



A&A Contracting, Inc.

Dulles South Court

SSPA 2023-III-2BR / RZ 2020-SU-005

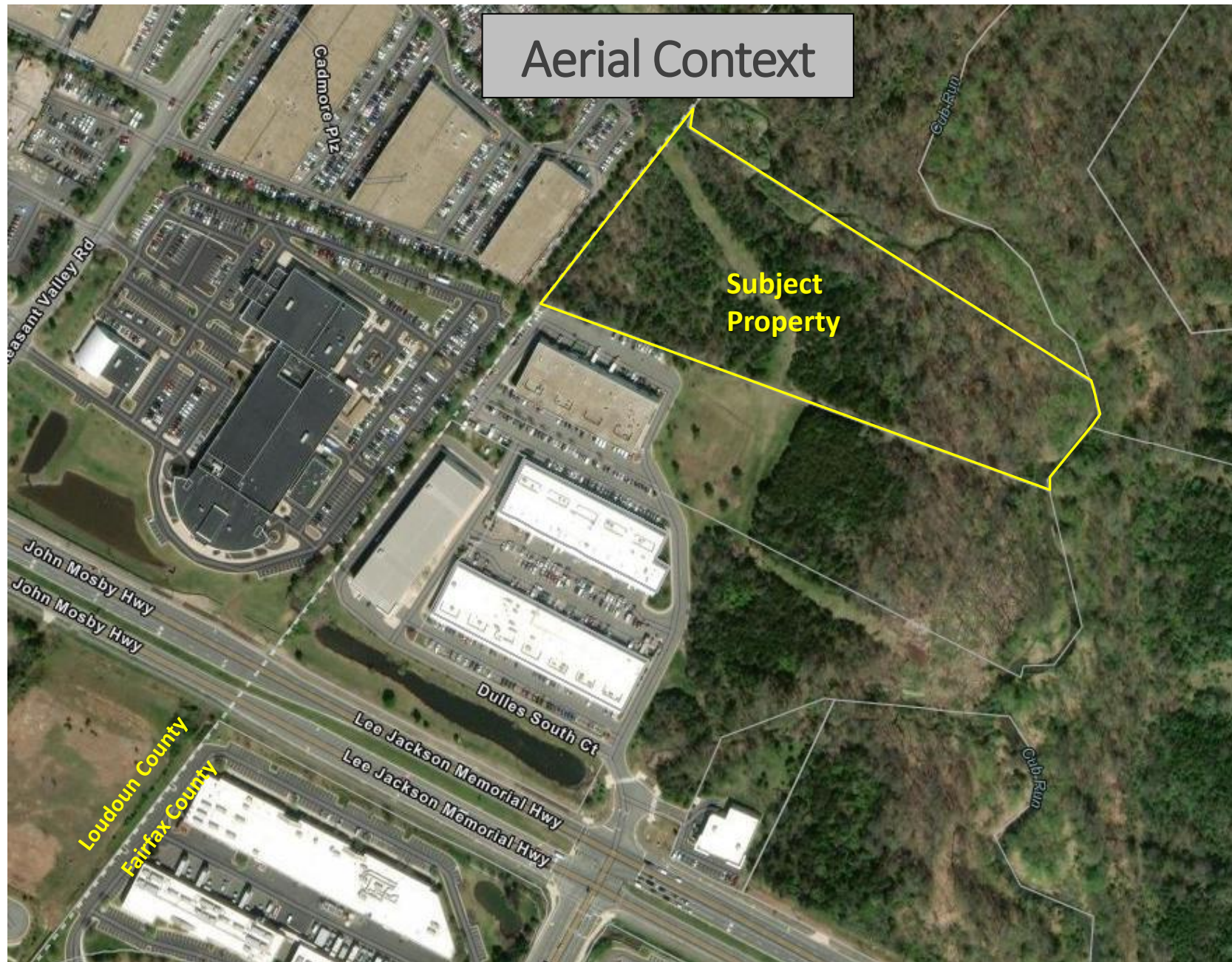
A&A Contracting, Inc.

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



Aerial Context

**Subject
Property**



Existing Conditions

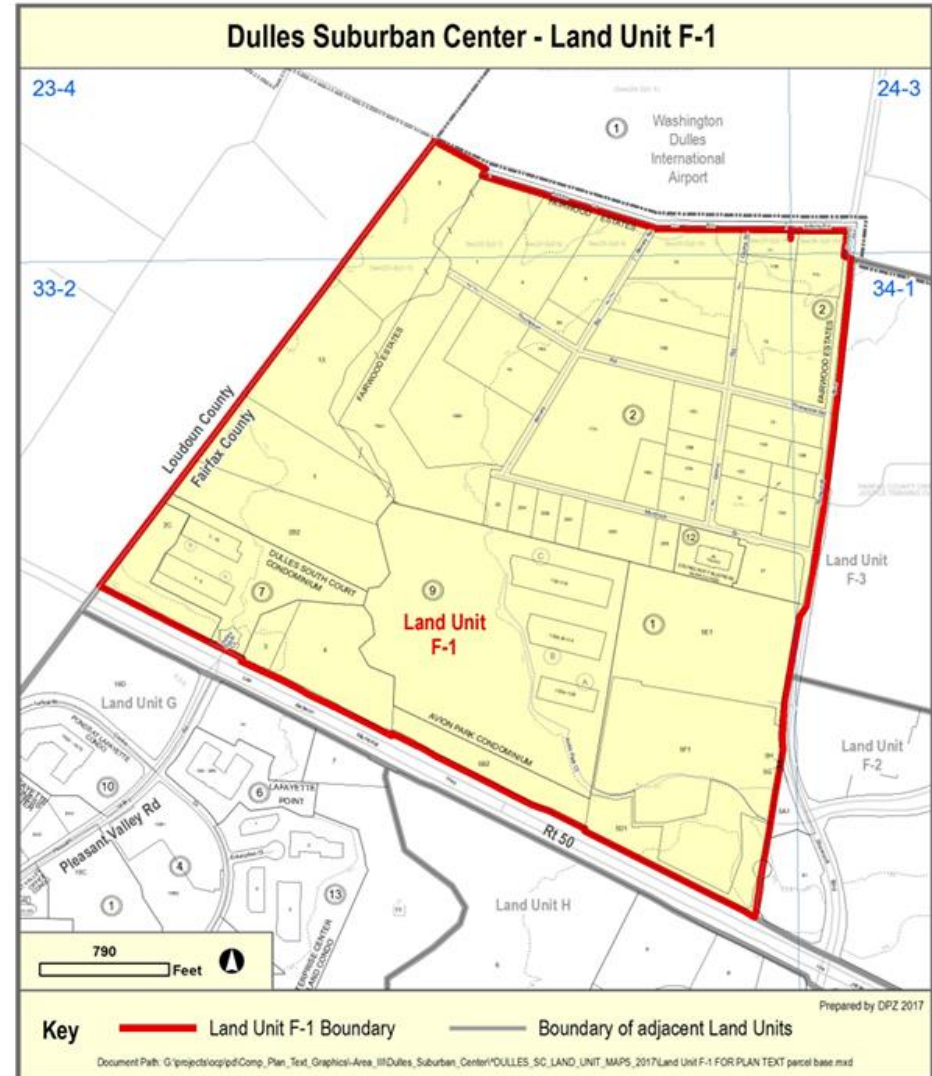


(1 of 2)

Parcel	
PIN	0332 01 0001
PIN +	0332+01++0001
Parcel Type	ORDINARY
Zoom to	

Comprehensive Plan

- Current Recommendation:
 - High-quality campus-style office and industrial-flex use up to .35 FAR
- Proposed SSPA Nomination:
 - Warehouse or contractor's office up to a 0.35 FAR
 - Optionality for new vehicle storage, vehicle storage yard, or storage yard.



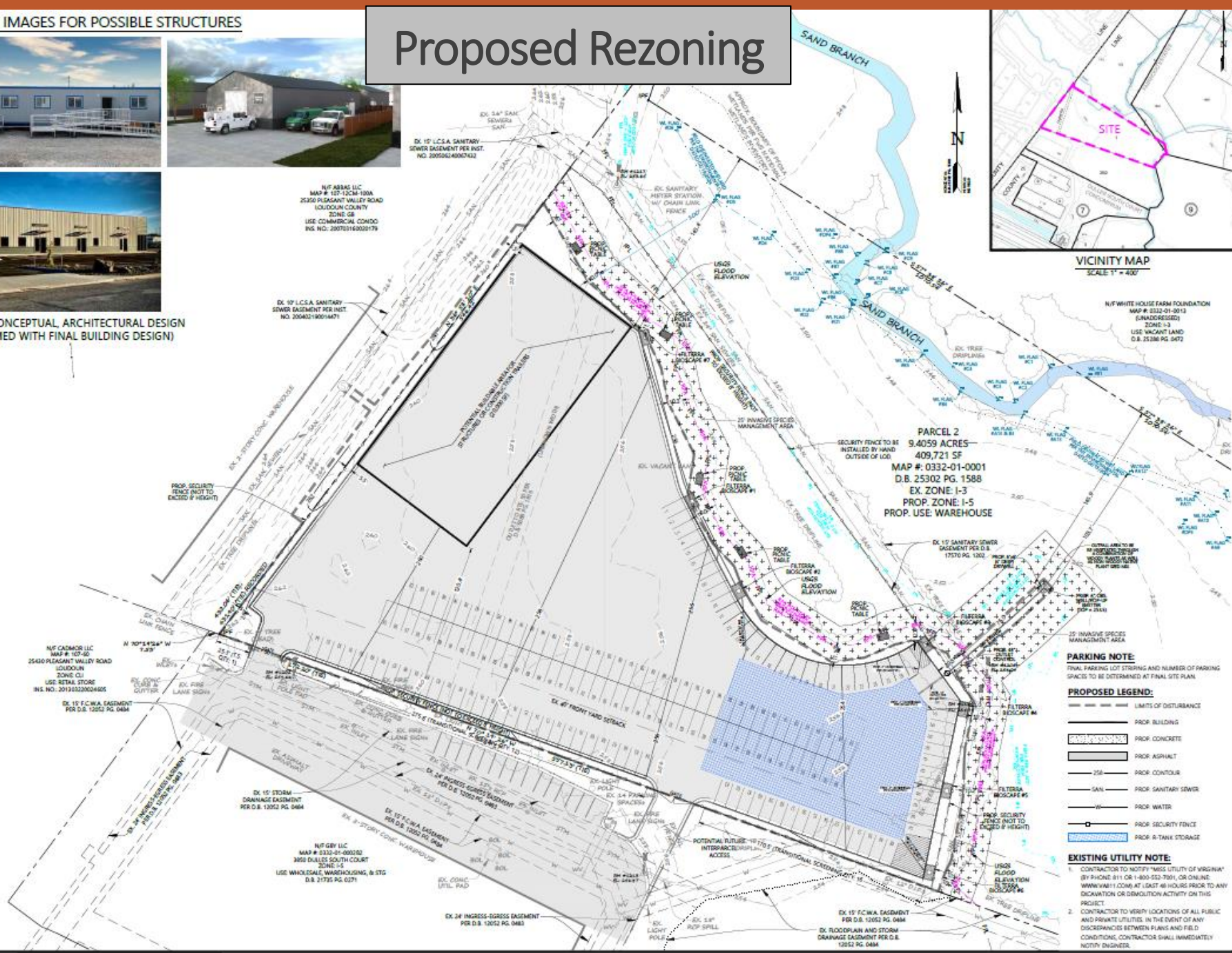
PRECEDENT IMAGES FOR POSSIBLE STRUCTURES

Proposed Rezoning



NUT ABAS LLC
MAP # 157-15041-100A
25350 PLEASANT VALLEY ROAD
LOUDOUN COUNTY
ZONE: I-5
USE: COMMERCIAL CONDO
INS. NO. 280703163001979

(IMAGES ARE CONCEPTUAL ARCHITECTURAL DESIGN TO BE CONFIRMED WITH FINAL BUILDING DESIGN)



VICINITY MAP
SCALE 1" = 400'

NUT WHITE HOUSE FARM FOUNDATION
MAP # 0332-01-0013
(UNADDRESSSED)
ZONES I-3
USE VACANT LAND
D.B. 25306 PG. 1672

PARKING NOTE:
FINAL PARKING LOT SIZING AND NUMBER OF PARKING SPACES TO BE DETERMINED AT FINAL SITE PLAN.

- PROPOSED LEGEND:**
- LIMITS OF DISTURBANCE
 - ▭ PROP. BUILDING
 - ▭ PROP. CONCRETE
 - ▭ PROP. ASPHALT
 - ▭ PROP. CONTOUR
 - SAN PROP. SANITARY SEWER
 - W PROP. WATER
 - ▭ PROP. SECURITY FENCE
 - ▭ PROP. R-TANK STORAGE
- EXISTING UTILITY NOTE:**
- CONTRACTOR TO NOTIFY "M&S UTILITY OF VIRGINIA" BY PHONE: 811 OR 1-800-553-7801, OR ONLINE WWW.VA811.COM AT LEAST 48 HOURS PRIOR TO ANY DICTATION OR DEMOLITION ACTIVITY ON THIS PROJECT.
 - CONTRACTOR TO VERIFY LOCATIONS OF ALL PUBLIC AND PRIVATE UTILITIES. IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER.

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

Schedule

- ~~○ Sully District Council Meeting #1: 2/20/2023~~
- Sully District Council Meeting #2: 2/17/2025
- Planning Commission Public Hearing: April 2, 2025
- Board of Supervisor Public Hearing: TBD



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Warehouse Option

