENT AREA, SHARED PARKING WILL BE UTILIZED OUTSIDE OF THE LEASE AREA                                    |
| a. 3 SPACES / 1,000 SF (SHOPPING CENTER PARKING RATE) | 20 SPACES (347 TOTAL SPACES FOR SHOPPING CENTER ARE REQUIRED)         | (590 PARKING SPACES ARE PROVIDED WITHIN THE OVERALL SHOPPING CENTER)   |
| b. STACKING REQUIREMENTS                              | 11  | 24   |
| c. LOADING  | NO LOADING SPACE IS REQUIRED FOR STRUCTURES UNDER 10,000 SF GFA       | NO LOADING SPACE IS PROVIDED. DELIVERIES OCCUR DURING PERIODS WHEN THE BUSINESS IS CLOSED TO THE PUBLIC. *SEE WAIVER REQUEST BELOW |

- NO KNOWN BURIAL GROUNDS EXIST WITHIN THE LIMITS OF THE SPECIAL EXCEPTION AREA.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), PER MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA, UNINCORPORATED AREAS, PANEL 145 OF 450" MAP NUMBER S1059C0145E, MAP EFFECTIVE DATE SEPTEMBER 17, 2010.
- THE LOCATION AND WIDTH OF ALL EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN IN THE PLAN SET.
- NO RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR OR FLOOD PLAIN IS KNOWN TO EXIST ON THIS SITE.
- THE ONE (1) FOOT CONTOUR INTERVALS THAT ARE SHOWN ON SHEET 2 ARE THE RESULT OF A FIELD RUN SURVEY, AS REFERENCED ABOVE.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 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 IN SUBSTANTIAL CONFORMANCE AS DEPICTED.
- THE PROPOSED DEVELOPMENT EXISTS WITHIN THE LIMITS OF SPECIAL EXCEPTION AREA. PARKING AND INGRESS/EGRESS ARE PROVIDED AS SHOWN.
- SIGNS WILL BE INSTALLED UNDER A SEPARATE PERMIT IN ACCORDANCE WITH ALL APPLICABLE FAIRFAX COUNTY ORDINANCES.
- SITE LIGHTING WILL CONFORM TO SECTION 5109 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN AND SUBJECT TO CHANGE AT TIME OF SITE PLAN.
- PAVEMENT STRIPING AND MARKINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- ALL REQUIRED FIRE PROTECTION DEVICES, SIGNAGE, AND STRIPING WILL BE PROVIDED PER THE STATEWIDE BUILDING CODE, FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, AND STATEWIDE FIRE PREVENTION CODE.
- THE PROPOSED DEVELOPMENT SHALL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW UNDER WAIVERS REQUESTED WITH THIS APPLICATION.
- THE PROJECT WILL MEET OR EXCEED THE PARKING REQUIREMENTS OF ARTICLE 6 OF THE ZONING ORDINANCE AT TIME OF SITE PLAN, DEPENDANT UPON THE FINAL GROSS FLOOR AREA CONSTRUCTED FOR RESPECTIVE USES (ON SITE). THE NUMBER SHOWN AS REQUIRED HEREON IS CONCEPTUAL AND IS INTENDED TO REPRESENT THE MINIMUM NUMBER OF SPACES REQUIRED PER THE ZONING ORDINANCE. FURTHER CHANGES TO THIS NUMBER MAY OCCUR AT TIME OF FUTURE SITE PLAN(S). THE APPLICANT MAY BUILD MORE OR LESS PARKING THAN THE NUMBER SHOWN HEREON AS PROVIDED, AS LONG AS ADDITIONAL SPACES DO NOT IMPACT OPEN SPACE OR SITE AMENITIES, LIMITS OF CLEARING AND GRADING, AND THAT THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY ARTICLE 6 IS SATISFIED.
- NO PUBLIC UTILITY UPDATES ARE ANTICIPATED WITH THIS PROJECT.
- THE EXISTING PRIMARY STRUCTURE IS TO REMAIN. THE EXISTING ACCESSORY SHED STRUCTURE WALLS ARE TO REMAIN. THE EXISTING ACCESSORY SHED STRUCTURE ROOF TO REMAIN IF ZONING VARIANCE OR VESTED RIGHTS DETERMINATION IS APPROVED BY FAIRFAX COUNTY PRIOR TO SEA APPROVAL.
- AN 8' WIDE ASPHALT TRAIL EXISTS ALONG THE PROPERTY'S ROUTE 50 FRONTAGE TO SATISFY THE REQUIREMENTS OF THE COUNTY WIDE COMPREHENSIVE TRAILS PLAN.
- PER SECTION 5100 (2) (D) (5) (b) THE PROPOSED DRIVE-THRU CANOPY IS PERMITTED TO OVERHANG 3' INTO THE 40' BUILDING SETBACK.

WAIVERS REQUESTED WITH THIS APPLICATION

- THE APPLICANT REQUESTS REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER OF THE LOADING SPACE REQUIREMENT APPROVED BY THE BOARD OF SUPERVISORS ON 01/24/2017 AS PART OF SEA 85-C-069-03.



REVISIONS

| REV | DATE       | COMMENT                     | DRAWN BY | CHECKED BY |
|-----|------------|-----------------------------|----------|------------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW      | CKM        |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |          |            |



ZONING SUBMISSION

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PROJECT No.: VAA24045-00-0A  
DRAWN BY: JLD  
CHECKED BY: CKM  
DATE: 9/30/2024  
CAD LID: P-CIVL-SPEX

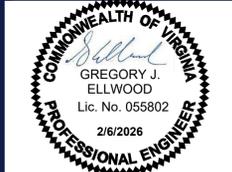
PROJECT:

SPECIAL EXCEPTION AMENDMENT

FOR  
  
PROPOSED DEVELOPMENT  
13962 ROUTE 50,  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
TAX MAP 0344-01-0016C

BOHLER

12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20170  
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Fax: (703) 709-9501  
VA@BohlerEng.com



SHEET TITLE:  
SPECIAL EXCEPTION PLAT

SHEET NUMBER:  
3

REVISION 2 - 12/12/2025

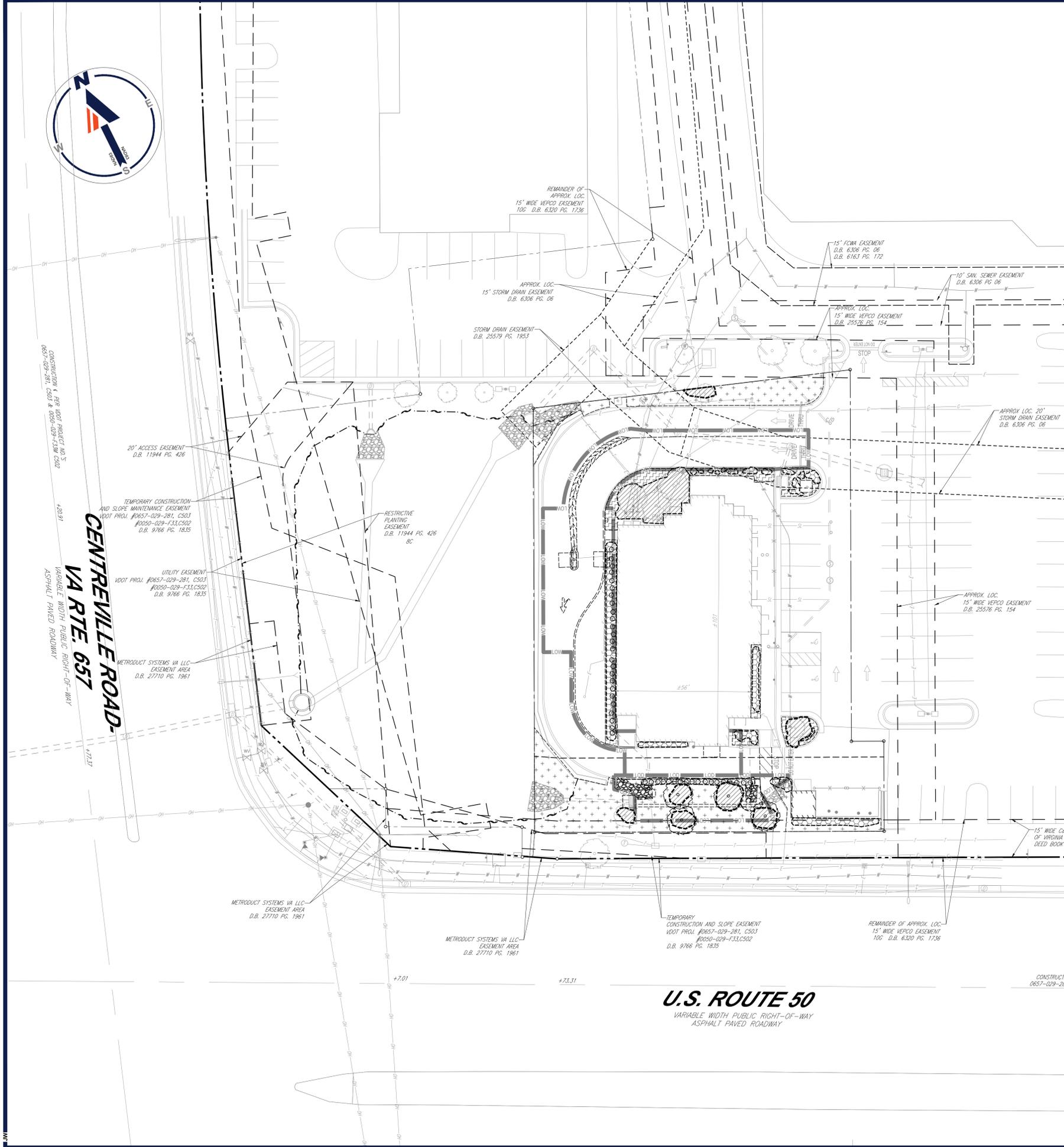




| EXISTING VEGETATION MAP COVER TYPE SUMMARY TABLE  |     |                                       |                     |   |                |                 |                   |           |                            |
|---|-----|---------------------------------------|---------------------|---|----------------|-----------------|-------------------|-----------|----------------------------|
| SECTION 12-0306   |     |                                       |                     |   |                |                 |                   |           |                            |
| EXISTING VEGETATION MAP PREPARED BY NICHOLAS GEORGAS, ISA CERTIFIED ARBORIST MA-5061A ON (09/20/24) |     |                                       |                     |   |                |                 |                   |           |                            |
| TOTAL PROJECT AREA PREDEVELOPMENT   |     | AREA                                  |                     | NOTES OR COMMENTS                               |                |                 |                   |           |                            |
|   |     | 22,736.00 SF 0.522 AC                 |                     | THIS SITE AREA EXCLUDES RIGHT OF WAY DEDICATION |                |                 |                   |           |                            |
| HATCH   | KEY | COVER TYPE                            | AREA                |   | PERCENT        | PRIMARY SPECIES | SUCCESIONAL STAGE | CONDITION | PREDEVELOPMENT CANOPY AREA |
|   |     |                                       | SF                  | AC  |                |                 |                   |           |                            |
| [Pattern]   | A*  | OPEN FIELD                            | 868.32 SF           | 0.02 AC   | 3.82%          | SEE NOTES       | NA                | GOOD      | 859.68 SF<br>0.020 AC      |
| [Pattern]   | B   | UPLAND FOREST                         | 0.00 SF             | 0.00 AC   | 0.00%          | SEE NOTES       | NA                | NA        |                            |
| [Pattern]   | C   | EARLY SUCCESSIONAL FORESTCOMMUNITY    | 0.00 SF             | 0.00 AC   | 0.00%          | SEE NOTES       | NA                | NA        |                            |
| [Pattern]   | D   | AGRICULTURAL LAND                     | 0.00 SF             | 0.00 AC   | 0.00%          | SEE NOTES       | NA                | NA        |                            |
| [Pattern]   | E*  | DEVELOPED LAND                        | 17,976.39 SF        | 0.41 AC   | 79.07%         | SEE NOTES       | NA                | NA        |                            |
| [Pattern]   | F*  | MAINTAINED GRASSLAND                  | 2,534.52 SF         | 0.06 AC   | 11.15%         | SEE NOTES       | NA                | GOOD      |                            |
| [Pattern]   | G   | BOTTOMLAND FOREST                     | 0.00 SF             | 0.00 AC   | 0.00%          | SEE NOTES       | NA                | BAD       |                            |
| [Pattern]   | H   | UNIQUE OR ENDANGERED FOREST COMMUNITY | 0.00 SF             | 0.00 AC   | 0.00%          | SEE NOTES       | NA                | NA        |                            |
| [Pattern]   | I*  | LANDSCAPE TREE CANOPY                 | 859.68 SF           | 0.02 AC   | 3.78%          | SEE NOTES       | NA                | FAIR      |                            |
| [Pattern]   | J*  | MISCELLANEOUS                         | 497.09 SF           | 0.01 AC   | 2.19%          | SEE NOTES       | NA                | GOOD      |                            |
| <b>TOTAL AREA</b>   |     |                                       | <b>22,736.00 SF</b> | <b>0.522 AC</b>                                 | <b>100.00%</b> |                 |                   |           |                            |

| KEY | DESCRIPTION  |
|-----|--|
| A*  | INKBERRY HOLLY, CHERRY LAUREL, HICKS YEW, HYDRANGEA          |
| E*  | ASPHALT PARKING LOT, BUILDING, AND CONCRETE WALKING SURFACES |
| F*  | LAWN GRASSES   |
| I*  | WHITE OAK, WILLOW OAK, EASTERN REDBUD                        |
| J*  | MULCHED AND ROCK GRAVEL AREAS                                |

**LEGEND**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

| REV | DATE       | COMMENT                     | DRAWN BY | CHECKED BY |
|-----|------------|-----------------------------|----------|------------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW      | CKM        |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |          |            |

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PROJECT No.: VAA240045-00-0A  
 DRAWN BY: JLD  
 CHECKED BY: CKM  
 DATE: 9/30/2024  
 CAD ID: P-CIVIL-LSCP

**SPECIAL EXCEPTION AMENDMENT**

FOR

PROPOSED DEVELOPMENT

13962 ROUTE 50,  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 TAX MAP 0344-01-0016C

**BOHLER**

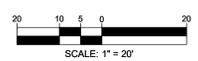
12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
 GREGORY J. ELLWOOD  
 Lic. No. 055802  
 2/6/2026  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN**

SHEET NUMBER:  
**5**

REVISION 2 - 12/12/2025



FEB 03, 2025  
 H:\2024\VA240045-00\CADD\DRAWINGS\PLAN SET\SEAP-CIVIL-LSCP-VAA240045-00-0A-1-JAYOUT - 8 EXISTING VEGETATION MAP AND TREE PRESERVATION PLAN



LANDS N/F  
HAFT/EQUITIES-SULLY  
PLAZA LIMITED PARTNERSHIP  
D.B. 6931 PG. 685  
TM: 344 01 26A

**TITLE PARCEL I**  
CFA LEASE PARCEL  
D.B. 25632 PG. 1534  
AREA: 22,736 S.F.  
OR 0.522 AC. (R&M)

**PART OF THE LANDS OF HAFT  
EQUITIES-SULLY PLAZA  
LIMITED PARTNERSHIP**  
D.B. 6564 PG. 887  
AREA: 344-01-16C

**REMAINDER OF THE LANDS OF HAFT  
EQUITIES-SULLY PLAZA  
LIMITED PARTNERSHIP**  
D.B. 6564 PG. 887  
TM: 344-01-16C

**SPECIAL EXCEPTION  
AMENDMENT  
APPLICATION AREA**

**U.S. ROUTE 50**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
ASPHALT PAVED ROADWAY

**TABLE 12.3**  
**TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT**

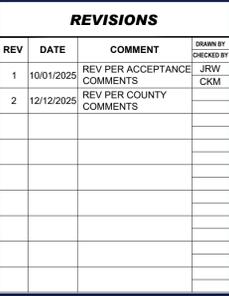
| SECTION 12-0308 - TABLE 12.3 |   |           |          |
|------------------------------|---|-----------|----------|
| STEP                         | DESCRIPTION   | QUANTITY  |          |
| A                            | PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP)   | 859.68 SF | 0.02 AC  |
| B                            | PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY   | 3.8%      |          |
| C                            | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)  | 10%       |          |
| D                            | PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (SAME AS LINE B)   | 3.8%      |          |
| E                            | TREE CANOPY AREA THAT SHOULD BE MET THROUGH TREE PRESERVATION (TREE PRESERVATION TARGET)  | 85.97 SF  | 0.002 AC |
| F                            | PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION  | 26.0%     |          |
| G                            | HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?  | YES       |          |
| H                            | IF NO FOR LINE G, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET MUST BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN § 12-0308.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED. |           |          |
| I                            | IF STEP H REQUIRES A NARRATIVE, IT MUST BE PREPARED IN ACCORDANCE WITH § 12-0308.4.   |           |          |
| J                            | PLACE TREE PRESERVATION TARGET INFORMATION BEFORE THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.9.   |           |          |

**TABLE 12.9**  
**10-YEAR TREE CANOPY CALCULATION WORKSHEET**

| SECTION 12-0311 - TABLE 12.9                     |   |  |         |
|--|---|--|---------|
| STEP   | DESCRIPTION   | TOTALS                                       |         |
| <b>A. TREE PRESERVATION TARGET AND STATEMENT</b> |   |  |         |
| A1   | PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS | NA   |         |
| <b>B. TREE CANOPY REQUIREMENT</b>                |   |  |         |
| B1   | IDENTIFY GROSS SITE AREA =  | 22,736.00 SF                                 | 0.52 AC |
| B2   | SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =  | 0.00 SF                                      | 0.00 AC |
| B3   | SUBTRACT AREA OF EXEMPTIONS =   | 0.00 SF                                      | 0.00 AC |
| B4   | ADJUSTED GROSS SITE AREA (B1 - B2) =  | 22,736.00 SF                                 | 0.52 AC |
| 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) =  | 2,273.60 SF                                  | 0.05 AC |
| B8   | MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?   | NO   |         |
| B9   | IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED   | NA   |         |
| <b>C. TREE PRESERVATION</b>                      |   |  |         |
| C1   | TREE PRESERVATION TARGET AREA =   | 85.97 SF                                     | 0.00 AC |
| C2   | TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =  | 591.99 SF                                    | 0.01 AC |
| C3   | C2 X 1.00 =   | 591.99 SF                                    | 0.01 AC |
| C4   | TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =                                 | 0.00 SF                                      | 0.00 AC |
| C5   | C4 X 1.5 =  | 0.00 SF                                      | 0.00 AC |
| C6   | TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =                             | 0.00 SF                                      | 0.00 AC |
| C7   | C6 X 1.5 TO 3.0 =   | 0.00 SF                                      | 0.00 AC |
| C8   | CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =                                  | 0.00 SF                                      | 0.00 AC |
| C9   | C8 X 1.0 =  | 0.00 SF                                      | 0.00 AC |
| C10  | TOTAL OF C3, C5, C7, AND C9 =   | 591.99 SF                                    | 0.01 AC |
| <b>D. TREE PLANTING</b>                          |   |  |         |
| D1   | AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =   | 1,681.61 SF                                  | 0.04 AC |
| D2   | AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =   | 0.00 SF                                      | 0.00 AC |
| D3   | X 1.5 =   | 0.00 SF                                      | 0.00 AC |
| D4   | AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =  | 0.00 SF                                      | 0.00 AC |
| D5   | X 1.5 =   | 0.00 SF                                      | 0.00 AC |
| D6   | AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =   | 0.00 SF                                      | 0.00 AC |
| D7   | X 1.25 =  | 0.00 SF                                      | 0.00 AC |
| D8   | AREA OF CANOPY PLANTED FOR WILDLIFE BENEFITS =  | 0.00 SF                                      | 0.00 AC |
| D9   | X 1.5 =   | 0.00 SF                                      | 0.00 AC |
| D10  | AREA OF CANOPY PROVIDED BY NATIVE TREES =   | 0.00 SF                                      | 0.00 AC |
| D11  | X 1.5 =   | 0.00 SF                                      | 0.00 AC |
| D12  | AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =   | 0.00 SF                                      | 0.00 AC |
| D13  | X 1.25 =  | 0.00 SF                                      | 0.00 AC |
| D14  | AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =  | 0.00 SF                                      | 0.00 AC |
| D15  | X 1.0 =   | 0.00 SF                                      | 0.00 AC |
| D16  | AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =   | 0.00 SF                                      | 0.00 AC |
| D17  | X 1.0 =   | 0.00 SF                                      | 0.00 AC |
| D18  | PERCENTAGE OF D14 REPRESENTED BY D15 =  | 0.00 SF                                      | 0.00 AC |
| D19  | AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA =  | 1,750.00 SF                                  | 0.04 AC |
| D20  | TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =  | 1,750.00 SF                                  | 0.04 AC |
| D21  | IS AN OFFSITE PLANTING RELIEF REQUESTED?  | NO   |         |
| D22  | TREE BANK OR TREE FUND?   | NO   |         |
| D23  | CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =                                       | 0.00 SF                                      | 0.00 AC |
| D24  | AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =   | \$0.00                                       |         |
| <b>E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED</b>  |   |  |         |
| E1   | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =   | 591.99 SF                                    | 0.01 AC |
| E2   | TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =   | 1,750.00 SF                                  | 0.04 AC |
| E3   | TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =   | 0.00 SF                                      | 0.00 AC |
| E4   | TOTAL OF 10-YEAR TREE CANOPY PROVIDED =   | 2,341.99 SF                                  | 0.05 AC |
|  |   | PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = | 10.30%  |

**REVISIONS**

| REV | DATE       | COMMENT                     | DRAWN BY | CHECKED BY |
|-----|------------|-----------------------------|----------|------------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW      | CKM        |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |          |            |



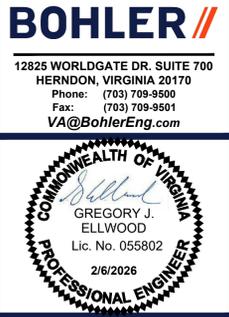
**SPECIAL EXCEPTION AMENDMENT**

FOR

PROPOSED DEVELOPMENT  
13962 ROUTE 50,  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
TAX MAP 0344-01-0016C

**BOHLER**

12825 WORLDGATE DR. SUITE 700  
HERNDON, VIRGINIA 20170  
Phone: (703) 709-9500  
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VA@BohlerEng.com

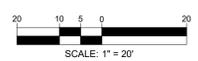


**LANDSCAPE PLAN**

SHEET NUMBER: **6**

REVISION 2 - 12/12/2025

**LEGEND**



FEB 03, 2025 H:\2024\VA\24045.00\CAD\DRAWINGS\PLAN SET\SEAP-CIV-LSCP-VA24045.00-1A-1-JAVOUT-6 LANDSCAPE PLAN



Project Name: **Chick-Fil-A Sully**  
 Date: **9/25/2024**  
 Linear Development Project? **No**

CLEAR ALL  
(Ctrl+Shift+R)

data input cells  
 constant values  
 calculation cells  
 final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **0.02**

Check:

BMP Design Specifications List: 2024 Stds & Specs

Linear project? **No**

Land cover areas entered correctly? **✓**

Total disturbed area entered? **✓**

Maximum reduction required: **10%**  
 The site's net increase in impervious cover (acres) is: **0.009**  
 Post-Development TP Load Reduction for Site (lb/yr): **0.01**

Pre-Development Land Cover (acres)

|   | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|--------|
| Forest (acres) -- undisturbed, protected forest or reforested land                    |         |         |         |         | 0.00   |
| Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land          |         |         |         |         | 0.00   |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed |         |         |         | 0.02    | 0.02   |
| Impervious Cover (acres)  |         |         |         | 0.00    | 0.00   |
|   |         |         |         |         | 0.02   |

Post-Development Land Cover (acres)

|   | A Soils | B Soils | C Soils | D Soils | Totals |
|---|---------|---------|---------|---------|--------|
| Forest/Open Space (acres) -- undisturbed, protected forest or reforested land         |         |         |         |         | 0.00   |
| Mixed Open (acres) -- undisturbed/inrequently maintained grass or shrub land          |         |         |         |         | 0.00   |
| Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed |         |         |         | 0.01    | 0.01   |
| Impervious Cover (acres)  |         |         |         | 0.01    | 0.01   |
| Area Check  | OK.     | OK.     | OK.     | OK.     | 0.02   |

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) **0.01**

Nitrogen Loads (Informational Purposes Only)

|                                 |      |                                |      |
|---------------------------------|------|--------------------------------|------|
| Pre-Development TN Load (lb/yr) | 0.23 | Final Post-Development TN Load | 0.26 |
|---------------------------------|------|--------------------------------|------|

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

| Land Cover Summary-Pre            |        |                       |
|-----------------------------------|--------|-----------------------|
| Pre-Development                   | Listed | Adjusted <sup>1</sup> |
| Forest Cover (acres)              | 0.00   | 0.00                  |
| Weighted Rv(forest)               | 0.00   | 0.00                  |
| Weighted Loading Rate(forest)     | 0.00   | 0.00                  |
| % Forest                          | 0%     | 0%                    |
| Mixed Open Cover (acres)          | 0.00   | 0.00                  |
| Weighted Rv(mixed)                | 0.00   | 0.00                  |
| Weighted Loading Rate(mixed)      | 0.00   | 0.00                  |
| % Mixed Open                      | 0%     | 0%                    |
| Managed Turf Cover (acres)        | 0.02   | 0.01                  |
| Weighted Rv(turf)                 | 0.25   | 0.25                  |
| Weighted Loading Rate(turf)       | 0.85   | 0.85                  |
| % Managed Turf                    | 88%    | 80%                   |
| Impervious Cover (acres)          | 0.00   | 0.00                  |
| Rv(impervious)                    | 0.95   | 0.95                  |
| Weighted Loading Rate(impervious) | 0.86   | 0.86                  |
| % Impervious                      | 13%    | 20%                   |
| Total Site Area (acres)           | 0.02   | 0.02                  |
| Site Rv                           | 0.34   | 0.39                  |

LAND COVER SUMMARY -- POST DEVELOPMENT

| Land Cover Summary-Post (Final)   |      | Land Cover Summary-Post        |      | Land Cover Summary-Post         |      |
|-----------------------------------|------|--------------------------------|------|---------------------------------|------|
| Post-Development & New Impervious |      | Post-Development               |      | Post-Development New Impervious |      |
| Forest Cover (acres)              | 0.00 | Forest Cover (acres)           | 0.00 | New Impervious Cover (acres)    | 0.01 |
| Weighted Rv(forest)               | 0.00 | Weighted Rv(forest)            | 0.00 | Rv(impervious)                  | 0.95 |
| Wgt. Ld. Rate(forest)             | 0.00 | Wgt. Ld. Rate(forest)          | 0.00 |                                 |      |
| % Forest                          | 0%   | % Forest                       | 0%   |                                 |      |
| Mixed Open Cover (acres)          | 0.00 | Mixed Open Cover (acres)       | 0.00 |                                 |      |
| Weighted Rv(mixed)                | 0.00 | Weighted Rv(mixed)             | 0.00 |                                 |      |
| Wgt. Ld. Rate(mixed)              | 0.00 | Wgt. Ld. Rate(mixed)           | 0.00 |                                 |      |
| % Mixed Open                      | 0%   | % Mixed Open                   | 0%   |                                 |      |
| Managed Turf Cover (acres)        | 0.01 | Managed Turf Cover (acres)     | 0.01 |                                 |      |
| Weighted Rv (turf)                | 0.25 | Weighted Rv (turf)             | 0.25 |                                 |      |
| Wgt. Ld. Rate(turf)               | 0.85 | Wgt. Ld. Rate(turf)            | 0.85 |                                 |      |
| % Managed Turf                    | 50%  | % Managed Turf                 | 80%  |                                 |      |
| Impervious Cover (acres)          | 0.01 | Impervious Cover (acres)       | 0.00 |                                 |      |
| Rv(impervious)                    | 0.95 | Rv(impervious)                 | 0.95 |                                 |      |
| Wgt. Ld. Rate(imperv.)            | 0.86 | Wgt. Ld. Rate(imperv.)         | 0.86 |                                 |      |
| % Impervious                      | 50%  | % Impervious                   | 20%  |                                 |      |
| Final Site Area (acres)           | 0.02 | Total ReDev. Site Area (acres) | 0.02 |                                 |      |
| Final Post Dev Site Rv            | 0.60 | ReDev Site Rv                  | 0.39 |                                 |      |

Treatment Volume and Nutrient Load

|  | Pre-Development | Post-Development |
|--|-----------------|------------------|
| Pre-Development Treatment Volume (acre-ft)   | 0.0007          | 0.0005           |
| Pre-Development Treatment Volume (cubic feet)  | 29              | 21               |
| Pre-Development TP Load (lb/yr)  | 0.02            | 0.01             |
| Pre-Development TP Load per acre (lb/acre/yr)  | 0.85            | 0.85             |
| Baseline TP Load (lb/yr) (0.26 lb/acre/yr applied to pre-development area excluding pervious land proposed for new impervious cover) |                 | 0.00             |

|  | Pre-Development | Post-Development |
|--|-----------------|------------------|
| Final Post-Development Treatment Volume (acre-ft)    | 0.0012          | 0.0005           |
| Final Post-Development Treatment Volume (cubic feet) | 52              | 21               |
| Final Post-Development TP Load (lb/yr)               | 0.02            | 0.01             |
| Final Post-Development TP Load per acre (lb/acre/yr) | 0.85            | 0.85             |
| Max. Reduction Required (Below Pre-Development Load) |                 | 10%              |

<sup>1</sup>Adjusted Land Cover Summary: Pre-Development land cover minus pervious land cover (forest, mixed open or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-Development acreage (minus acreage of new impervious cover).

Column 1 shows load reduction requirement for new impervious cover (based on new development load limit, 0.26 lbs/acre/year).

|   |      |  |      |
|---|------|--|------|
| TP Load Reduction Required for Redeveloped Area (lb/yr) | 0.00 | TP Load Reduction Required for New Impervious Area (lb/yr) | 0.01 |
|---|------|--|------|

Drainage Area A

Drainage Area A Land Cover (acres)

|                          | A Soils | B Soils | C Soils | D Soils | Totals | Land Cover Rv | Composite Loading P |
|--------------------------|---------|---------|---------|---------|--------|---------------|---------------------|
| Forest (acres)           |         |         |         |         | 0.00   | 0.00          | 0.00                |
| Mixed Open (acres)       |         |         |         |         | 0.00   | 0.00          | 0.00                |
| Managed Turf (acres)     |         |         |         | 0.01    | 0.01   | 0.25          | 0.85                |
| Impervious Cover (acres) |         |         |         | 0.01    | 0.01   | 0.95          | 0.86                |
| Total                    |         |         |         |         | 0.02   |               |                     |

Stormwater Best Management Practices (RR = Runoff Reduction)

| Practice                                | Runoff Reduction Credit (%) | Mixed Open Credit Area (acres) | Managed Turf Credit Area (acres) | Impervious Cover Credit Area (acres) | Volume from Upstream Practice (ft <sup>3</sup> ) | Runoff Reduction (ft <sup>3</sup> ) | Remaining Runoff Volume (ft <sup>3</sup> ) | Total BMP Treatment Volume (ft <sup>3</sup> ) | Phosphorus Removal Efficiency (%) | Phosphorus Load from Upstream Practices (lb) | Untreated Phosphorus Load to Practice (lb) | Phosphorus Removed by Practice (lb) | Remaining Phosphorus Load (lb) | Downstream Practice to be Employed |
|---|-----------------------------|--------------------------------|----------------------------------|--------------------------------------|--|-------------------------------------|--|---|-----------------------------------|--|--|-------------------------------------|--------------------------------|------------------------------------|
| 4. Grass Channel (RR)                   |                             |                                |                                  |                                      |  |                                     |  |   |                                   |  |  |                                     |                                |                                    |
| 4.a. Grass Channel A/B Soils (P-CNV-01) | 20                          |                                | 0.01                             | 0.01                                 | 0  | 10                                  | 42   | 52  | 15                                | 0.00   | 0.02                                       | 0.01                                | 0.01                           |                                    |

Site Results (Water Quality Compliance) VRRM 4.1, 2024

| Area Checks                    | D.A. A | D.A. B | D.A. C | D.A. D | D.A. E | AREA CHECK |
|--------------------------------|--------|--------|--------|--------|--------|------------|
| FOREST (ac)                    | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MIXED OPEN (ac)                | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MIXED OPEN AREA TREATED(ac)    | 0.00   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA (ac)         | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| MANAGED TURF AREA TREATED (ac) | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER (ac)          | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| IMPERVIOUS COVER TREATED (ac)  | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | OK.        |
| AREA CHECK                     | OK.    | OK.    | OK.    | OK.    | OK.    |            |

Site Treatment Volume (ft<sup>3</sup>) **52**

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> ) | 10     | 0      | 0      | 0      | 0      | 10    |
| TP LOAD AVAILABLE FOR REMOVAL (lb/yr)               | 0.02   | 0.00   | 0.00   | 0.00   | 0.00   | 0.02  |
| TP LOAD REDUCTION ACHIEVED (lb/yr)                  | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | 0.01  |
| TP LOAD REMAINING (lb/yr)                           | 0.01   | 0.00   | 0.00   | 0.00   | 0.00   | 0.01  |

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) **0.09**

Total Phosphorus

|  |      |
|--|------|
| FINAL POST-DEVELOPMENT TP LOAD (lb/yr) | 0.02 |
| TP LOAD REDUCTION REQUIRED (lb/yr)     | 0.01 |
| TP LOAD REDUCTION ACHIEVED (lb/yr)     | 0.01 |
| TP LOAD REMAINING (lb/yr):             | 0.01 |

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): **0.00** \*\*  
 \*\*No further TP load reduction required (Required - Achieved < 0.005 lb/yr)

Total Nitrogen (For Informational Purposes)

|  |      |
|--|------|
| POST-DEVELOPMENT LOAD (lb/yr)                    | 0.26 |
| NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)         | 0.09 |
| REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) | 0.16 |

PHOSPHOROUS REMOVAL NOTE

SINCE THE SITE IS IN THE WATER SUPPLY OVERLAY DISTRICT, A MINIMUM PHOSPHOROUS REMOVAL OF 50% IS REQUIRED. REPRESENTED IN THE VRRM ON THIS SHEET IS 10% PER VIRGINIA DEQ CODE FOR A SITE WITH A LIMITS OF DISTURBANCE OF LESS THAN ONE ACRE.

WATER QUALITY REQUIREMENTS ARE MET THROUGH THE PROPOSAL OF A GRASS CHANNEL (TP PHOSPHOROUS REMOVAL OF 15%) IN COMBINATION WITH EXISTING PRACTICES ON SITE. THE EXISTING PRACTICES INCLUDE TWO (2) EXISTING JELLYFISH FILTERS, ONE (1) FILTERRA, AND ONE EXISTING DRY POND.



REVISIONS

| REV | DATE       | COMMENT                     | CHECKED BY | DRAWN BY |
|-----|------------|-----------------------------|------------|----------|
| 1   | 10/01/2025 | REV PER ACCEPTANCE COMMENTS | JRW        | CKM      |
| 2   | 12/12/2025 | REV PER COUNTY COMMENTS     |            |          |



Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

ZONING SUBMISSION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: VAA24045-00-0A  
 DRAWN BY: JD  
 CHECKED BY: CKM  
 DATE: 9/30/2024  
 CAD LD.: P-CIVL-SWMP

PROJECT:

SPECIAL EXCEPTION AMENDMENT

FOR

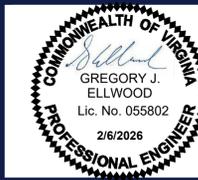


PROPOSED DEVELOPMENT

13962 ROUTE 50, SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 TAX MAP 0344-01-0016C

BOHLER

12825 WORLDGATE DR. SUITE 700  
 HERNDON, VIRGINIA 20170  
 Phone: (703) 709-9500  
 Fax: (703) 709-9501  
 VA@BohlerEng.com



SHEET TITLE:

PRELIMINARY VRRM SPREADSHEET

SHEET NUMBER:

8

REVISION 2 - 12/12/2025

