



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 10, 2009

Antonio J. Calabrese
Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190-5656

RE: Rezoning Application RZ 2009-MA-011
(Concurrent with Special Exception Amendment Application SEA 95-M-039)

Dear Mr. Calabrese:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2010, granting Rezoning Application RZ 2009-MA-011 in the name of Westlawn Limited Partnership. The Board's action rezones certain property in the Mason District from the C-6 and C-8 and HC to C-6 and HC and permits commercial development with an overall Floor Area Ratio (FAR) of 0.32. The subject property is located in the southwest quadrant of the intersection of Arlington Boulevard and Annandale Road on approximately 8.36 acres of land [Tax Map 50-4 ((1)) 6 and 7; 50-4 ((17)) H and H1], and is subject to the proffers dated March 4, 2010.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

The Board also:

- Modified the transitional screening and waived the barrier to the southwest along Tripps Run, in favor of that shown on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) and as proffered.
- Waived the interparcel access to the south, along Annandale Road.
- Waived the service drive requirement along Route 50, in favor of that shown on the GDP/SE Plat.
- Waived the on-road bike lane on Route 50.
- Waived the minor paved trail along Tripps Run.
- Waived the peripheral parking lot landscaping adjacent to Tax Map Parcel 50-1 ((17)) G.
- Modified the peripheral parking lot landscaping along Route 50.

Sincerely,



Nancy Veirs
Clerk to the Board of Supervisors
NV/ph
Enclosure

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Eric Tietelman, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9th day of March, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-MA-011
(Concurrent with Special Exception Amendment Application SEA 95-M-039)**

WHEREAS, Westlawn Limited Partnership, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6 and C-8 and HC to C-6 and HC, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-6 and HC Districts, and said property is subject to the use regulations of said C-6 and Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 9th day of March, 2010.



Nancy Velts
Clerk to the Board of Supervisors



PROFFER STATEMENT

BILL PAGE HONDA AND WESTLAWN SHOPPING CENTER

RZ 2009-MA-011

March 4, 2010

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in this Rezoning Application ("RZ") (the "Application") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 50-4 ((1)) Parcels 6 and 7, and Tax Map 50-4 ((17)) Parcels H and H1 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, rezoning application RZ 2009-MA-011 and the companion application SEA-95-M-039 (collectively, the "Application") are granted by the Board of Supervisors. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

GENERAL

1. Rezoning Application/Special Exception Amendment. The Property shall be developed in substantial conformance with the plat entitled "Bill Page Honda & Westlawn Shopping Center Generalized Development Plan/Special Exception Plat" dated March 16, 2009, as revised through February 5, 2010, prepared by Walter L. Phillips, consisting of nineteen (19) sheets (the "GDP/SE Plat").
2. Minor Modifications. Pursuant to the provisions of Sect. 18-204(5) of the Zoning Ordinance, minor modifications to the GDP/SE Plat that are in substantial conformance with the GDP/SE Plat may be permitted when necessitated by sound engineering or that may become necessary as part of final site plan or engineering. Building footprints may be decreased so long as the development otherwise is in substantial conformance with these Proffers and the GDP/SE Plat.
3. Proposed Development. The new development proposed with this Application shall be limited to a reconstructed vehicle sale, rental, and ancillary service establishment (the "New Dealership"), a car wash facility ancillary to the New Dealership (the "Car Wash"), a drive-in financial institution (the "Financial Institution"), a drive-through pharmacy (the "Pharmacy"), a retail shopping center (the "Shopping Center"), and/or associated facilities (collectively, the "Development"). In addition, the Shopping Center, Financial Institution, and Pharmacy may also be occupied by any by-right use permitted in the Zoning Ordinance for the C-6 district, provided that the use or uses provide adequate parking in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat. Additional special exception and/or

special permit uses may be permitted in the Development without a Proffer Condition Amendment, provided such uses provide adequate parking in accordance with Article 11 of the Zoning Ordinance and are otherwise in substantial conformance with the GDP/SE Plat.

A. Limitations on Use. The following uses shall not be allowed in the Development: adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; psychic readers/fortune tellers; topless or nude dancing/stripping establishments; adult movie or "peep show" establishments.

4. Phasing. The Applicant's construction of the Development may occur in phases, depending on market conditions. A phasing plan (the "Phasing Plan") is attached to these Proffers as Exhibit A. Modifications may be made to the Phasing Plan so long as any modifications are otherwise in substantial conformance with these Proffers and the GDP/SE Plat. Any use of buildings existing as of the approval date of this Application that will be removed or replaced by the Development may continue in accordance with Article 15 of the Zoning Ordinance.

A. Continued Operation of Retail Establishments. Portions of the Development will be constructed on areas that are the subject of retail leases or agreements existing as of the approval date of this Application that the Applicant must honor until they expire or are terminated. Further, as an incentive to facilitate implementation of the Development, the Applicant may have the need to relocate any or all such uses or buildings to temporary facilities, such as trailers, or to new locations on the Property until further redevelopment can proceed. Temporary facilities, if needed, shall be placed in the general locations as depicted on the attached Phasing Plan. Each temporary facility shall be permitted to operate for no longer than thirty (30) months, provided that the Zoning Administrator may agree to extend the permit for any temporary facility in the event of construction delays. All temporary facilities shall be removed from the Property prior to bond release. For each retail establishment that continues to operate during construction, the Applicant shall ensure that adequate parking is provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance.

B. Continued Operation of the Car Dealership. The Applicant may elect to construct the New Dealership facility while continuing to operate the existing car dealership (the "Existing Dealership") in its present location. During construction, the Applicant shall ensure that adequate parking is provided to comply with the parking requirements for the Existing Dealership. The Existing Dealership shall cease operations within thirty (30) days of the issuance of a Non-Residential Use Permit ("Non-RUP") for the New Dealership.

C. Interior Improvements to Existing Structures. For those buildings existing on the Property as of the approval date of this Application but that are proposed for redevelopment or removal as part of the Applicant's implementation of the Development, the Applicant may secure building permits for and make interior

improvements to such buildings without triggering the requirement to reconstruct such buildings in conformance with the GDP/SE Plat.

D. Casualty. The Applicant may restore any building or structure existing as of the approval date of this Application that later is destroyed or damaged by casualty, subject to Article 15 of the Zoning Ordinance.

5. Parking. Parking shall be provided in a combination of garage structures and surface lots as shown on the GDP/SE Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services (“DPWES”), for the uses within the Property.

TRANSPORTATION

6. Improvements to Arlington Boulevard and Annandale Road Intersection. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct improvements to the intersection at Arlington Boulevard and Annandale Road, as more specifically described below:

A. Additional Travel Lane on Arlington Boulevard. The Applicant shall construct a third eastbound lane on Arlington Boulevard along the frontage of the Property. The third eastbound lane shall continue east past the Annandale Road intersection, and shall terminate at the first entrance to the existing service drive east of Annandale Road, as depicted by the “Proposed Future Road Improvements” on Sheet 11 of the GDP/SE Plat. Pavement markings for the improvements shall be completed as shown on Sheet 11 of the GDP/SE Plat, or as modified by the Virginia Department of Transportation (“VDOT”).

B. Pavement Markings Plan. At the time of site plan submission, the Applicant shall submit to VDOT a plan containing revised pavement markings for the northbound approach to the intersection of Annandale Road and Arlington Boulevard to include a left turn bay, a shared left-through lane, and a shared through-right lane (the “Pavement Markings Plan”). Prior to filing a site plan, the Applicant shall pursue an alternative pavement marking option to provide a dedicated right-turn lane from northbound Annandale Road to eastbound Arlington Boulevard (the “Alternative Pavement Markings Plan”), in lieu of the Pavement Markings Plan. The Applicant shall submit the Alternative Pavement Markings Plan to VDOT and FCDOT, and shall provide copies of this Alternative Pavement Markings Plan to the Supervisor’s Office and the President of the Sleepy Hollow Citizens Association. If the Alternative Pavement Markings Plan is approved by VDOT and FCDOT, the Applicant shall construct that configuration. If the Alternative Pavement Markings Plan is not approved, the Applicant shall construct the Pavement Markings Plan.

C. Signal Modifications. The Applicant shall modify the existing traffic signal to accommodate the third eastbound through lane on Arlington Boulevard and the

modified lane configuration on the Annandale Road northbound approach. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.

7. Improvements to Arlington Boulevard Southern Service Drive. Prior to the issuance of a Non-RUP for the New Dealership, the Applicant shall construct the on-site and off-site improvements to Arlington Boulevard as depicted in Option A on Sheet 11 of the GDP/SE Plat, which consists of a one-way westbound service drive with associated channelization and pavement markings as shown on the GDP/SE Plat, as approved by VDOT. At the time of site plan submission, the Applicant shall consult with the Mason District Supervisor's Office (the "Supervisor's Office"), the Fairfax County Department of Transportation ("FCDOT"), and VDOT, regarding the improvements. If Option A is not approved by the Supervisor's Office, FCDOT and VDOT, the Applicant may construct the alternate improvements depicted in Option B on Sheet 11.
8. Annandale Road and South Street/Shopping Center Entrance. Prior to the issuance of the first Non-RUP for the reconstructed Shopping Center, the Applicant shall upgrade the traffic signal at Annandale Road and South Street/Shopping Center Entrance. The upgraded signal shall include dedicated phasing for traffic turning left from South Street and from the Shopping Center Entrance, and will include pedestrian-activated countdown signal heads. As part of this signal modification, the Applicant shall submit proposed signal timing modifications for approval and implementation by VDOT.
9. Annandale Road Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) on or near the Property (the "Bus Pad"), in a location along Annandale Road as shown on Sheet 3 or another location as determined in consultation with FCDOT as part of site plan approval for the Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. The Applicant shall provide all easements and right-of-way necessary for construction and maintenance of the pad and future shelter. A determination of these limits shall be coordinated with and approved by FCDOT prior to site plan approval for the subject development. The Bus Pad shall be installed prior to bond release by DPWES for the Development; provided, however, that if an agreement cannot be reached as to the location of the Bus Pad, then, in lieu of constructing the Bus Pad and with the approval of FCDOT, the Applicant shall provide a contribution of Fifteen Thousand and No/Dollars (\$15,000.00) to the Board of Supervisors for the installation of a bus shelter in the vicinity of the Property.
10. Bicycle Facilities. As shown on the GDP/SE Plat, the Applicant shall provide bicycle parking facilities for a minimum of twenty (20) bicycles to encourage bicycling to the retail shops instead of driving. The bicycle parking facilities shall be installed as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP for the reconstructed shopping center, or may be relocated to other locations on the Property with approval by FCDOT.

11. Signal Warrant Study. Within one year of the issuance of the final Non-RUP for the Property, but prior to bond release by DPWES, the Applicant shall submit a signal warrant study for the intersection of Arlington Boulevard and Westmoreland Road for review by VDOT.
12. Unavoidable Delay. For the purposes of Proffer 6, Proffer 7, and Proffer 8, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications or improvement(s) have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the required times set forth in each proffer, the Zoning Administrator may agree to a later date for dedication/completion of the improvement(s).

INTERPARCEL ACCESS

13. Interparcel Access. Prior to bond release by DPWES, the Applicant shall construct its portion of an interparcel access along the northwest corner of the Property (the "Future Interparcel Access"), allowing access to and from Tax Map 50-4 ((17)) Parcel G (the "McDonalds Property"), as generally depicted on Sheet 3 of the GDP/SE Plat (the "Future Interparcel Access"). Should the McDonald's Property redevelop in the future, and provide its portion of the Future Interparcel Access, the Applicant shall permit vehicles and pedestrians to pass through the Future Interparcel Access, and shall close the access to the service drive along Tax Map 50-4 ((17)) Parcel G, if requested by FCDOT. Should the McDonald's Property and the Applicant agree to a different location for the Future Interparcel Access, the location may be altered subject to approval by FCDOT.

GREEN BUILDING PRACTICES

14. The Applicant shall utilize green building practices for the Development, including but not limited to the following features:
 - A. The Development shall be designed by a design firm with at least one professional accredited by LEED (or equivalent program) on the team. Prior to building permit issuance, the accredited professional shall provide documentation to DPWES demonstrating compliance with this Proffer 14;
 - B. The Applicant shall allocate space for storage of recyclables within the Development;
 - C. Smoking shall be prohibited in all indoor spaces, with smoking areas provided outside the building at least 25 feet from all doors and air intakes;
 - D. The Development will incorporate Erosion and Sediment Control measures;
 - E. The Applicant shall maintain bicycle parking facilities for a minimum of twenty (20) bicycles on or near the Shopping Center to encourage bicycling to the retail shops instead of driving;

- F. The main building containing the New Dealership and the Westlawn Shopping Center, including the parking deck, will use a highly reflective roof material;
- G. All privately-installed site lighting will be certified, prior to bond release, by an accredited professional to meet American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE/IESNA Standard 90.1-2004) standards to reduce nighttime pollution, avoid spillage offsite, and maintain minimum and maximum recommended levels; and Article 14, Section 9 of the Fairfax County Zoning Ordinance;
- H. The Applicant will specify non ozone-depleting refrigerants in cooling system;
- I. The Development will use low emitting materials for paints, sealants, carpeting, and formaldehyde-free composite board;
- J. The Development shall specify low flow or dual flush toilets, low flow or waterless urinals, and low flow faucets and shower heads throughout the Development to reduce potable water demand;
- K. During the construction phase, at least 50% of construction debris and reusable materials shall be diverted to a recycling facility, salvage yard, or other site for reuse;
- L. Wherever possible during construction, use salvaged, reused, or refurbished materials, materials with a high recycled content, and rapidly renewable materials;
- M. During construction, follow the guidelines of the Sheet Metal and Air Conditioning National Contractors Association Indoor Air Quality guidelines to promote better air quality after construction;
- N. Provide showering and changing facilities for employees of the New Dealership for those employees who bike, walk, or jog to work;
- O. Reduce impervious surface for the overall Development by using a parking deck for the New Dealership;
- P. The Development shall utilize Energy Star appliances and fixtures for all building systems and equipment, including, where applicable and available: heating and air conditioning systems, appliances, photocopiers, large-screen televisions, bathroom and plumbing fixtures, and interior lighting.

ARCHITECTURAL DESIGN AND SITE AMENITIES

15. Building Design and Materials. The general architectural design of the Development is shown on Sheets 14 – 17 of the GDP/SE Plat (the “Conceptual Elevations”). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering, building design, and tenant prototypes, provided that such modifications are in substantial conformance with the the Conceptual Elevations. The

Pharmacy and the Financial Institution shall each utilize consistent color, materials, and treatments on all sides of their respective buildings (these designs may, however, vary between the two buildings). Building materials for the Development, as generally reflected on the Conceptual Elevations, shall be selected from among the following: exterior insulation finishing system (“EIFS”), siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Bay windows, balconies, awnings, storefronts, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the GDP/SE Plat. All buildings within the Development shall share at least one common architectural theme, major building material, or color scheme. The Conceptual Elevations on Sheets 16 (Pharmacy) and 17 (Financial Institution) of the GDP/SE Plat may be modified by the Applicant as part of as part of final building design and tenant prototypes.

16. Shopping Center and Parking Deck Design. The reconstructed shopping center and parking deck shall incorporate architectural features or façade elements to help break up the mass and bulk of the structures, and shall be in substantial conformance with the Conceptual Elevations. The portion of the parking deck fronting the adjacent residential neighborhood shall be constructed with solid vertical perimeter walls, not less than 32 inches in height, for the purpose of blocking headlights from shining into adjacent residences. High-quality architectural treatments shall be employed for all elevations of the reconstructed shopping center and parking deck to soften the structures and provide a pedestrian sense of scale. The reconstructed shopping center and parking deck architecture shall include accents featuring colored brick or brick panels on all elevations of the structure.
17. Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with Article 14 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. Lighting on the top level of the parking deck shall be comprised entirely of bollards and sconces.
18. Signage. Signage for the Property and the Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. Any freestanding signs shall comply with all provisions of Article 12 of the Zoning Ordinance. With the exception of any required regulatory signage, the Applicant shall not place lighted signs on the southern-facing elevation of any building within the Development. The freestanding sign depicted on the GDP/SE Plat at the corner of Arlington Boulevard and Annandale Road shall be relocated a minimum of 100 feet to the west, along the Arlington Boulevard frontage. The freestanding sign depicted on the GDP/SE Plat along Annandale Road shall be a maximum of eighteen (18) feet in height, and shall have a maximum sign area of sixty-five (65) square feet, as measured under Article 12 of the Zoning Ordinance.

STORMWATER MANAGEMENT

19. Stormwater Management Plan. As part of site plan approval for the Development, the Applicant shall submit to DPWES a stormwater management plan (the "SWM Plan") for implementation with the Development, demonstrating that stormwater management for the Development can be provided onsite.
20. Best Management Practices ("BMP"). The Applicant shall incorporate BMPs in order to improve water quality associated with stormwater runoff. Using structural and/or non-structural BMPs such as rain gardens, sand filters, storm filters, tree box filter devices or a combination thereof, as approved by DPWES, the site plan shall demonstrate a minimum ten percent (10%) reduction of the phosphorous loading from the Property, based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion.

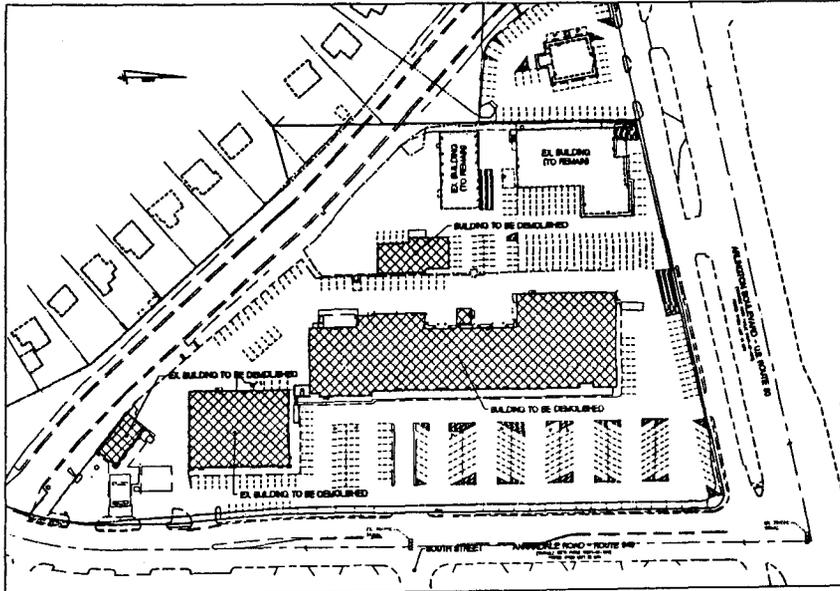
ENVIRONMENT

21. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SE Plat, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division ("UFM") of DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas protected by the limits of clearing and grading that must be disturbed.
22. Tripps Run Buffer and Easement. Prior to the issuance of a Non-RUP for the New Dealership, the vegetative buffer along Tripps Run (the "Tripps Run Buffer"), as well as the area within the Tripps Run storm drain easement (the "Tripps Run Easement") shall be planted and maintained as depicted on Sheets 4 and 5 of the GDP/SE Plat.
 - A. The Tripps Run Buffer shall provide effective year-round screening, and shall be populated with a mix of shrubs, deciduous trees and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission.
 - B. The Tripps Run Easement shall be populated with a mix of shrubs, deciduous trees, and evergreen trees, with size, configuration and species to be determined in conjunction with UFM at the time of site plan submission. Notwithstanding the detail provided on Sheets 4 and 5 of the GDP/SE Plat, the Tripps Run Easement shall be subject to the existing storm drain easements that permit the County to prune, trim, or remove trees within the Tripps Run Easement, at its expense.
 - C. Prior to site plan approval, the Applicant shall coordinate an on-site visit with the President of the Westlawn Civic Association, DPZ, UFM, the Mason District Planning Commissioner and the Mason District Supervisor's office to assist in determining what vegetation should be removed from the Tripps Run Buffer and the Tripps Run Easement, and to share plans for planting additional vegetation as described in this Proffer 22.

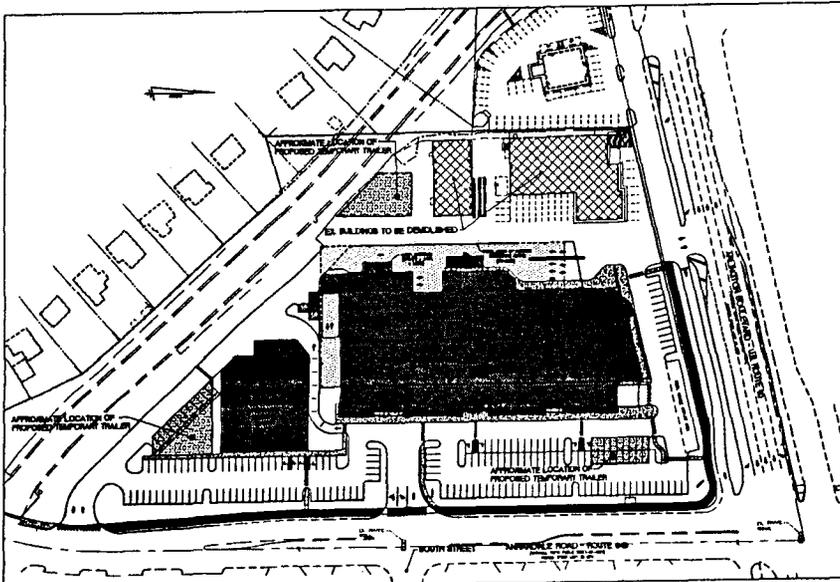
23. Arlington Boulevard Landscaping. The Applicant shall plant additional landscaping consisting of a linear row of shrubs approximately three hundred feet in length, planted with evergreen shrubs a minimum container size of twenty (20) inches, installed every four (4) linear feet. These plantings shall be located between the Arlington Boulevard trail and the proposed Southern Service Drive, provided that the landscaping does not interfere with the existing gas line and is otherwise approved by VDOT.

MISCELLANEOUS

24. Advance Density Credit. Advance density credit is reserved in accordance with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual ("PFM"), at the time of site plan approval for the Property.
25. Underground Storage Tanks. At the time of construction of the Proposed Development, the Applicant shall comply with all local, state, and federal laws and regulations regarding any underground storage tanks remaining on the Property.
26. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA and/or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this PCA and/or SEA shall otherwise remain in full force and effect.
27. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
28. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.



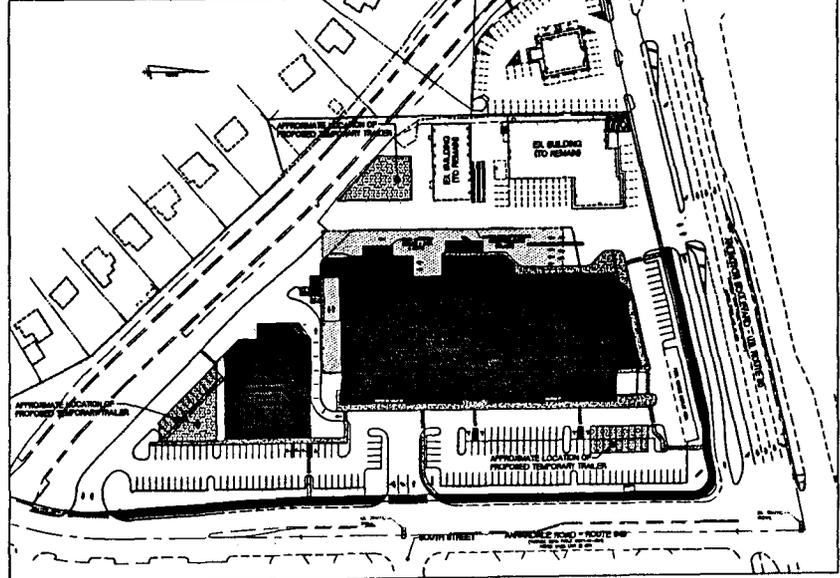
- PHASE 1 DEVELOPMENT
- WESTLAWN SHOPPING CENTER, SUV LEASING STORE, AND OLD SERVICE STATION WILL BE DEMOLISHED.
 - BILL PAGE HONDA DEALERSHIP AND SELECTED RETAILERS REMAIN OPEN AND CONTINUE TO OPERATE.



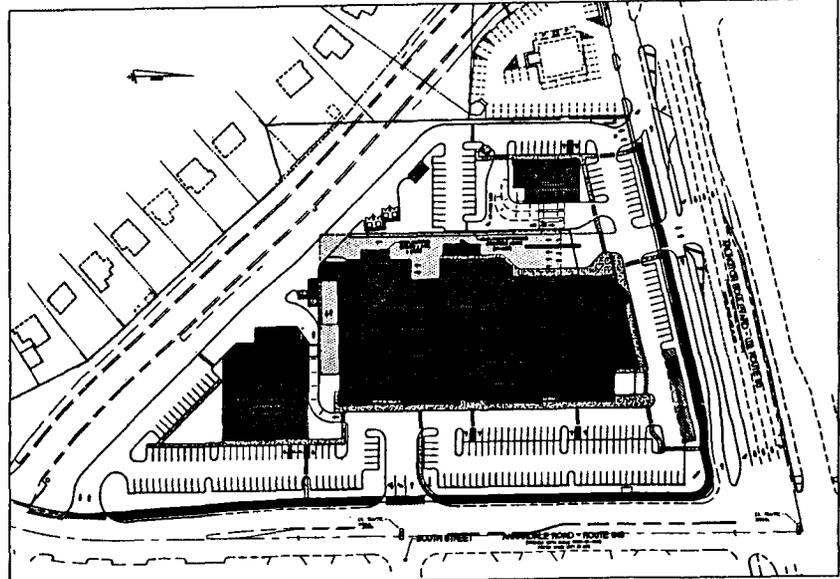
- PHASE 2 DEVELOPMENT
- NEW BILL PAGE HONDA/WESTLAWN SHOPPING CENTER AND PHARMACY BUILDING TO BE CONSTRUCTED.

PHASE 3 DEVELOPMENT

- EXISTING BILL PAGE HONDA DEALERSHIP BUILDINGS WILL BE DEMOLISHED.



- PHASE 3 DEVELOPMENT
- EXISTING BILL PAGE HONDA DEALERSHIP BUILDINGS WILL BE DEMOLISHED.



- PHASE 4 DEVELOPMENT
- PAD SITE FOR THE DRIVE-THRU FINANCIAL INSTITUTION AND ALL REMAINING SITE WORK TO BE CONSTRUCTED.

CONCEPTUAL BUILDING PHASING EXHIBIT

WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS

INCORPORATED
CIVIL ENGINEER LAND SURVEYOR PLANNER LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22044
(703) 552-6600 FAX (703) 552-3001 WWW.WLPINC.COM

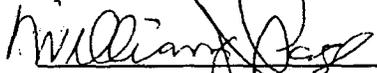
DATE: 11/11
SHEET: 01

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

Westlawn Limited Partnership, a Virginia limited partnership, as to Tax Map Parcel Numbers: 50-4 ((1)) Parcel 7; 50-4 ((17)) Parcels H, H1

By:

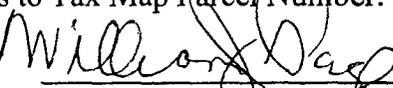


Name: William J. Page

Title: General Partner

CWSS Associates, L.L.C., a Virginia limited liability company, as to Tax Map Parcel Number: 50-4 ((1)) Parcel 6

By:



Name: William J. Page

Title: Managing Member



PROPOSED DEVELOPMENT CONDITIONS

SEA 95-M-039

March 2, 2010

If it is the intent of the Board of Supervisors to approve SEA 95-M-039, located at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard, Tax Map 50-4 ((1)) 6 and 7, and 50-4 ((17)) H and H1, to amend SE 95-M-039, previously approved for a vehicle sales, rental and ancillary service establishment and waiver of open space, to permit site and condition modifications, an increase in land area, and the addition of a drive-through pharmacy, a drive-in financial institution, and an increase in height, pursuant to Sect. 4-604, 9-607 and 7-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right or special permit uses allowed by the Zoning Ordinance may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked in accordance with Article 11 and are in substantial conformance with the SE Plat.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Bill Page Honda & Westlawn Shopping Center," consisting of 17 sheets, prepared by Walter L. Phillips, and dated March 16, 2009 as revised through February 5, 2010, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10 pm and 8 am, it shall be in a fully enclosed interior space with no windows or doors open.
5. The car wash shown on the SE Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing) shall take place inside the building. Hand drying shall be permitted outside.
6. The car wash shall be equipped to capture at least 80% of the waste water associated with a single cycle of the car wash operation. All waste water discharged from the car wash shall be discharged to the sanitary sewer system.

7. There shall be no outdoor, overnight storage of wrecked or inoperable vehicles on the site.
8. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as "Prop. Vehicle Display Area," or in the garage).
9. The free standing sign on the Annandale Road frontage shall be constructed such that the materials and colors are coordinated with the retail portion of the development. The free standing sign on the Arlington Boulevard frontage shall be constructed such that the materials and colors are coordinated with the vehicle sale, rental, and ancillary service establishment .
10. Signs shall be posted in the vicinity of the stacking area for the drive-through window for the pharmacy, stating the limitations on the uses of the window service. Such signs shall not exceed two square feet in size.
11. Prior to site plan approval, a public access easement which specifically allows pedestrian and bicycle access along the rear travel aisle (along Tripps Run) from Arlington Boulevard (Route 50) to Annandale Road shall be recorded in the land records of Fairfax County in a form acceptable to DPWES and the County Attorney.
12. Prior to site plan approval, a Water Quality Impact Assessment shall be requested and approved. Any modifications to the site that are not in substantial conformance with the GDP/SE Plat shall require a Proffer Condition Amendment and a Special Exception Amendment.
13. The outdoor display area lighting for the vehicle sale, rental and ancillary service establishment, including both ground level and parking deck areas, shall not exceed a maintained lighting level of thirty (30) footcandles as measured horizontally at grade.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the

special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



BILL PAGE HONDA & WESTLAWN SHOPPING CENTER

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

FAIRFAX COUNTY, VIRGINIA

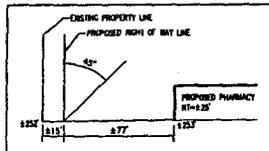
NOTES

- OWNERS: CHSS ASSOCIATES, LLC WESTLAWN LIMITED PARTNERSHIP
8715 ARLINGTON BLVD. 8715 ARLINGTON BLVD.
FALLS CHURCH, VA 22042 FALLS CHURCH, VA 22042
- APPLICANT: WESTLAWN LIMITED PARTNERSHIP
8715 ARLINGTON BLVD.
FALLS CHURCH, VA 22042
- THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 000-4-01-000, ZONED C-8 AND 000-4-01-007, 000-4-17-01, 000-4-14-01-1, ZONED C-6. THE SITE ALSO LIES WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOO).
- THE TOTAL SITE AREA OF THE PROPERTY IS 34,253 SF OR 0.36 AC.
- A PORTION OF THIS SITE, PARCEL 8, IS TO BE REZONED TO C-6, COMMUNITY RETAIL DISTRICT.
- A CATEGORY 5 SPECIAL EXCEPTION IS REQUIRED FOR THE VEHICLE SALES ESTABLISHMENT AND THE DRIVE-THRU PHARMACY. A CATEGORY 4 SPECIAL EXCEPTION IS REQUIRED FOR AN INCREASE IN BUILDING HEIGHT AND THE DRIVE-IN FINANCIAL INSTITUTION LOCATED WITHIN THE HCOO.
- TOPOGRAPHY AND EXISTING CONDITIONS TAKEN FROM A FIELD SURVEY DONE BY THIS FIRM, DATED FEBRUARY 14, 2005. CONTIGUAL INTERVAL IS TWO FEET.
- THERE ARE NO PROPOSED SPECIAL ADVERTISEMENTS FOR THIS PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- THERE ARE NO PUBLIC FACILITIES PROPOSED WITH THIS PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE ALL UTILITY EASEMENTS HAVING A WIDTH OF 35 FEET OR MORE ARE SHOWN.
- A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #155525 0007 B, REVISED MARCH 5, 1990, DESIGNATES A PORTION OF THE PROPERTY AS BEING IN A SPECIAL FLOOD HAZARD AREA, ZONE AE. AREAS DETERMINED TO BE INUNDATED BY THE 100-YEAR FLOOD, A PORTION OF THE PROPERTY AS BEING IN ZONE X, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AND THE REMAINDER OF THE SITE AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
- LIMITS OF RESOURCE PROTECTION AREA (RPA) SHOWN ARE FROM RPA PLAN #5934-RPA-001-1 PREPARED BY WELAND STOKES & SOLUTIONS, INC AND APPROVED BY FAIRFAX COUNTY ON MAY 14, 2002.
- ALL EXISTING ON-SITE BUILDINGS AND STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN, UPDATED 2003, A 10' PAVED TRAIL IS PROPOSED ALONG ARLINGTON BOULEVARD AND ANNANDALE ROAD.
- THE PROPOSED REDEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA WITHIN THE RPA.
- THERE ARE NO MAJOR SANITARY SEWER IMPROVEMENTS PROPOSED WITH THIS APPLICATION.
- PER THE FAIRFAX COUNTY ZONING ORDINANCE, A FINANCIAL INSTITUTION WITH DRIVE THRU WINDOWS MAY HAVE 5 STACKING SPACES IN FRONT OF EACH OF THE FIRST TWO WINDOWS, PROVIDED THAT BOTH WINDOWS REMAIN OPEN WHEN THE DRIVE THRU FACILITY IS OPERATIONAL.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON-SITE DESERVING OF PROTECTION OR PRESERVATION. THE PROPOSED REDEVELOPMENT OF THE SITE DOES NOT PROPOSE ANY CHANGES TO TRIPPS RUN.
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN FOLLOWING RECEIPT OF ALL NECESSARY COUNTY APPROVALS. PAVING WILL BE COMPLETED AT THE 0' SITE PLAN.
- EXCEPT AS NOTED IN THE MODIFICATIONS/WAIVERS REQUESTED, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
- APPLICANT RESERVES THE RIGHT TO UPDATE AND MAINTAIN THE EXISTING DEALERSHIP UNTIL READY TO PROCEED WITH PROPOSED REDEVELOPMENT. THE EXISTING DEALERSHIP WILL REMAIN OPEN AND OPERATING DURING CONSTRUCTION OF THE NEW DEALERSHIP.
- ONE CAR BAY ANNUALLY TO THE DEALERSHIP WILL BE INCLUDED, AS SHOWN ON THE PLAN.

WAIVERS AND MODIFICATIONS REQUESTED

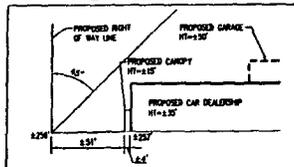
- A WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENT ADJACENT TO THE SINGLE FAMILY HOMES DUE TO THE EXISTING CONCRETE TRIPPS RUN CHANNEL, AND STORM SEWER EXISTENCE IS REQUESTED.
- A WAIVER OF THE BARRIER REQUIREMENT ADJACENT TO THE SINGLE FAMILY HOMES TO ALLOW THE EXISTING FENCES TO REMAIN IS REQUESTED.
- A WAIVER OF INTERPARCEL ACCESS ALONG ANNANDALE ROAD DUE TO THE EXISTING TRIPPS RUN AND ADJACENT RESIDENTIAL LAND IS REQUESTED.
- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG ARLINGTON BOULEVARD IS REQUESTED TO PROVIDE A ONE-WAY SERVICE DRIVE, IF APPROVED, OR REMOVAL OF THE SERVICE DRIVE.
- A WAIVER OF THE ON ROAD BIKE ROUTE LANE ON ARLINGTON BOULEVARD IS REQUESTED.
- A WAIVER OF THE MINOR PAVED TRAIL REQUIREMENT ALONG TRIPPS RUN IS REQUESTED.
- A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ADJACENT TO PARCELS 50-1-17-0, DUE TO THE EXISTING COUNTY STORM PITS IS REQUESTED.
- A MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG ARLINGTON BOULEVARD IS REQUESTED.

ANGLE OF BULK PLANE DETAIL
ANNANDALE ROAD



(SCALE 1"=40')

ANGLE OF BULK PLANE DETAIL
ARLINGTON BOULEVARD



(SCALE 1"=40')

AREA TABULATION

TOTAL SITE AREA:	34,253 SF/0.36 AC
PROP. BLDG. DECK AREA:	38,860 SF/0.20 AC
PROP. BUILDING AREA:	
PROP. DEALERSHIP	= 142,000 SF
PROP. RETAIL	= 132,000 SF
PROP. PHARMACY	= 115,000 SF
PROP. FINANCIAL INSTITUTION	= 18,000 SF

TOTAL PROP. BUILDING AREA	= 415,000 SF
PROP. F.A.A.	= 30.32*
(* F.A. BASED ON PRE-DECK AREA)	

ZONING TABULATION

	DEVELOPED	UNDEVELOPED
MIN. LOT AREA	40,000 SF	34,253 SF/0.36 AC
MIN. LOT WIDTH	200 FT	250 FT
MAX. BLD. HT.	40 FT	55 FT*
MIN. YARD REQUIREMENTS		
FRONT	45' ASP/40 FT	CANOPY = 251 FT BUILDING = 250 FT
SIDE	NONE	N/A
REAR	20 FT	BUILDING = 1113 FT GARAGE = 487 FT
MAX. FAR*	0.40	0.32
OPEN SPACE	15%	20%

* A SPECIAL EXCEPTION FOR AN INCREASE IN BLDG. HEIGHT IS REQUESTED WITH THIS PLAT.
** F.A. BASED ON PRE-DECK AREA

PARKING TABULATION

USE: SHOPPING CENTER	4.3 SPACES PER 1,000 SF OF GFA
TOTAL RETAIL GFA = 853,000 SF OF GFA	253,000/1,000 = 4.3
	= 228 SPACES

USE: VEHICLE SALES, RENTAL, AND AUXILIARY SERVICE ESTABLISHMENT	1 SPACE PER 500 SF OF ENCLOSED SALES/RENTAL FLOOR AREA, PLUS 1 SPACE PER 2000 SF OF OPEN SALES/RENTAL DISPLAY LOT AREA, PLUS 2 SPACES PER SERVICE BAY AND 1 SPACE PER EMPLOYEE, BUT NOT LESS THAN 3 SPACES
---	--

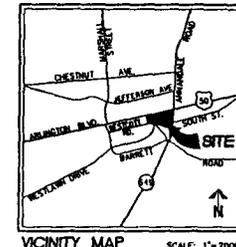
PROP. HONDA DEALERSHIP	
ENCLOSED SALES/RENTAL:	2 10,000/500 = 20 SPACES
OPEN SALES/RENTAL DISPLAY:	2 4,000/2000 = 2 SPACES
SERVICE BAYS:	2 X 30 BAYS = 60 SPACES
EMPLOYEES:	130 EMP. = 130 SPACES
	212 SPACES

TOTAL PARKING REQUIRED (ENTIRE SITE) = 440 SPACES

PARKING PROVIDED = 443 SPACES (INCLUDING 10 HANDICAP)

PARKING PROVIDED INCLUDES:

231 - SURFACE SPACES
212 - STRUCTURE SPACES (ADDITIONAL PARKING AREA & STRUCTURE FOR VEHICLE STORAGE)



VICINITY MAP SCALE: 1"=200'

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
- GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
- CONCEPTUAL LANDSCAPE PLAN
- DETAIL AND PROPOSED LANDSCAPING OF TRIPPS RUN
- TRAIL PRESERVATION NOTES
- LANDSCAPE NOTES
- PRELIMINARY SIGHT DISTANCE PROFILES
- PRELIMINARY SIGHT DISTANCE PROFILES
- TRUCK PATH AND PARKING ALLOCATION DETAILS
- SITE DETAILS (ROUTE 50 IMPROVEMENTS)
- PARKING GARAGE AND SIGNSCAPE DETAILS
- PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES/OVERFLOW ANALYSIS
- PRELIMINARY PHOTOGRAPHIC PLAN - GROUND LEVEL
- PRELIMINARY PHOTOGRAPHIC PLAN - TOP DECK OF GARAGE
- ARCHITECTURAL ELEVATIONS
- LINE OF SIGHT
- PHARMACY ELEVATION
- FINANCIAL INSTITUTION ELEVATION

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
307 PARK AVENUE FALLS CHURCH, VIRGINIA 22044
(703) 532-9100 FAX (703) 532-0001
WWW.WLPHILLIPS.COM



NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

COVER SHEET
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP INFORMATION						
KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA	COMMENTS
A	OPEN FIELD			FAIR	8,100 SF 23 AC	GRASS/HERBACEOUS MATERIAL, SOMEWHAT MAINTAINED BY SEASONAL SCISSORS
B	BOTTOMLAND FOREST	WHITE PINE, BLK. AMB. POPLAR, MAPLE	SUB-CLIMAX	FAIR	14,950 SF 43 AC	INVASIVE PLANT MATERIAL - INCLUDING HALTIFLORA ROSE, WILD GRAPE, HONEYSCALE - MODERATE
C	EARLY SUCCESSIONAL FOREST	CEDAR, ASK, MAPLE	SUB-CLIMAX	POOR	11,700 SF 34 AC	ALONG RIP-RAP SECTION OF CREEK, INVASIVE PLANTS INCLUDE HONDA, WILD GRAPE, HONEYSCALE, HALTIFLORA ROSE - EXTENSIVE
D	DEVELOPED LAND				83,013 SF 236 AC	EXISTING BUILDINGS, PAVES, ASPHALT
TOTAL:					116,763 SF 336 AC	

PARCEL KEY		
TAX MAP #	EX. ZONE	PROP. ZONE
050-4-01-0008	C-8	C-8
050-4-01-0007	C-8	C-8
050-4-17-H	C-8	C-8
050-4-17-H-1	C-8	C-6

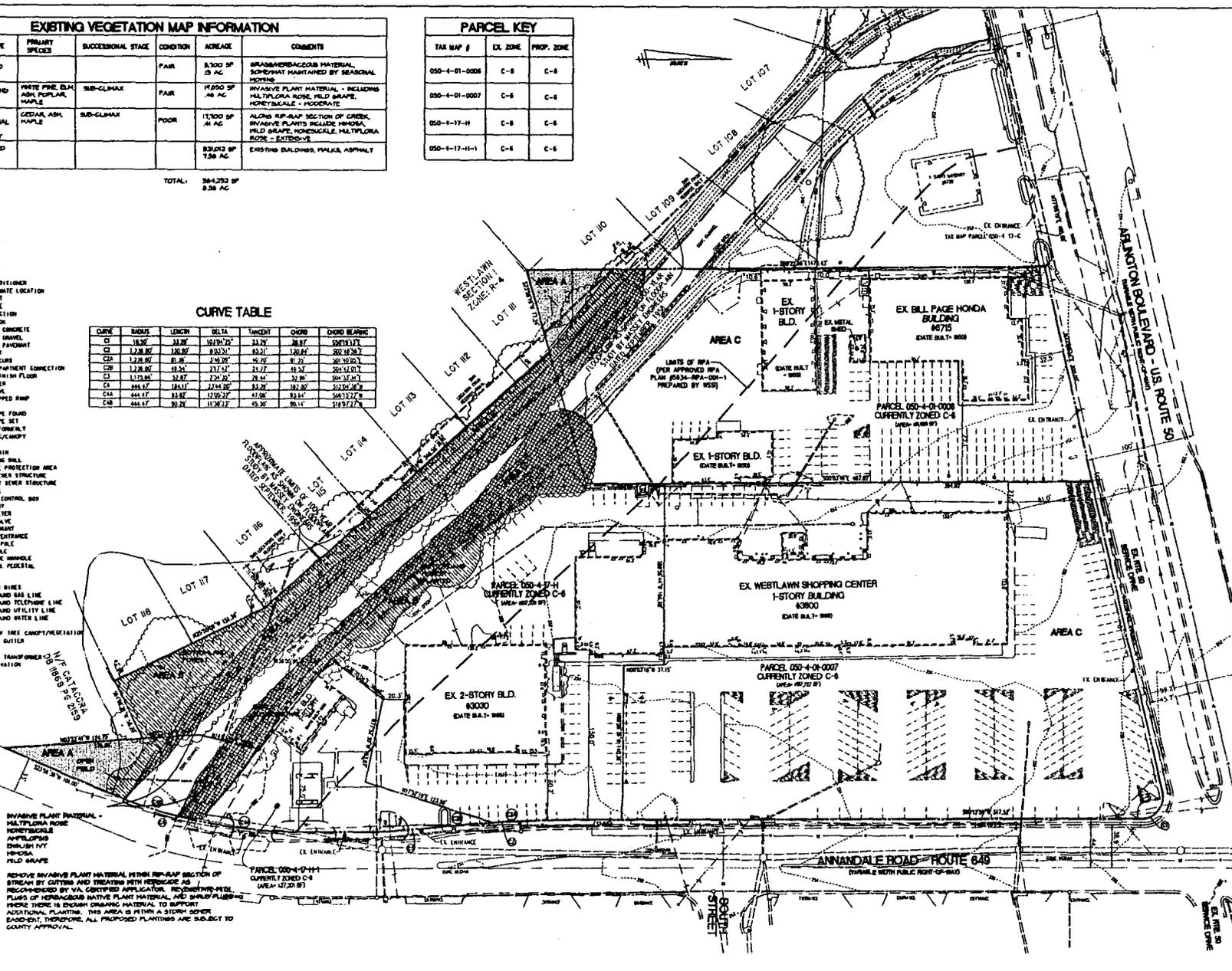
TOTAL: 116,763 SF
336 AC

LEGEND

- AC..... AIR CONDITIONER
- APR..... APPROVED LOCATION
- CL..... CLEANOUT
- CONC..... CONCRETE
- CONF..... CONFINEMENT
- DB..... DEED BOOK
- EC..... EDGE OF CONCRETE
- ED..... EDGE OF DRAIN
- EP..... EDGE OF PAVEMENT
- EX..... EXISTING
- FC..... FLOOR CURB
- FDC..... FIRE DEPARTMENT CONNECTION
- FF..... FINISH FLOOR
- GM..... GAS METER
- GV..... GAS VALVE
- MC..... MANGLED RAMP
- IP..... IRON PIPE FOUND
- IPF..... IRON PIPE SET
- MP..... METAL PIPE
- MPF..... METAL PIPE FOUND
- PA..... PAVE
- RD..... ROOF DRAIN
- RE..... REPAIRING WALL
- RPA..... RESOURCE PROTECTION AREA
- RS..... ROOF SLOPE STRUCTURE
- SE..... SHEDDING ROOF STRUCTURE
- SP..... SIDE WALK
- TCC..... TRAFFIC CONTROL BOX
- TE..... TELEPHONE
- WM..... WATER METER
- WT..... WATER TANK
- FW..... FIRE WATERTIGHT
- GE..... GROUND ENTRANCE
- UL..... UTILITY POLE
- LP..... LIGHT POLE
- TELE..... TELEPHONE
- PE..... PEDESTAL
- FE..... FENCE
- RT..... RAILROAD
- RI..... RIP-RAP
- UGS..... UNDERGROUND GAS LINE
- UTL..... UNDERGROUND UTILITY LINE
- UWL..... UNDERGROUND WATER LINE
- TR..... TREE
- TRC..... TREE CANOPY/PROJECTION
- CG..... CURB AND GUTTER
- EL..... ELECTRIC TRANSFORMER
- EV..... EVAPORATOR
- SI..... SIGN

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	13.97	31.97	101.72	21.27	28.87	S212.17L
C2	12.28	138.97	83.51	52.87	302.18	S212.17L
C3A	12.28	81.36	150.37	41.72	48.33	S212.17L
C3B	12.28	81.36	117.47	41.72	48.33	S212.17L
C4	11.73	32.87	120.37	28.41	32.87	S212.17L
C5	444.17	184.17	174.30	53.82	82.87	S212.17L
C6A	444.17	83.87	120.37	41.08	48.17	S212.17L
C6B	444.17	90.17	113.12	45.30	50.11	S197.17L



EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP

WESTLAWN SHOPPING CENTER AND BILL PAGE HONDA

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

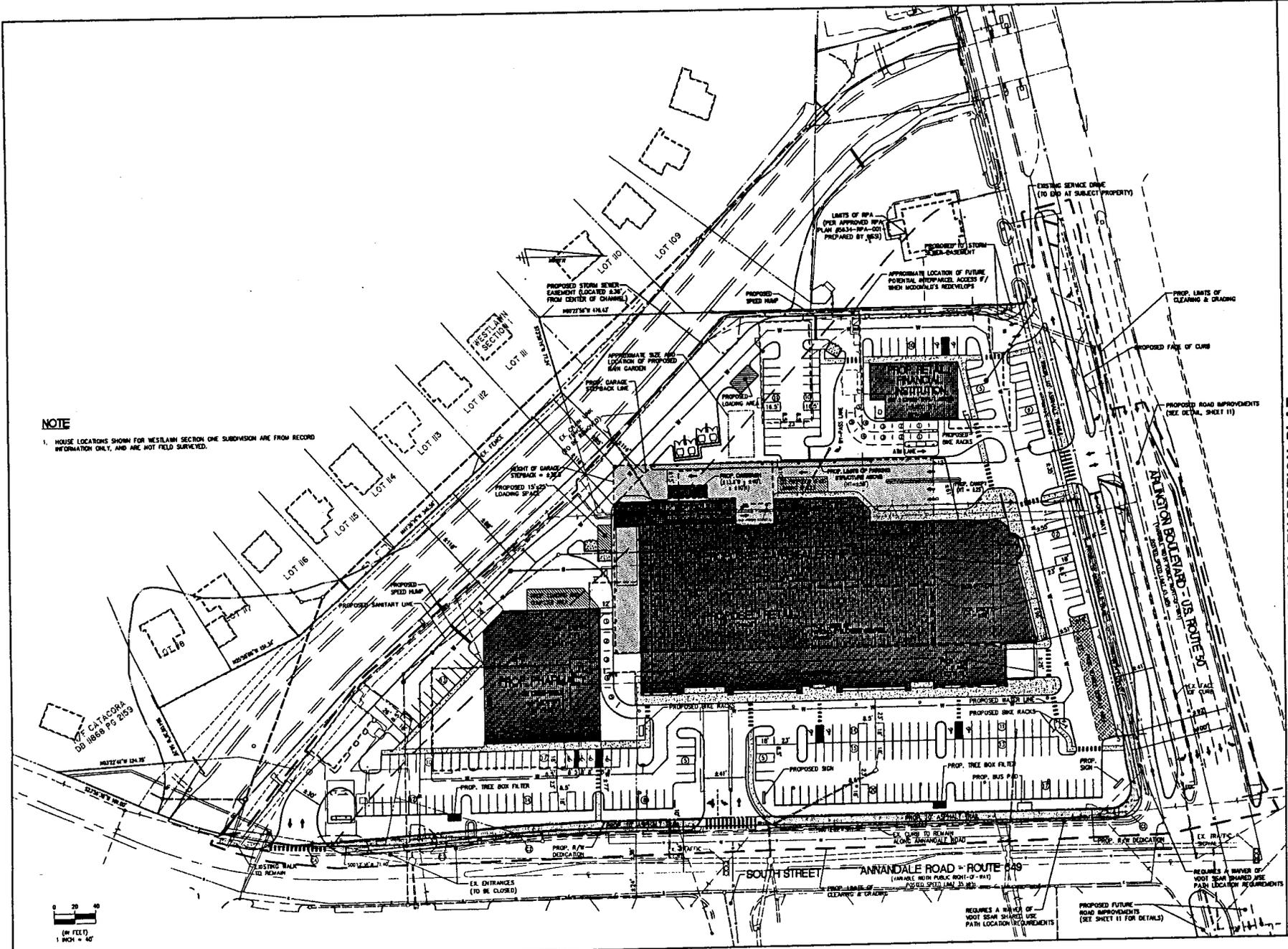
NO.	DESCRIPTION	DATE	BY	APPROVED

WALTER L. PHILLIPS
INCORPORATED
LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLEN CHURCH, VIRGINIA 22040
(703) 552-9900 FAX (703) 552-9901 WWW.WLP.COM

SCALE: 1" = 40'

DATE: 10/11/11

PROJECT: WESTLAWN SHOPPING CENTER AND BILL PAGE HONDA



NOTE
 1. HOUSE LOCATIONS SHOWN FOR WESTLAWN SECTION ONE SUBDIVISION ARE FROM RECORD INFORMATION ONLY, AND ARE NOT FIELD SURVEYED.

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
 (703) 552-9855 FAX (703) 552-5874
 BY: WALTER L. PHILLIPS, P.E. DATE: 07/26/10
 SHEET 1 OF 1



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAN
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TREE COVER CALCULATIONS

TOTAL SITE AREA	434,252 S.F.
R.O.R. REDUCTION	- 24,680 S.F.
FLOODPLAIN AREA	- 246,728 S.F.
ADJUSTED SITE AREA	162,844 S.F.
PERCENT REQUIRED	10%
TREE COVER REQUIRED	16,284 S.F.
TREE COVER PROVIDED (PLANTED)	23,000 S.F.
EXISTING TREE COVERAGE	0 S.F.
TOTAL TREE COVERAGE	23,000 S.F. (141%)

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY FROM EIR: 37,200 SF
AREA OF EXISTING TREES OUTSIDE FLOODPLAIN/STORM CATCHMENT AREA: 200 SF
PERCENTAGE OF EXISTING TREE CANOPY COVERED BY EXISTING TREE COVERAGE: 0%
(TOTAL ADJUSTED SITE AREA = 307,334 SF)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10% (26,284 SF)
(INCLUDING 80% FLOOD PLAIN AREA)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 100% (26,284 SF)
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0%
100% (26,284 SF)
- PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 0%
100% (26,284 SF)
- HAS THE TREE PRESERVATION TARGET BEEN MET? YES

PROPOSED TREE CALCULATIONS

CATEGORY IV TREES 2-10' @ 200 SF	220,200 SF
2-2.5" CALIPER REPRESENTATIVE TREE TYPES: ACER RUBRUM, PLATANUS ACERIFOLIA, QUERCUS PHellos, QUERCUS RUBRA, TILIA AMERICANA	
CATEGORY II TREES 2-2' @ 150 SF	3,300 SF
2-2.5" CALIPER REPRESENTATIVE TREE TYPES: BEECH AMERICANA, CELTIS OCCIDENTALIS, QUINTARIA INACANTHOS, NYSSA SYLVATICA, TAXODIUM DISTICHUM, BILBA CORDATA	
CATEGORY III TREES 2-2' @ 100 SF	22,400 SF
2-2.5" CALIPER REPRESENTATIVE TREE TYPES: AMELANCHIER ALABAMICA, AMELANCHIER CANADENSIS, CERCIS CANADENSIS, CHONICANTHUS VIRGINICUS, CORNUS MAS, MALESIA CAROLINIANA, MAGNOLIA VIRGINIANA, OXALIDUM ARBOREUM	
CATEGORY IV EVERGREEN TREES 2-20' @ 200 SF	44,000 SF
8-10' HEIGHT REPRESENTATIVE TREE TYPES: MAGNOLIA GRANDIFLORA	
CATEGORY II EVERGREEN TREES 2-6' @ 100 SF	28,500 SF
8-10' HEIGHT REPRESENTATIVE TREE TYPES: ILEX OPACA, AMPHICARPA VIRGINIANA, PRUNUS BUNCEANA, PICEA OMACALIA	
TOTAL PLANTED TREE COVERAGE:	333,800 SF

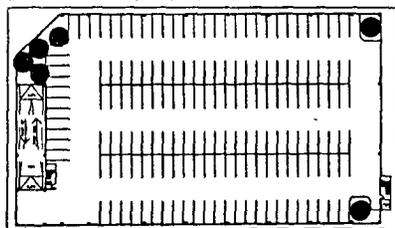
INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA (INCL. SURFACE OF PARKING GARAGE)	2176,100 S.F.
REQUIRED	28,800 S.F. (16 TREES @ 200 SF)
PROVIDED	28,800 S.F. (16 TREES @ 200 SF)

LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
 - PROPOSED DECIDUOUS TREES (CORNER TOWARDS INTERIOR PARKING LOT LANDSCAPING)
 - PROPOSED DECIDUOUS TREES (CORNER TOWARDS PERIPHERAL PARKING LOT LANDSCAPING)
 - PROPOSED MEDIAN DECIDUOUS/ORNAMENTAL TREES/PLANTING
 - PROPOSED EVERGREEN TREES
 - PROPOSED DECORATIVE PLANTINGS
- EXISTING TREE COVER TO REMAIN. THESE TREES ARE WITHIN A STORM SEWER CATCHMENT. THEREFORE, CREDIT HAS NOT BEEN TAKEN.

GARAGE LANDSCAPING DETAIL



REMOVE SECTIONS OF CHAIN LINK FENCE, CONNECTING WOOD FENCE IN NEW/OLD CONSTRUCTION WITH 2" DIA. 4" @ 7" BOARD OR BOARD FENCE FOR ADDITIONAL SCREENING RESIDENTIAL NEIGHBORHOOD. REMOVE CHAIN LINK FENCE WHERE IT OVERLAPS WOOD FENCE INSTALLED BY RESIDENCES AS IT CREATES AN AREA FOR INVASIVE PLANT MATERIAL AND DEBRIS TO ACCUMULATE.

REMOVE ALL DEBRIS FROM RESIDENTIAL NEIGHBORHOOD (YARD DEBRIS, BRANCHED CUTS) WITHIN THE LIMITS OF TREE PRESERVATION USING HAND METHODS. SEE TREE NARRATIVE.

ANY TREES IN FLOODPLAIN/SEWERMENT AREA WILL NOT HAVE ANY TREE COVER CREDIT TAKEN. IN ADDITION, THEY WILL BE FIELD LOCATED AFTER REMOVAL OF INVASIVE SPECIES AND ANY DEAD TREES TO BE REMOVED. THIS WILL BE DETERMINED AT SITE PLAN.



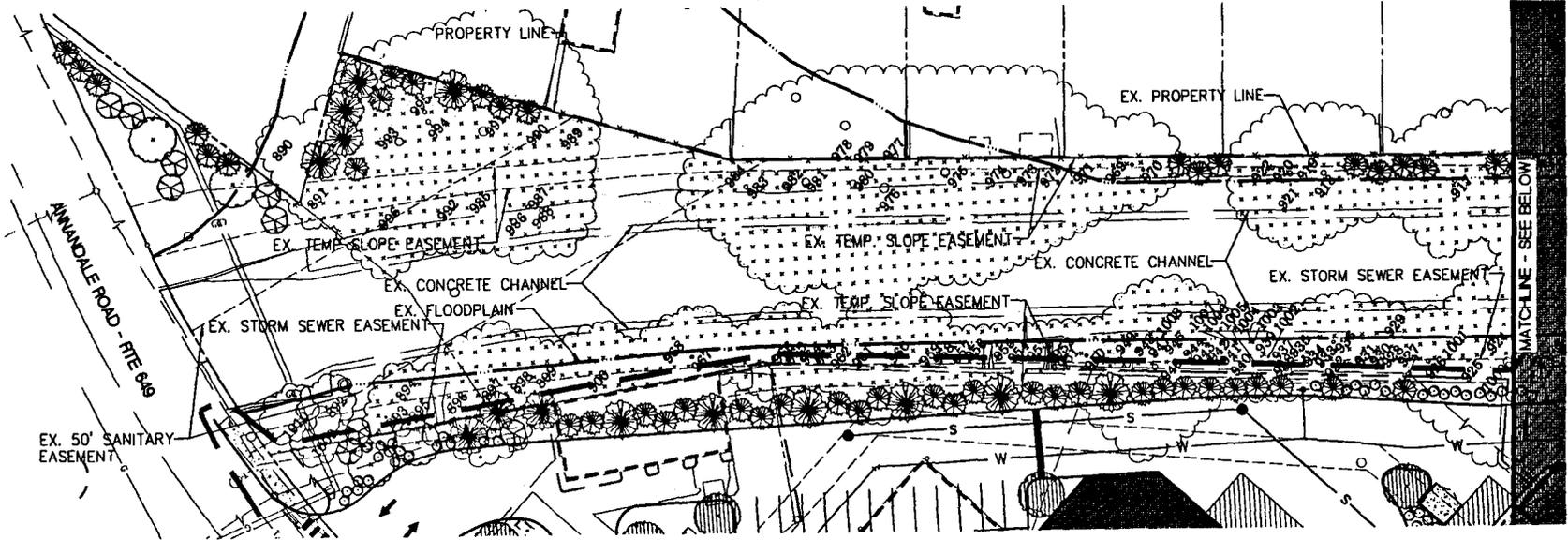
WALTER L. PHILLIPS
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 1000 W. MAIN ST., SUITE 200, FARMERSVILLE, VIRGINIA 22404
 (540) 825-1234 FAX (540) 825-1235
 WWW.WLP.COM

REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

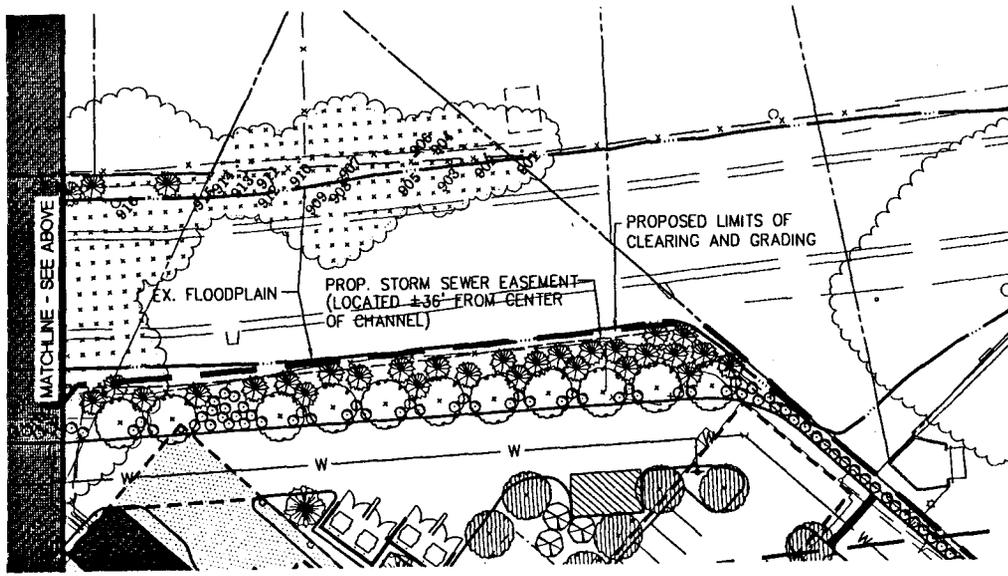
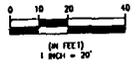
CONCEPTUAL LANDSCAPE PLAN
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: 07/17/2018
 TIME: 10:00 AM
 SCALE: 1" = 40'



LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
- PROPOSED DECIDUOUS TREES (COUNTED TOWARDS PERIPHERAL PARKING LOT LANDSCAPING)
- PROPOSED MEDIUM DECIDUOUS/ORNAMENTAL TREES/FILICITARIA
- PROPOSED EVERGREEN TREES
- PROPOSED DECORATIVE PLANTINGS
- EXISTING TREE COVER TO REMAIN. THESE TREES ARE WITHIN A STORM SEWER EASEMENT, THEREFORE, CREDIT HAS NOT BEEN TAKEN.



DETAIL AND PROPOSED LANDSCAPING OF TRIPPS RUN

WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA

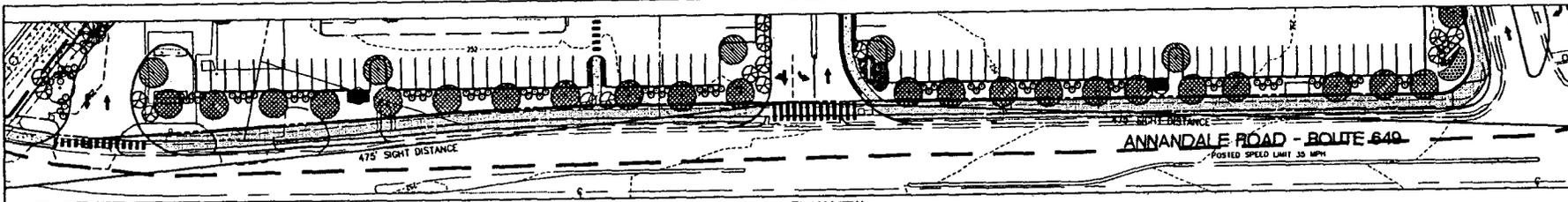
MARION DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

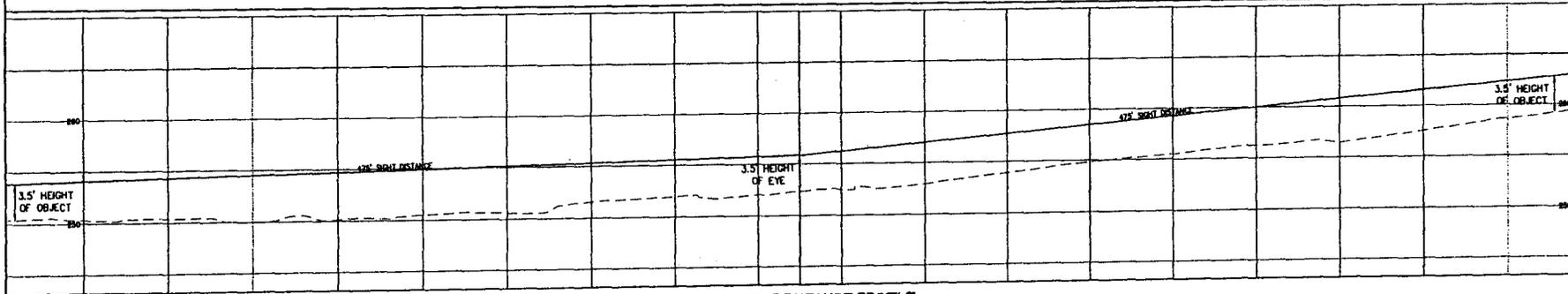
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



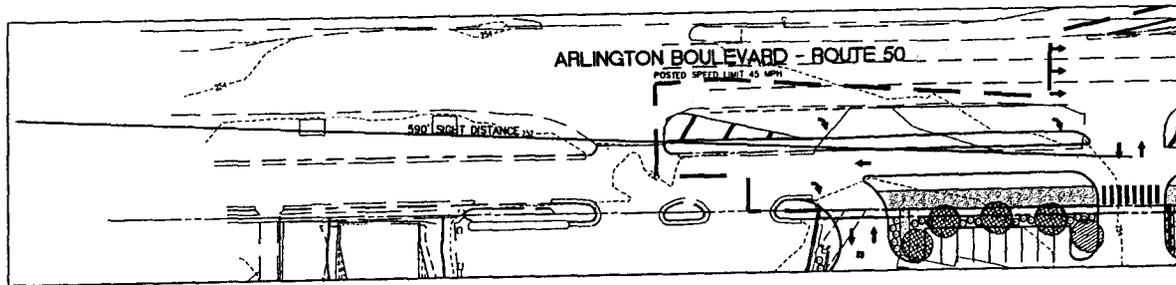
WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 307 PARK AVENUE FALLE CHURCH, VIRGINIA 22044
 WWW.WLPINC.COM
 (703) 552-0000 FAX (703) 552-0001
 EX. 5016 07/05/10/10 10/10/10



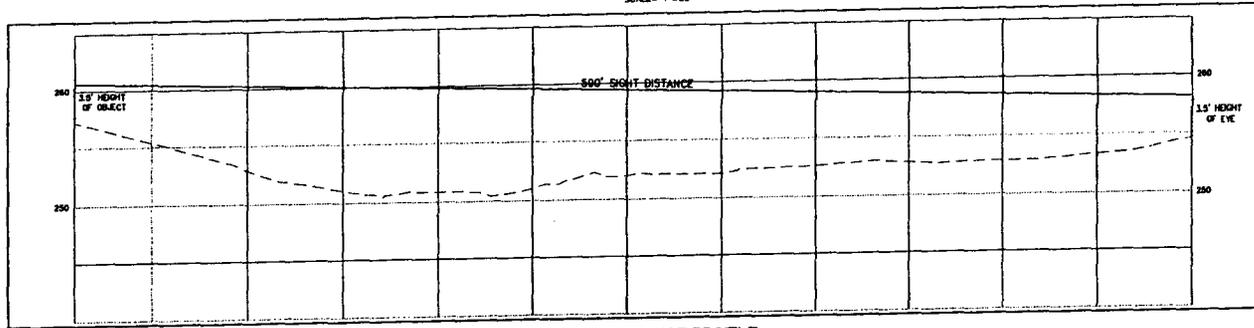
PLAN VIEW
SCALE = 1" = 30'



SIGHT DISTANCE PROFILE
SCALE = H: 1" = 30'
V: 1" = 5'



PLAN VIEW
SCALE = 1" = 30'



SIGHT DISTANCE PROFILE
SCALE = H: 1" = 30'
V: 1" = 5'

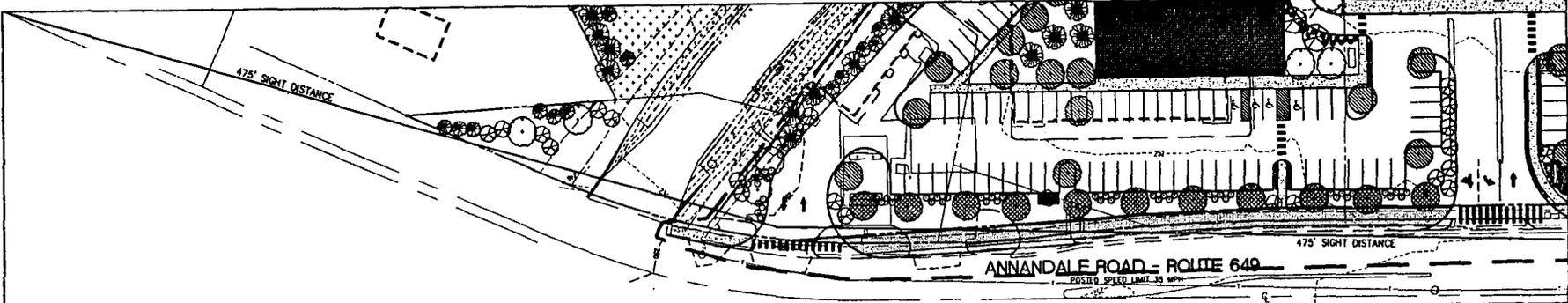
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046
(703) 532-8952 FAX (703) 532-8951 WWW.WLPINC.COM



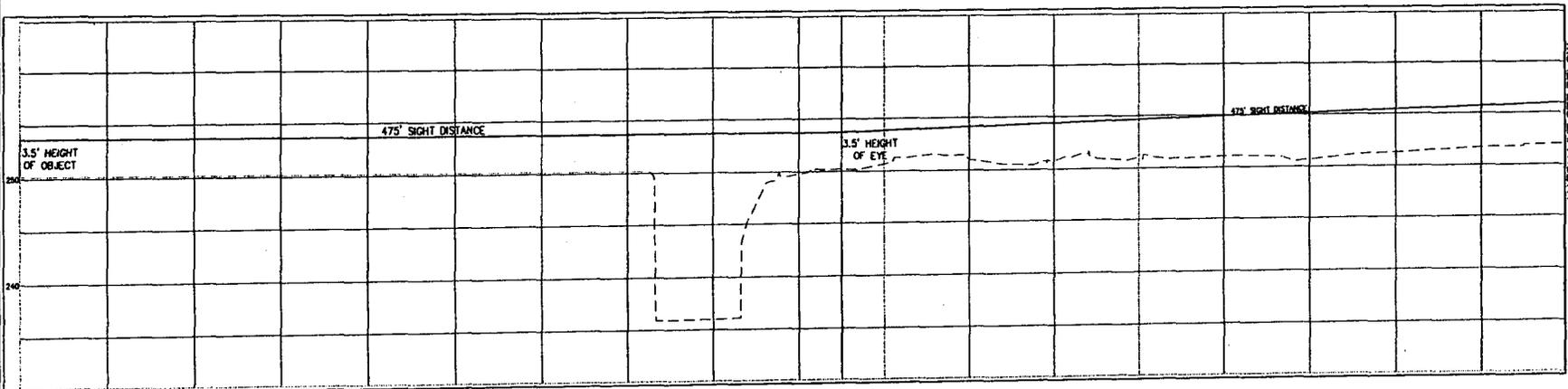
REVISION APPROVED BY:

NO.	DESCRIPTION	DATE	BY	APPROVED

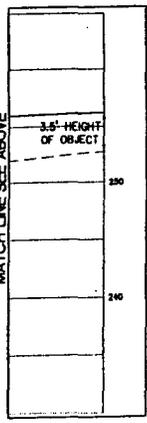
PRELIMINARY SIGHT DISTANCE PROFILES
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA



PLAN VIEW
SCALE = 1" = 30'



SIGHT DISTANCE PROFILE
SCALE = H: 1" = 30'
V: 1" = 5'



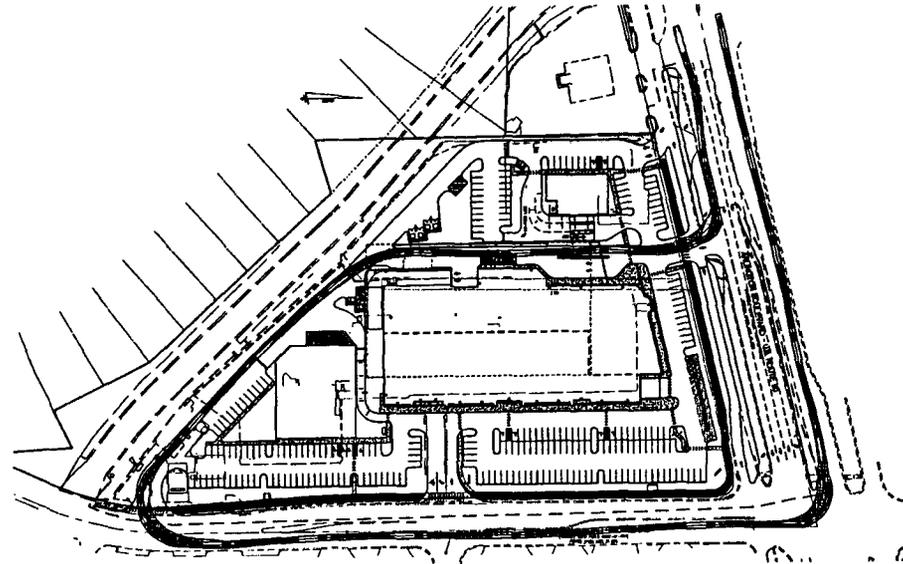
PRELIMINARY SIGHT DISTANCE PROFILES

**WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

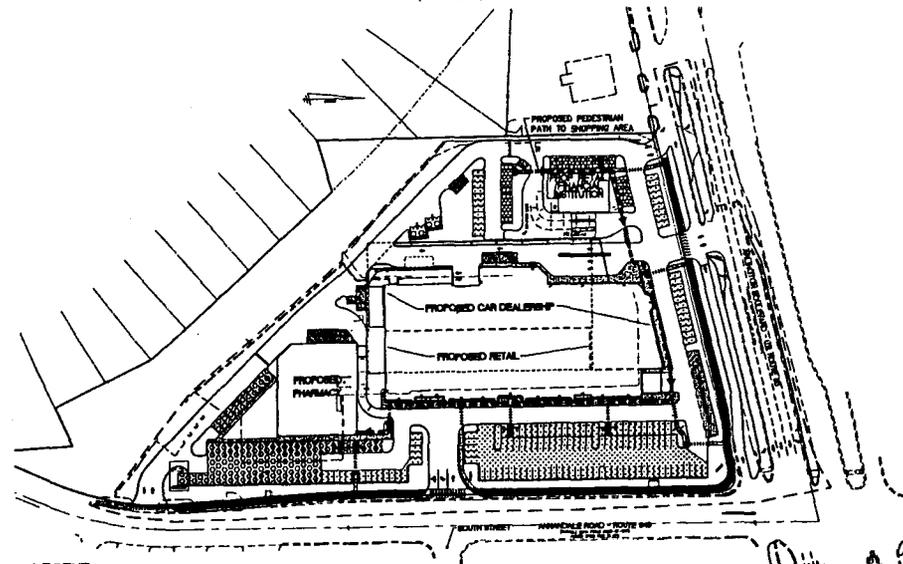
WALTER L. PHILLIPS
REGISTERED PROFESSIONAL ARCHITECT
277 PARK AVENUE, SUITE 200, FALLS CHURCH, VIRGINIA 22046 WWW.WLPARCH.COM
PHONE: 703.271.1100 FAX: 703.271.1101
STATE: VA REG. NO. 17476 EXPIRES: 12/31/10

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



DELIVERY TRUCK CIRCULATION DETAIL
(NOT TO SCALE)

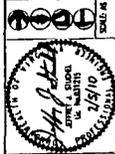


- LEGEND**
- FRANCIAL RESTURON PARKING [diagonal hatching]
 - PHARMACY PARKING [dotted pattern]
 - RETAIL PARKING [cross-hatching]
 - PEDESTRIAN PATH TO SHOPPING AREA [dashed line with arrow]

PARKING ALLOCATION DETAIL
(NOT TO SCALE)

NOTE: ALL PARKING WILL BE SHARED THROUGHOUT THE SITE, WITH THE EXCEPTION OF THE STRUCTURED PARKING, WHICH WILL BE RESTRICTED TO DEALERSHIP USES ONLY.

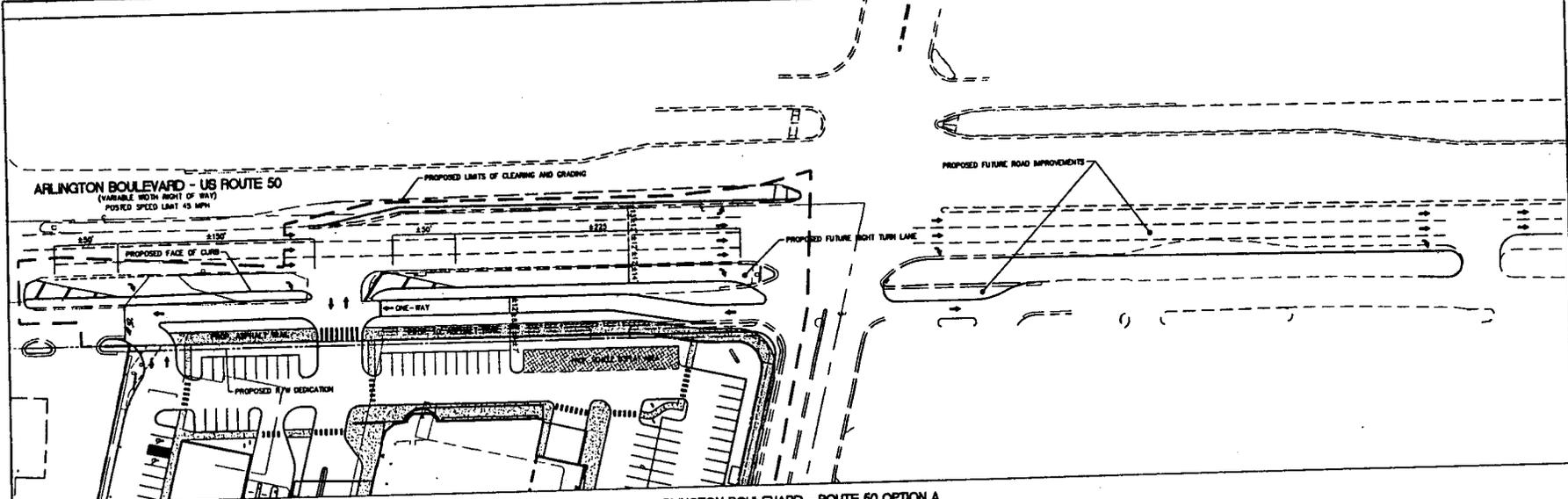
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3027 PARK AVENUE, FALLS CHURCH, VIRGINIA 22044
(703) 532-6100 FAX (703) 532-1801 WWW.WLPHILLIPS.COM



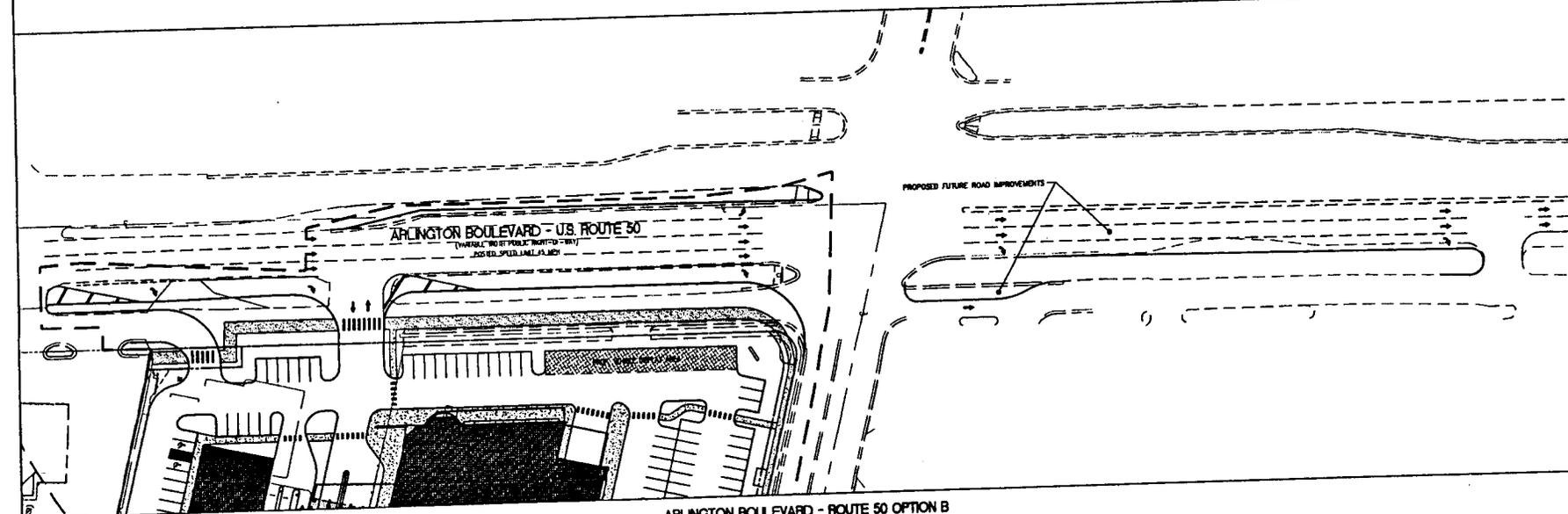
NO.	DESCRIPTION	DATE	BY	APPROVED BY

TRUCK PATH AND PARKING ALLOCATION DETAILS

WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

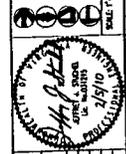


ARLINGTON BOULEVARD - ROUTE 50 OPTION A
(ONE-WAY WEST BOUND SERVICE DRIVE)
(SCALE: 1"=40')



ARLINGTON BOULEVARD - ROUTE 50 OPTION B
(REMOVE EXISTING SERVICE DRIVE)
(SCALE: 1"=40')

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
307 PARK AVENUE FALLE CHURCH, VIRGINIA 22046 WWW.WLP.AECCOM
PH: 540/338-8888 FAX: 540/338-5831
SCALE: 1"=40'



REVISION APPROVED BY

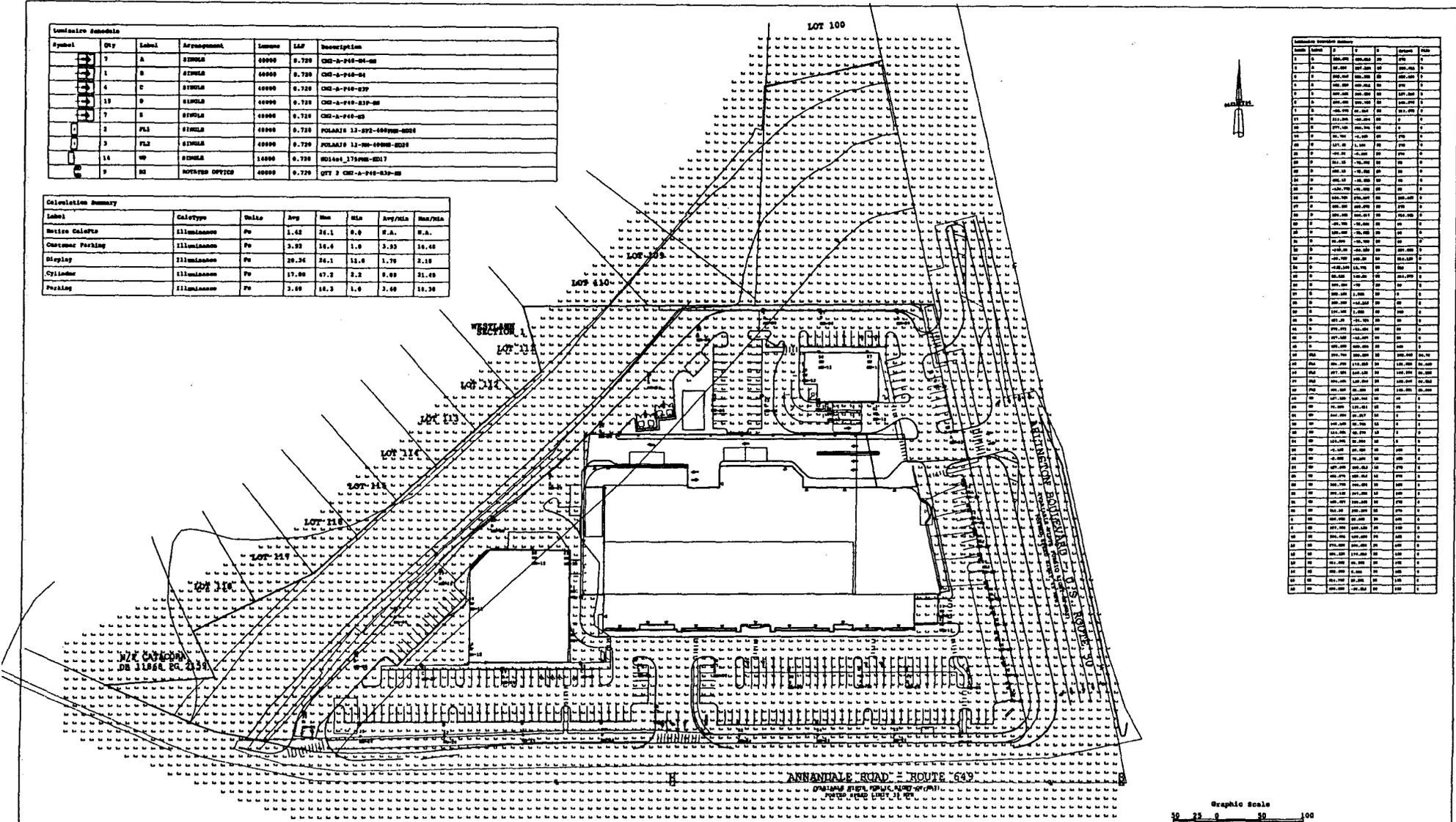
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

SITE DETAILS (ROUTE 50 IMPROVEMENTS)
WESTLAWN SHOPPING CENTER
AND BILL PAGE HONDA
MARION DISTRICT
FAIRFAX COUNTY, VIRGINIA

Symbol	Qty	Label	Arrangement	Lumens	LAF	Description
1	7	A	SINGLE	40000	0.720	CMG-A-240-04-00
2	1	B	SINGLE	40000	0.720	CMG-A-240-04
3	4	C	SINGLE	40000	0.720	CMG-A-240-03P
4	13	D	SINGLE	40000	0.720	CMG-A-240-03P-00
5	7	E	SINGLE	40000	0.720	CMG-A-240-03
6	3	FLA		40000	0.720	FOLAJLS 12-092-000PM-0001
7	3	FLB		40000	0.720	FOLAJLS 12-090-000PM-0001
8	14	WD		10000	0.720	WD1444_175PM-0017
9	0	SI	NOTATED OFFICE	40000	0.720	QTY 2 CMG-A-240-03P-00

Label	Category	Units	Avg	Min	Max	Avg/Min	Max/Min
Office Ceiling	Illuminance	Ft	1.42	21.1	0.9	N.A.	N.A.
Customer Parking	Illuminance	Ft	3.92	16.4	1.0	3.92	16.40
Display	Illuminance	Ft	20.24	26.1	15.0	1.70	2.10
Cylinder	Illuminance	Ft	17.00	47.3	2.2	8.00	21.40
Parking	Illuminance	Ft	2.00	15.3	1.0	2.00	15.30

Symbol	Qty	Label	Arrangement	Lumens	LAF	Description
1	7	A	SINGLE	40000	0.720	CMG-A-240-04-00
2	1	B	SINGLE	40000	0.720	CMG-A-240-04
3	4	C	SINGLE	40000	0.720	CMG-A-240-03P
4	13	D	SINGLE	40000	0.720	CMG-A-240-03P-00
5	7	E	SINGLE	40000	0.720	CMG-A-240-03
6	3	FLA		40000	0.720	FOLAJLS 12-092-000PM-0001
7	3	FLB		40000	0.720	FOLAJLS 12-090-000PM-0001
8	14	WD		10000	0.720	WD1444_175PM-0017
9	0	SI	NOTATED OFFICE	40000	0.720	QTY 2 CMG-A-240-03P-00



Graphic Scale
0 25 50 100

SHEET 13 OF 17

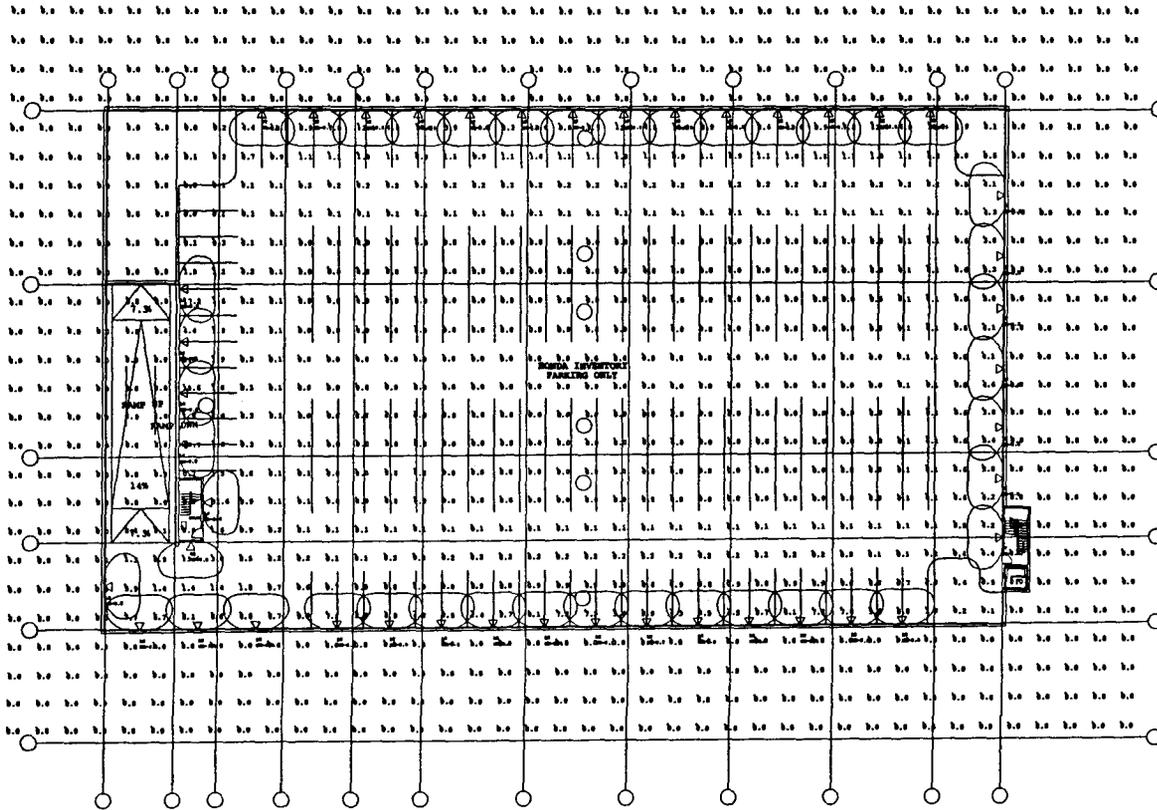
BILL PAGE HONDA
GROUND LEVEL

0947149

HUBBELL
Hubbell Lighting, Inc.
781 WILMINGTON BLVD
GREENVILLE, SC 29607

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LF	Description
43	43	LT	SINGLE	8000	0.728	LLF10_1009MM-SD17

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calcpts	Illuminance	Fc	1.28	46.7	0.0	N.A.
SPiLs	Illuminance	Fc	0.00	0.0	0.0	N.A.

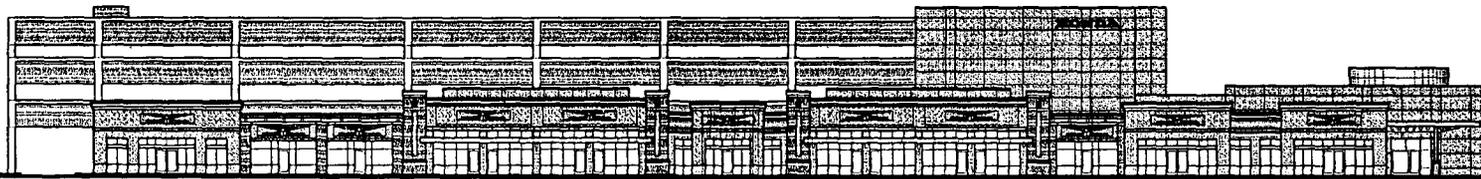


159 PARKING SPACES

SHEET 13A OF 17

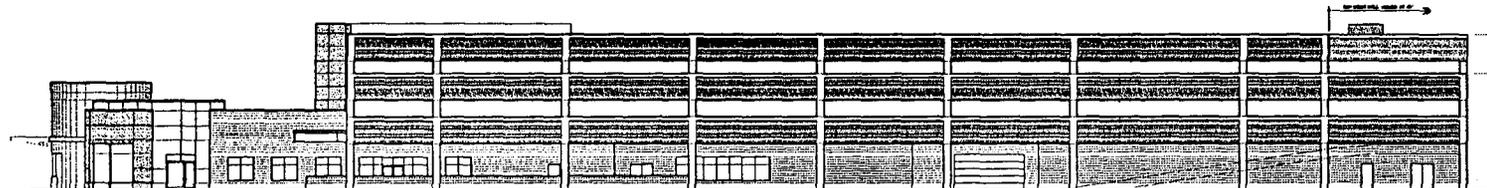
0944102	BILL PAGE HONDA	
0944180	TOP DECK	
0944288		

0947005



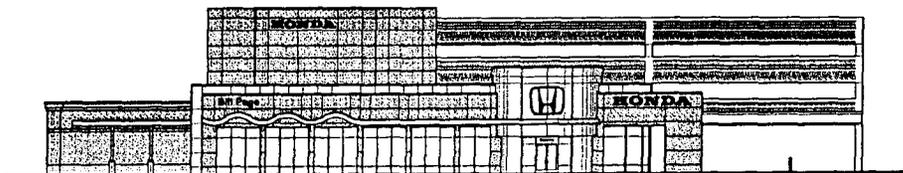
ANNANDALE ROAD (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



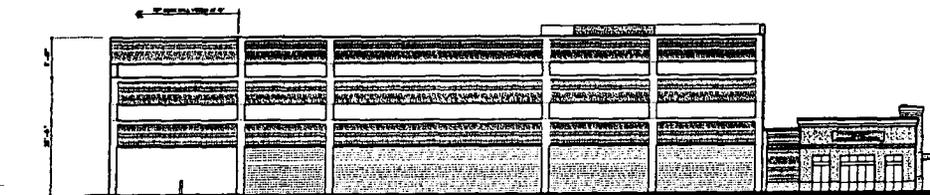
REAR (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



ARLINGTON BOULEVARD (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



7238 FOREST AVENUE
SUITE 200
ARLINGTON, VA 22202
TEL: (703) 261-8833
FAX: (703) 261-8833

EXTERIOR ELEVATIONS

BILL PAGE HONDA
 ARLINGTON BOULEVARD & ANNANDALE ROAD
 FALLS CHURCH, VIRGINIA

0787
 1-10-10

A3.1

RESIDENCE
LOT 117

ANNANDALE ROAD (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

**FREEMAN
MORGAN**
architects
7220 JONESTOWN AVENUE
SUITE 200
FALLS CHURCH, VA 22034
TEL: (703) 261-1200
FAX: (703) 261-1207

RESIDENCE
LOT 112

LEFT SIDE (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"

LINE OF SIGHT

BILL PAGE HONDA
ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA

0787
1-10-07

A3.2

15 OF 17



WESTLAWN CENTER

ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA





WESTLAWN CENTER

ARLINGTON BOULEVARD & ANNANDALE ROAD
FALLS CHURCH, VIRGINIA

**FREEMAN
MORGAN**
architects