



HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VIRGINIA 22102

TEL 703 • 714 • 7400
FAX 703 • 714 • 7410

FRANCIS A. MCDERMOTT
DIRECT DIAL: 703 • 714 • 7422
EMAIL: fmcdermott@hunton.com

FILE NO: 65145.000008

July 14, 2014

VIA EMAIL

Ms. Mary Ann Tsai
Staff Coordinator - Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Furnace Associates, Inc.
Special Exception Amendment Application SEA 80-L/V-061-2

Dear Mary Ann:

Enclosed please find the following submission documents:

1. Revised Applicant's Proposed Development Conditions dated July 14, 2014;
2. Revised "Applicant's Statement" dated July 14, 2014; and
3. Revised SEA-2 Plat dated July 14, 2014 (seven full-size sets and two 8 1/2 x 11" reductions, as requested, including copies showing all revisions underlined in red), as filed separately today by BC Consultants.

As directed by the Board of Supervisors, Furnace Associates has significantly revised its SEA-2 Plat and Development Conditions to reflect (i) a closure date of December 31, 2025; (ii) deletion of all wind turbines; (iii) continued provision of three of the four renewable energy features; (iv) sharing of these energies or revenues therefrom with the County; (v) expanded commitment to CDD recycling through withdrawal of PCA 2000-MV-034, retention of the Mixed Waste Reclamation Facility ("MWRP") and restriction of truck access to it; and (vi) reduction of the proposed berm to an overall average height of 22 feet, ranging from a high of 25 feet to a low no greater than 17 feet, and to an average height no greater than 20 feet along Furnace Road. This revised SEA-2 is consistent with the spirit, intent and specifics of the Board's June 17, 2014 "Potential Framework."

Furnace Associates is withdrawing its request to modify the Public Facilities Manual submission requirements for a tree inventory and condition analysis at site plan. The Applicant continues to request that the Board of Supervisors direct the Director of DPWES to modify the Public Facilities Manual requirements for an invasive species management plan so that implementation is reasonable, limited in scope and cost effective. This request is

Ms. Mary Ann Tsai
July 14, 2014

SEA 80-L/V-061-2
Page 2

appropriate given the unusual nature of the use, the 250-acre property, and the fact that nearly 9,000 trees will be installed on the side slopes by the end of Phase 5.

Furnace Associates intends to file a letter withdrawing pending Proffered Condition Application PCA 2000-MV-034 prior to July 29, 2014.

Please let us know if you have questions or require additional copies of the plat.

Very truly yours,



Francis A. McDermott

Enclosures

cc: Mr. Gary Hewes, Furnace Associates
Mr. Dennis Dixon, BC Consultants