

PC 2/15/06

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Distribution List

FROM: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Development Plan Analysis

REFERENCE: Application No. RZ/FDP 2000-MD-020
(Development Plan: Included _____ Not Included _____)

DATE: 9/13/05

Attached for your review and comment are the Rezoning and Final Development Plan Applications, Statement of Justification, Location map and Development Plan (if available) for the subject application.

Action addressees are requested to provide written comments to this office by October 3, 2005 to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Development Plans should be reviewed in accordance with the provisions of the Zoning Ordinance, particularly:

- _____ Generalized Development Plan, Section 18-203.
- _____ Conceptual Development Plan, Sections 16-401, 501.
- _____ Final Development Plan, Sections 16-402, 502.
- _____ PRC Development Plan, Sections 16-203, 302.
- _____ Other Comments:

INFORMATION ADDRESSEES**

- _____ Deputy County Executive (1)
- _____ Clerk to the Board of Supervisors (9)
- _____ Exec. Director, Planning Commission (14)
- _____ County Attorney (1)
- _____ Economic Development Authority
Dir, Market Research & Comm. (1)
- _____ Department of Planning & Zoning,
Zoning Evaluation Division
Admin Asst. Legal Notices (1)
- _____ Chiefs, RZ/SE Branches (2)*
- _____ Planning Division
Chief, Public Facilities Branch (1)
- _____ Department of Facilities Management
Analyst, Property Management Div. (1)
- _____ Department of Health
Health Planning (1)
- _____ Department of Info Technology
Network Services Division
Radio Engineer, The Radio Center (1)
- _____ Southeast Fairfax Development Corp. (1)***
- _____ Other

ACTION ADDRESSEES

- _____ Department of Planning & Zoning
Planning Division
Chief, Env. & Develop. Review Br. (3)
- _____ Fire and Rescue Department
Fire Chief's Office, Planning Sect. (1)**
- _____ Fire Prevent. Div., Plans Review Sect. (1)
- _____ Fairfax County Public Schools
Facilities Services Division
Office of Design & Const. Svcs. (1) **
- _____ Office of Facilities Planning (1)
- _____ Dept. of Public Works & Environmental Svcs.
Attn: Ken Williams, Plan Control
- _____ Fairfax County Dept. of Urban Forestry
Urban Forester (Gypsy Moth Box)
- _____ Fairfax County Water Authority,
Planning & Engineering Division
Manager, Planning Department (1)
Attn: Jamie Hedges
- _____ Northern Virginia Soil and Water
Conservation District
Conservation Specialist (1)#@

- _____ Department of Transportation,
Transportation Planning
Chief, Site Analysis Section (1)
- _____ Dept. of Housing and Community Dev.,
Housing Development Division,
Housing Development Officer (1)
- _____ Director, Revitalization Division (1)
- _____ Dept. of Tax Administration
Dir., Real Estate Division (1)**
- _____ Department of Health,
Div. of Environmental Health
Community Health & Safety (1)
- _____ Fairfax County Park Authority
Planning and Development Division
Plan Review Coord. (1)
- _____ Fairfax County Park Authority
Resource Management Division
Archaeologist (1)
- _____ Virginia Division of Forestry
Forester (1)***
- _____ Magisterial District Supervisor
Hunter Mill District (1)
- _____ Planning Commissioner
Hunter Mill District (1)
- ✓ _____ Magisterial District Supervisor
Sully District (1)
- _____ Planning Commissioner
Sully District (1)

* All maps only.
 ** Does not receive development plan.
 *** Lee and Mount Vernon District Applications only
 # Addressee should also send comments to Branch Chief,
 Environmental and Heritage Resources Branch, Planning Division, OCP.
 @ Include soils map if not on development plan.



PLEASE TYPE
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning

AUG 26 2005

APPLICATION NO. RZ/FDP 2000-MD-020
(Assigned by Staff)

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Horsepen Run, L.L.C., the applicant(s),
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by
reclassifying from the R-1 District to the PDC
District the property described below and outlined in red on the Zoning Section Sheet(s)
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
--------	----------	-------------	-----------	----------

2. TAX MAP DESCRIPTION:

<u>24-2</u>	<u>1</u>		<u>1,10</u>	
				<u>67.10 Acres</u>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac.or Sq.Ft.)

3. POSTAL ADDRESS OF PROPERTY: (If any)
None

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Southeast quadrant of intersection of route 28 and Frying Pan Rd (Rte 608)

5. PRESENT USE: Residential vacant

6. PROPOSED USE: Office, Hotel, Multifamily

7. SUPERVISOR DISTRICT: Sully/ Hunter Mill

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Keith C. Martin, agent
Type or Print Name of Applicant or Agent

[Signature]
Signature of Applicant or Agent

Sack, Harris & Martin, PC 8720 Greensboro Dr 810 McLean, VA 22102
Address

703-883-0102
Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: 9-8-05

Application Fee Paid: \$1470

Date application accepted: 9-8-05

Form RZ (10/89)

RZ 2005-0223
FDP 2005-0224

SACK HARRIS & MARTIN, P.C.

ATTORNEYS AT LAW

SUITE 810
8270 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
TELEPHONE (703) 883-0102
FACSIMILE (703) 883-0108

RECEIVED
Department of Planning & Zoning

AUG 26 2005

Zoning Evaluation Division

August 10, 2005

Ms. Barbara A. Byron
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 800
Fairfax, VA 22035-5505

Re: Amended Statement of Justification for
RZ/FDP 2000-MD-020
Horsepen Run LLC

Dear Ms. Byron:

Please accept the following as an amended Statement of Justification for the above referenced rezoning application. The rezoning application was originally filed in 2000 as concurrent with an Out-of-Turn Plan Amendment that proposed to add a mixed-use option with a residential component. Subsequent to the initial filing, Tax Map 24-2((1)) parcels 2, 3 and 4 were also added to create a 74 acre assemblage. In late 2001, the Plan Amendment and Rezoning Applications were deferred indefinitely in order to address student generation issues.

In 2004, an Annual Plan Review nomination was submitted as substitute for the original Out-of-Turn Plan Amendment. With regard to the 2004 Plan nomination, the Sully District APR Task Force and Office of Comprehensive Planning are recommending adoption of the following plan text:

- As an option, mixed-use development which includes office and hotel and support retail may be appropriate up to .35 FAR if all of the following conditions are met:
 - Substantial consolidation of all five parcels located within Land Unit D-1 sufficient to meet the conditions and which provides for the development of any unconsolidated parcels in conformance with the Comprehensive Plan;
 - Development is located south of the Horse Pen Run EQC;

SACK HARRIS & MARTIN, P.C.

Ms. Barbara Byron

August 10, 2005

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- The planned road extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane roadway
- All EQC area is dedicated to the Fairfax County Park Authority and the land north of Horse Pen Run Stream Valley is dedicated and developed for active recreational uses to serve residential and employment uses in the general area. Trails should be provided to connect this area with the development within the remainder of Land Unit D-1. Restoration and revegetation of the Horse Pen Run EQC should be provided to the maximum extent feasible;
- Appropriate screening is provided between any office development in this land unit and the existing residential development in Land Unit C to protect these stable residential communities; and
- A study of heritage resources should be conducted. At a minimum, recordation of significant heritage resources should occur.
- If a full consolidation of the land unit is achieved, mixed use development with residential use may be appropriate up to .35 FAR, if (1) all the above conditions are met, and (2) if it is demonstrated that transportation impacts associated with development intensity above .25 FAR can be off-set by other transportation improvements necessary to accommodate traffic volume and safety measures between this land unit, Land Unit A to the north and Land Unit D-2 to the south; and (3) if it is demonstrated that the extension of Park Center Road benefits the transportation network in the vicinity by reducing the impact of other by-right development. Under this option, the residential component is limited to no more than 40 percent of the total development.
- Hotel and cultural facilities as described in Land Unit D-2, Land Use Recommendation #3, may also be appropriate in this land unit, subject to the conditions for mixed use outlined above.

It is submitted herein that the CDP/FDP accompanying the applicant's rezoning application is in substantial conformance with the recommended plan text for land unit D-1. As stated above, parcels 2, 3 and 4 were placed and kept under contract by the Applicant at great expense. The owner of those parcels decided not to extend the contract with the Applicant, after the lengthy deferral and has chosen to pursue other development options on his seven acres. Therefore, despite Applicant's best efforts, full consolidation is now impossible. With regard to commercial uses, the CDP/FDP depicts three office buildings consisting of a total of 518,000 square feet served by structured and surface parking. Also depicted is a 105,000 square foot (150-room) hotel to the north and adjacent

SACK HARRIS & MARTIN, P.C.

Ms. Barbara Byron

August 10, 2005

Page 3 of 3

to the office buildings and Route 28. An option is shown on the CDP/FDP to convert the hotel to office. All of the non-residential uses are adjacent to Route 28 and west of the proposed north-south collector road.

The CDP/FDP also depicts residential uses of approximately 400,000 square feet in two four-story multifamily buildings, to be served by integral structured parking. The residential units will be limited to active adult age restricted housing in conformity with HUD guidelines. Therefore, there will be no student generation proposed by the residential component.


Significant public benefits are associated with the applicant's proposal. Over 50% of the property will remain as open space to be dedicated to the Fairfax County Park Authority for passive park use. An area along the northern property line adjacent to Frying Pan Road is proposed as two rectangular playing fields to be developed by the Applicant and conveyed to the County. The area is perfect for active public recreations, as it is flat and has been used for the production of sod for years. An ancillary parking lot is proposed next to the playing fields.

The other major public benefit proposed by this application is the construction of the four lane north-south collector road. This represents the last segment to provide a parallel road to Route 28 between Park Center Road and Sunrise Valley Drive. The roadway will bridge over the Horsepen Run floodplain.

It is submitted that this proposal meets and exceeds the objectives of the Dulles Suburban Center guidelines. Significant public benefits in the forms of major road improvements, park dedication and active recreation are proposed. The office, hotel and residential mix achieves a "Smart Growth" strategy to allow residents to live, work and play near regional transportation facilities. The age restricted residential component allays a perceived concern with student over-population at Westfield High School and other schools serving this area.

Very truly yours,

SACK HARRIS & MARTIN, P.C.



Keith C. Martin

cc: Supervisor Michael Frey
Commissioner Ronald Koch
Edward S. Byrd, applicant
Matthew I. Slavin, applicant

Rezoning Application

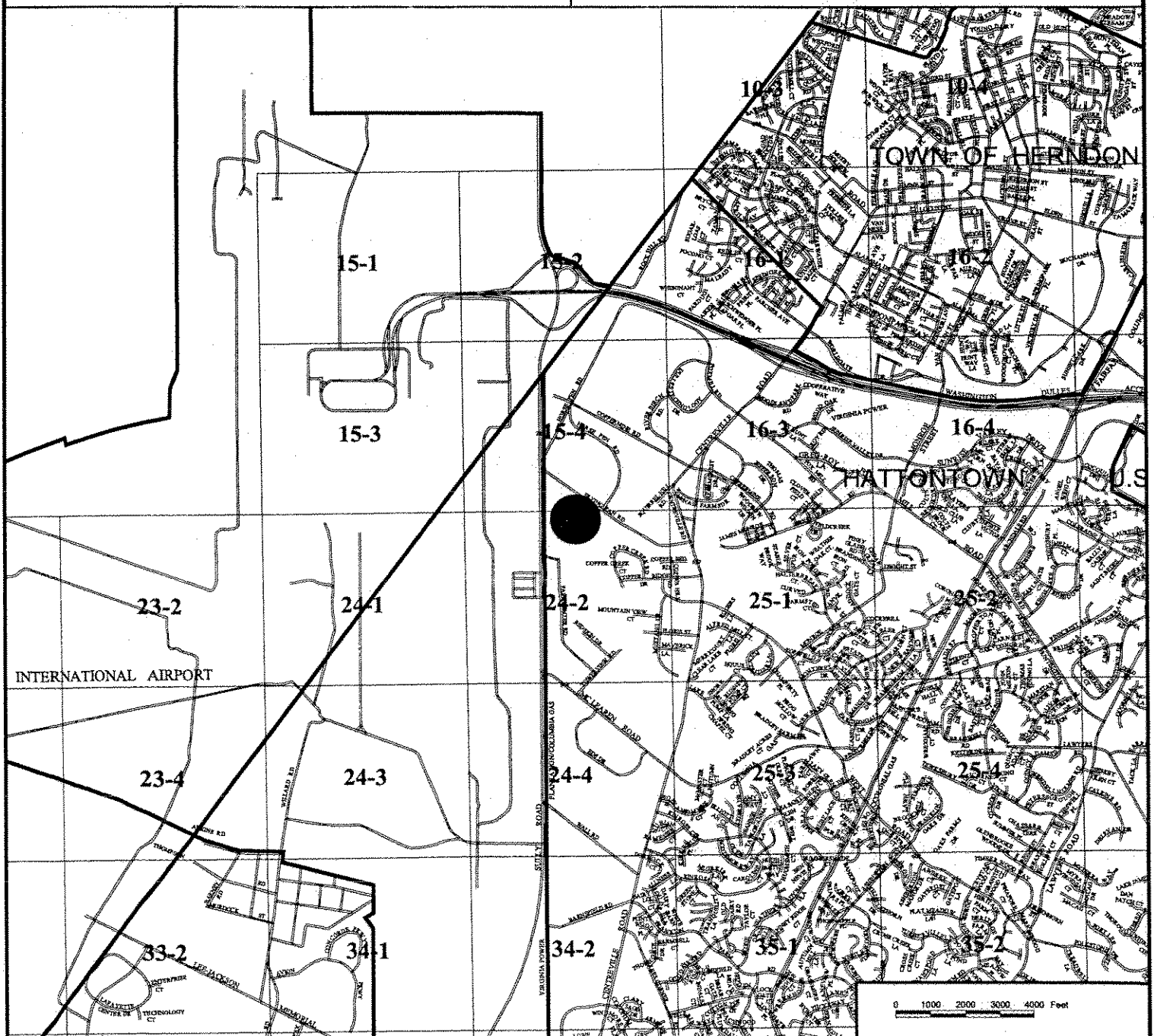
RZ 2000-MD-020

Applicant: HORSEPEN RUN, L.L.C.
Accepted: 05/05/2000- AMENDED 09/08/2005
Area: 67.10 AC OF LAND; DISTRICT - SULLY
Proposed: MIXED USE DEVELOPMENT
Located: SOUTHEAST QUADRANT OF THE
INTERSECTION OF SULLY ROAD AND
FRYING PAN ROAD
Zoning: FROM R- 1 TO PDC
Overlay Dist: AN
Map Ref Num: 024-2- /01/ /0001 /01/ /0010

Final Development Plan

FDP 2000-MD-020

Applicant: HORSEPEN RUN, L.L.C.
Accepted: 05/05/2000- AMENDED 09/08/2005
Area: 67.10 AC OF LAND; DISTRICT - SULLY
Proposed: MIXED USE DEVELOPMENT
Located: SOUTHEAST QUADRANT OF THE
INTERSECTION OF SULLY ROAD AND
FRYING PAN ROAD
Zoning: PDC
Overlay Dist: AN
Map Ref Num: 024-2- /01/ /0001 /01/ /0010

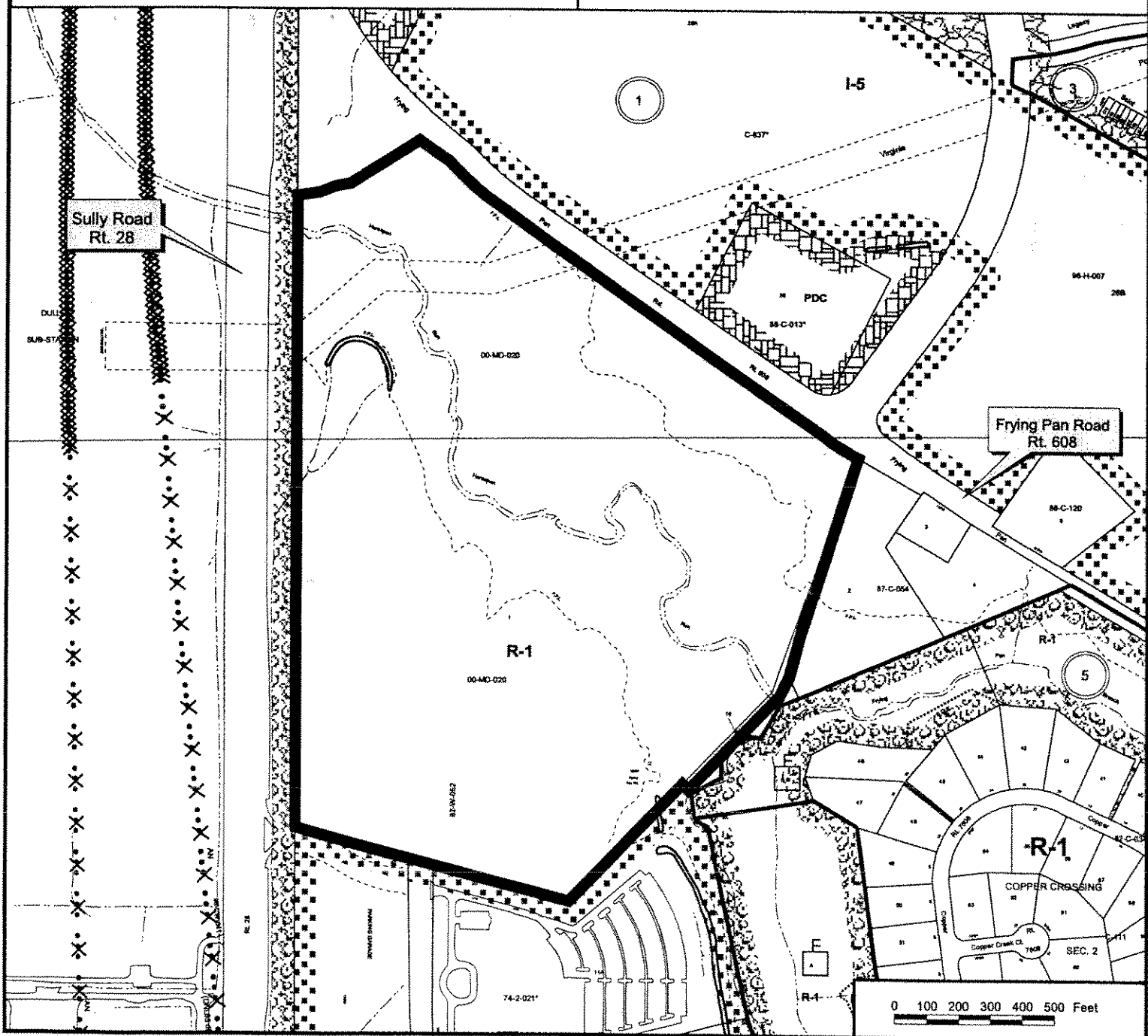


Rezoning Application
RZ 2000-MD-020

Applicant: HORSEPEN RUN, L.L.C.
Accepted: 05/05/2000- AMENDED 09/08/2005
Area: 67.10 AC OF LAND; DISTRICT - SULLY
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FRYING PAN ROAD
Zoning: FROM R-1 TO PDC
Overlay Dist: AN
Map Ref Num: 024-2- /01/ /0001 /01/ /0010

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FDP 2000-MD-020

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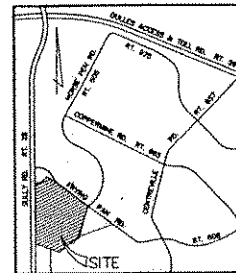




THE MIDDLETON CENTER

Sully and Hunter Mill Districts Fairfax County, Virginia

Conceptual / Final Development Plan



VICINITY MAP
 SCALE: 1" = 2,000'

Applicant:

Horsepen Run L.L.C.
 c/o KSI Services, Inc.
 8081 Wolf Trap Road, Suite 300
 Vienna, Virginia 22182

Sheet Index

1. Cover Sheet
2. Notes and Tabulations
3. Conceptual / Final Development Plan
4. Detailed Restorative Landscape Plan
5. Existing Vegetation Map
6. Stormwater Management
7. Stormwater Management

The Middleton Center
 Conceptual / Final Development Plan

August 10, 2005

REVISION DATE

M-10563

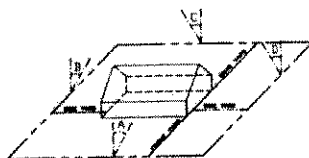
Tabulation

TABULATION (OFFICE/NOTEL ALTERNATIVE)

EXISTING ZONING	B-1
PROPOSED ZONING	PDC
TOTAL LAND AREA	67.16 AC
MAXIMUM FLOOR AREA RATIO PERMITTED	1.3
PROPOSED FLOOR AREA RATIO	0.31
MAXIMUM GROSS FLOOR AREA PERMITTED	4,364,314 SF
PROPOSED GROSS FLOOR AREA	1,023,000 SF
PRINCIPAL USE	
A. OFFICE	512,800 SF
B. HOTEL	510,200 SF
SECONDARY USE	
AGE RESTRICTED RESIDENTIAL	490,800 SF
PARKING SPACES REQUIRED	3,215
OFFICE (15,000 SF = 1,000 SF + 3.5 spaces per 1,000 SF)	1,547
HOTEL (150 rooms + 30 + 80 employees)	228
MULTIPLE FAMILY DWELLING UNITS (400 units + 1.5 spaces per unit)	640
PARKING SPACES PROVIDED	3,249
SURFACE	228
STRUCTURE	2,496
MAXIMUM BUILDING HEIGHT PROPOSED	120 FT
OPEN SPACE REQUIRED (15%)	10,074 AC
OPEN SPACE PROVIDED (62%)	42.36 AC

TABULATION (OFFICE ALTERNATIVE)

EXISTING ZONING	B-1
PROPOSED ZONING	PDC
TOTAL LAND AREA	67.16 AC
MAXIMUM FLOOR AREA RATIO PERMITTED	1.3
PROPOSED FLOOR AREA RATIO	0.31
MAXIMUM GROSS FLOOR AREA PERMITTED	4,364,314 SF
PROPOSED GROSS FLOOR AREA	1,023,000 SF
PRINCIPAL USE - OFFICE	512,800 SF
SECONDARY USE - AGE RESTRICTED RESIDENTIAL	490,800 SF
PARKING SPACES REQUIRED	3,260
OFFICE (15,000 SF = 1,000 SF + 3.5 spaces per 1,000 SF)	1,555
MULTIPLE FAMILY DWELLING UNITS (400 units + 1.5 spaces per unit)	640
PARKING SPACES PROVIDED	3,219
SURFACE	228
STRUCTURE	2,496
MAXIMUM BUILDING HEIGHT PROPOSED	120 FT
OPEN SPACE REQUIRED (15%)	10,074 AC
OPEN SPACE PROVIDED (62%)	42.36 AC



FROM VIEW - A: A BULKING PLANE OF THE PROPOSED DEVELOPMENT IS SHOWN. THE BULKING PLANE IS SHOWN AT AN ANGLE OF 15 DEGREES TO THE HORIZONTAL. THE BULKING PLANE IS SHOWN AT AN ANGLE OF 15 DEGREES TO THE HORIZONTAL. THE BULKING PLANE IS SHOWN AT AN ANGLE OF 15 DEGREES TO THE HORIZONTAL.

ANGLE OF BULK PLANE

MINIMUM BULKING PLANE SHALL BE SHOWN AT AN ANGLE OF 15 DEGREES TO THE HORIZONTAL.

THE PROPOSED DEVELOPMENT IS SHOWN TO BE A PDC DEVELOPMENT. THE PROPOSED DEVELOPMENT IS SHOWN TO BE A PDC DEVELOPMENT. THE PROPOSED DEVELOPMENT IS SHOWN TO BE A PDC DEVELOPMENT. THE PROPOSED DEVELOPMENT IS SHOWN TO BE A PDC DEVELOPMENT.

Notes

1. THE PROPERTY IS IN THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN (CDP) IS IDENTIFIED ON THE PARCEL COUNTY ZONING MAP AS 15-1 (B) 1 AND 18.
2. THE TOTAL LAND AREA OF THE CDP IS 67.16 ACRES.
3. THIS CDP ACCOMPANIES AN APPLICATION TO REZONE THE PROPERTY FROM THE B-1 DISTRICT TO THE PDC DISTRICT TO PERMIT THE ESTABLISHMENT OF OFFICES, HOTELS, AND AGE RESTRICTED MULTIPLE FAMILY UNITS AS PRINCIPAL USES.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM PATTON, HARRIS, RUST & ASSOCIATES, P.C. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM AN AS SURVEY BY DEWBERRY & DAVIS LLC. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
6. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY, AND THE NATURE OF APPLICANT'S INTEREST IN SAME, IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
7. STORMWATER MANAGEMENT (SWM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). THE LOCATION AND SIZE OF THE ON-SITE FACILITY SHOWN HEREON IS APPROXIMATE AND SUBJECT TO REVISION AT TIME OF FINAL ENGINEERING.
8. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE ADDITIONAL PARKING SPACES ARE PROVIDED. THE NUMBER AND LOCATION OF ADDITIONAL PARKING SPACES AND LOADING SPACES TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
9. THE NUMBER OF LOADING AND HANDICAP SPACES WILL BE PROVIDED AT TIME OF SITE PLAN AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
10. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS ALLOTTED FOR FUTURE DEVELOPMENT AS THE PHASE OF THE DEVELOPMENT PROGRESSES.
11. THERE ARE PORTIONS OF AN EXISTING VINCO BARRIAGEWAY THAT EXCEED TWENTY-FIVE (25) FEET AND IS SHOWN HEREON.
12. THERE IS FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND A RELATED ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY AS REPRESENTED ON THE GRAPHIC FINAL Delineation of Floodplain, RPA AND EQC WILL BE SHOWN ON FINAL SITE PLANS.
13. THE HORN RUN STREAM VALLEY AND THE RELATED ROCK LOCATED ON THE SUBJECT PROPERTY OFFER SCENIC, ARTISTIC AND NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION. THE PROTECTION/PRESERVATION OF THESE NATURAL FEATURES IS A COMPONENT OF THE PROPOSED DEVELOPMENT PROGRAM.
14. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
15. THE PROPOSED DEVELOPMENT IS LOCATED ON LAND UNIT D1 WITHIN THE DALLAS SE BULKING CONTROL OF THE BULL RUN PLANNING DISTRICT IN AREA B1. THE COMPREHENSIVE PLAN RECOMMENDS AN OFFICE USE AT A 0.5 FLOOR AREA RATIO (FAR) WITH OPTIONAL LANDSCAPE FOR ADOPTED INTENSITY WITH DEDICATION OF THE STREAM VALLEY AND THE EXTENSION OF PARK CENTER ROAD TO PROVIDE PARK ROAD. A COMPREHENSIVE PLAN AMENDMENT (APL 04-01 506) HAS BEEN FILED WHICH WILL BRING THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
16. SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT PROGRAM INCLUDE THE PRESERVATION OF ACRAGE AS MAJOR OPEN SPACE AND A BICYCLE TRAIL ALONG THE PROPERTY FRONTAGE ON A PORTION OF FORD ROAD AND A PERMANENT TRAIL THROUGH THE HORN RUN FLOODPLAIN AS SHOWN HEREON, WHICH IS IN GENERAL ACCORDANCE WITH THE COMPREHENSIVE PLAN LANGUAGE AS IT RELATES TO TRAILS.
17. THE COMMUNITY AND PUBLIC FACILITIES PROPOSED WITH THIS DEVELOPMENT PROGRAM INCLUDES DEDICATION OF OPEN SPACE AND THE CONSTRUCTION OF PARK CENTER ROAD EXTENDED AS WELL AS TWO RECTANGULAR BODIES OF WATER WITH THE ASSOCIATED PARKING CONSTRUCTED BY THE APPLICANT.
18. THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASE. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
19. A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TIMING OF SUCH IMPROVEMENTS WILL BE DELIVERED IN THE FUTURE.
20. SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
21. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 114.4, 304.4 AND 315.4; ANY HAZARDOUS WASTE AS SET FORTH IN COMMUNALITY OF TOWN/INCORPORATION OF WASTE MANAGEMENT 16.02-18-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS SHOWN IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 114.4, 304.4 AND 315.4. SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THIS USES WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
22. THE EXACT LOCATION OF THE PROPOSED ACCESS POINTS ARE SUBJECT TO MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
23. TRANSFER OF TITLE, EASEMENTS AND RIGHTS ARE NOT REQUIRED ALONG THE WESTERN AND SOUTHERN PROPERTY LINES. PURSUANT TO PAR. 5 AND 4 OF SECT. 13-304 OF THE ZONING ORDINANCE, WAIVER OF THE TRANSFER OF TITLE, EASEMENTS AND RIGHTS ARE REQUIRED FOR THE PROPERTY'S EASTERN AND NORTHERN PROPERTY LINES, RESPECTIVELY.
24. IF AN AMENDMENT TO ANY PORTION OF THIS CDP BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RESERVES THE RIGHT TO SUBMIT ONLY THAT PORTION OF SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHERE APPROPRIATE.
25. FARM-ORIENTED DWELLING AND OUTBUILDINGS PREVIOUSLY EXISTING ON THE PROPERTY HAVE BEEN REMOVED DOWN ON NORTH'S DRAINAGE AND ASSOCIATED ARCHITECTURAL SITE DESTROYED.
26. PURSUANT TO SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ROUTE 31 IS HEREBY REQUESTED.
27. PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSFER OF TITLE, EASEMENTS AND RIGHTS REQUIREMENTS BETWEEN THE PROPOSED MULTIPLE FAMILY UNITS AND THE HOTEL/POWER COMPLEX IS HEREBY REQUESTED.
28. ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
29. TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

Dewberry & Davis LLC
1001 W. 10TH STREET
SUITE 200
DALLAS, TEXAS 75201
TEL: 214.760.1000
WWW.DWBERRY.COM

THE MIDDLETON CENTER
Conceptual/Final
Development Plan
BULL RUN AND HORN RUN WATERSHEDS
FARMING COUNTY, VIRGINIA



SEE PLAN

SCALE

No.	DATE	BY	Description
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JAC
APPROVED BY: LAC
CHECKED BY: LAC
DATE: August 10, 2006
TITLE:

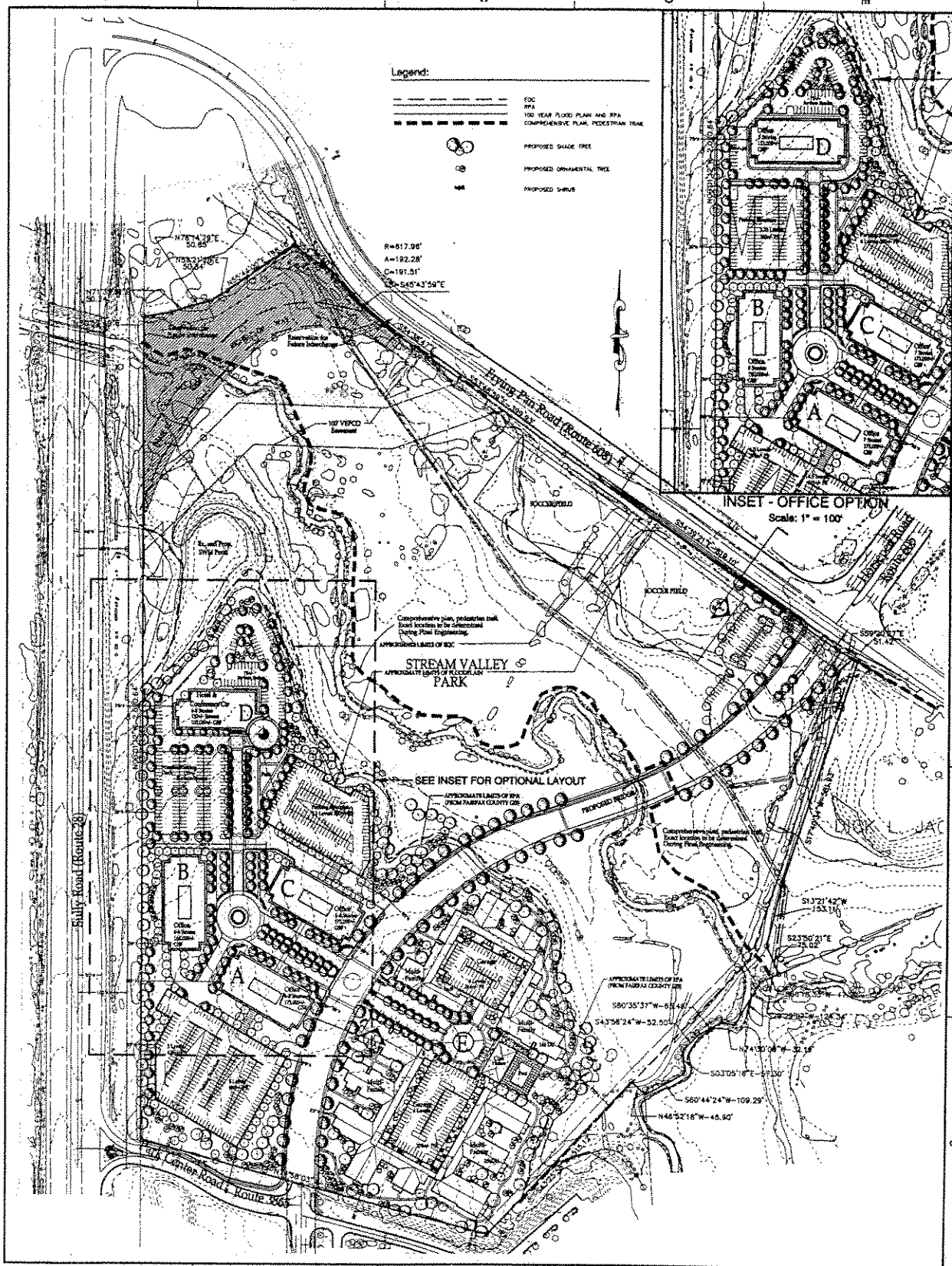
Notes & Tabulation

PROJECT NO.

2

SHEET NO. 2 OF 7

M-10563



INSET - OFFICE OPTION
Scale: 1" = 100'

Scale: 1" = 100'

THE MIDDLETON CENTER

Conceptual/Final
Development Plan
SULLY AND HUNTER MILL DISTRICTS
FAIRFAX COUNTY, VIRGINIA

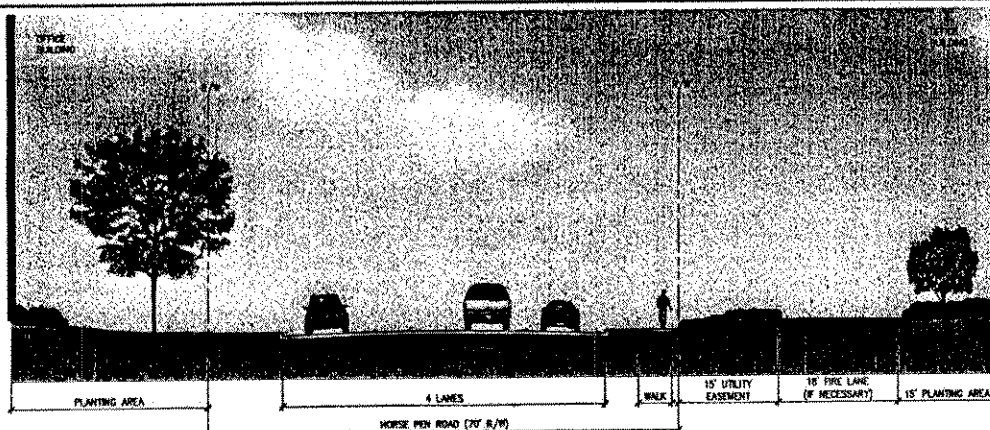


Dewberry

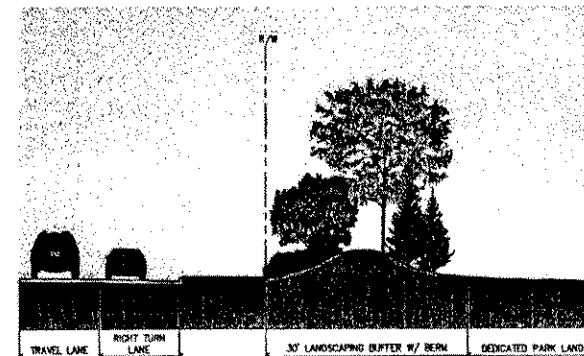
Cherry & Danks U.C.
4401 9th Avenue NW
Seattle, WA 98107

For more information, contact
 The Center for the Study of
 the History of the
 University of California
 at Berkeley, California 94720-1380
 Tel: 415/495-1380
 Fax: 415/495-1380
 E-mail: history@csd.berkeley.edu

[illegible]Conceptual/Final
Development Plan



1 ILLUSTRATIVE SITE SECTION 'A-A'
Scale: 1/8"=1'-0"



2 ILLUSTRATIVE SITE SECTION 'B-B'
Scale: 1/8"=1'-0"

**LEWIS
LANDSCAPE
SCULLY
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GIONET**
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Clark Real Estate
Advisors, L.L.C.
KSI

THE MIDDLETON CENTER

Fairfax County, Virginia

Conceptual / Final
Development Plan

REVISIONS

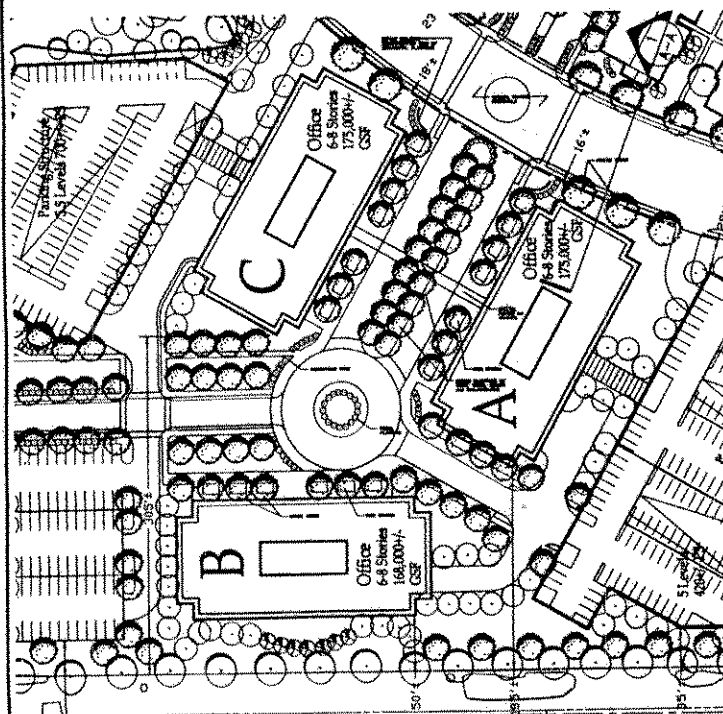
No.	Description	Date

DETAILED ILLUSTRATIVE LANDSCAPE PLAN

Drawing Title

Project Number: 21048.00
Scale: 1"=50'
Drawn By: AJS
Checked By: SS
Date: August 10, 2005
Sheet No. 4 of 7

M-10563



3 DETAILED ILLUSTRATIVE LANDSCAPE PLAN
Scale: 1"=50'

Latin	Botanical Name	Common Name
SHADE TREES		
•	<i>Acer rubrum</i>	Red Maple
•	<i>Fagus grandifolia</i>	American Beech
•	<i>Fraxinus pennsylvanica</i>	Green Ash
•	<i>Gleditsia inaequalis</i> var. <i>hormis</i> 'Stylos'	Stylos Honeylocust
•	<i>Quercus virginiana</i>	Live Oak
•	<i>Platanus x wrightii</i> 'Woodland'	London Plane Tree
•	<i>Quercus coccinea</i>	Scarlet Oak
•	<i>Quercus phellos</i>	Willow Oak
•	<i>Sala babingtonia</i>	Waxing Willow
ORNAMENTAL TREES		
•	<i>Amelanchier canadensis</i>	Sandbarberry
•	<i>Betula nigra</i>	River Birch
•	<i>Cercis canadensis</i>	Eastern Redbud
•	<i>Chionodoxa virginica</i>	White Fringe Tree
•	<i>Cornus florida</i>	Flowering Dogwood
•	<i>Crataegus viridis</i>	Washington Hawthorn
•	<i>Malus virginiana</i>	Sweetbay Magnolia
•	<i>Prunus x yedoensis</i>	Yoshino Cherry
EVERGREEN TREES		
•	<i>Thuja x Nana S. Stevens</i>	Nana Stevens Holly
•	<i>Thuja occidentalis</i>	American Holly
•	<i>Juniperus virginiana</i>	Virginia Red Cedar
•	<i>Pinus strobus</i>	Norway Spruce
•	<i>Pinus strobus</i>	White Pine
•	<i>Pinus strobus</i>	Japanese Black Pine
•	<i>Taxus canadensis</i>	Eastern Hemlock
SHRUBS		
•	<i>Euonymus alatus</i>	Winged Euonymus
•	<i>Euonymus americanus</i> 'Nemoralis'	Waxleaf Euonymus
•	<i>Sanicula 'Green Lustre'</i>	Japanese Holly
•	<i>Sanicula</i>	Japanese Holly
•	<i>Prunus laurocerasus</i>	Cherry Laurel
GROUNDCOVER		
•	<i>Euonymus coloratus</i>	Waxleaf Euonymus
•	<i>Hedera helix</i>	English Ivy
•	<i>Juniperus conferta</i>	Shore Juniper
•	<i>Liriodendron 'Big Blue'</i>	Big Blue Hydrangea

4 REPRESENTATIVE PLANT LIST
N.T.S.

THIS SHEET FOR INFORMATION ONLY

THE MIDDLETON CENTER
 Conceptual/Final
 Development Plan
 BULLY HAD HAMSTER HILL, DUFFIN
 HANCOCK COUNTY, VIRGINIA



KEY PLAN



NO.	DATE	BY	DESCRIPTION

DESIGNED BY: JMC
 APPROVED BY: LAM
 CHECKED BY: LAM
 DATE: August 10, 2005
 TITLE:

Existing Vegetation Map

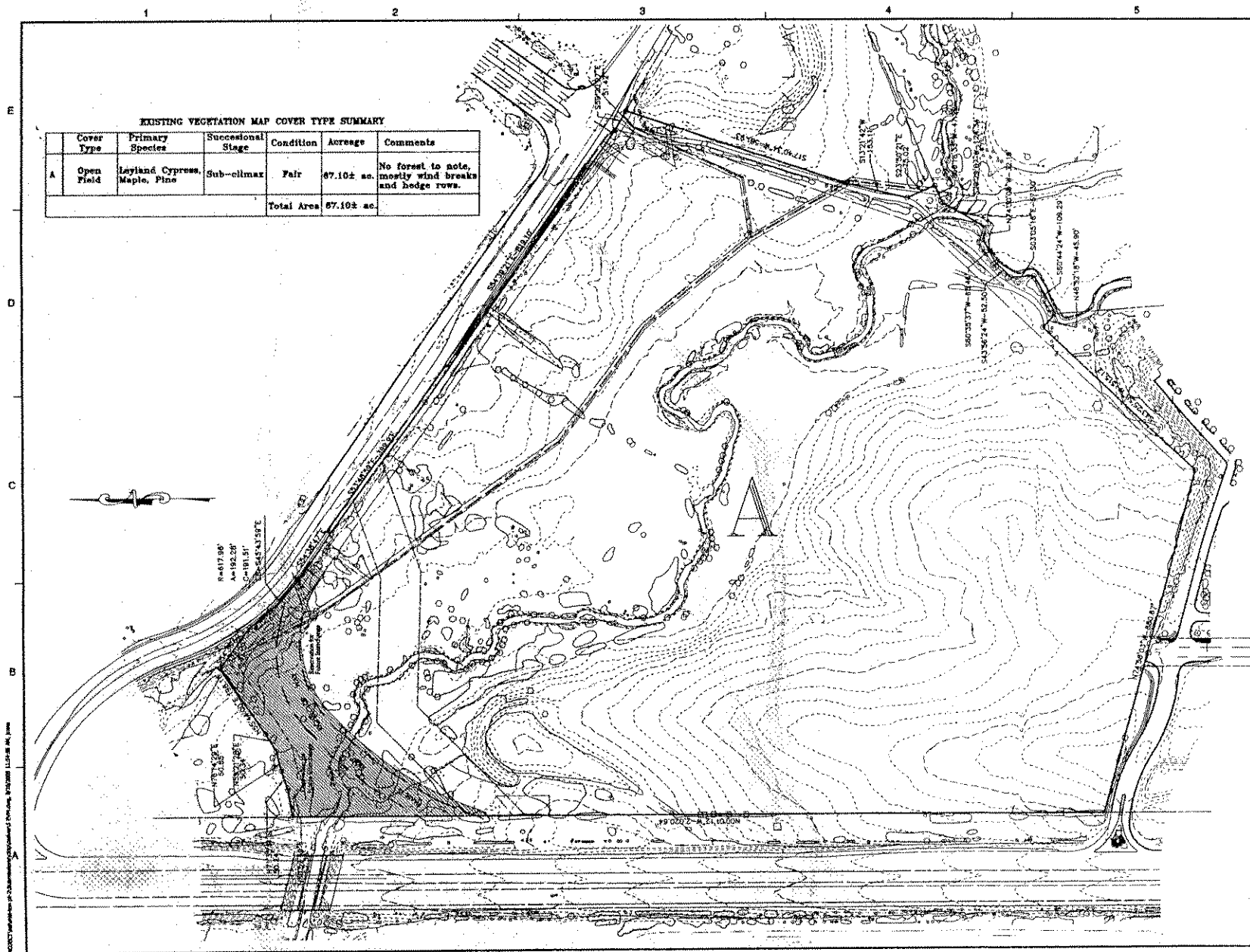
PROJECT NO.:

5

SHEET NO. 5 OF 7
 M-10563

EXISTING VEGETATION MAP COVER TYPE SUMMARY

	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Open Field	Leyland Cypress, Maple, Pine	Sub-climax	Fair	67.10± ac.	No forest to note, mostly wind breaks and hedge rows.
Total Area					67.10± ac.	



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