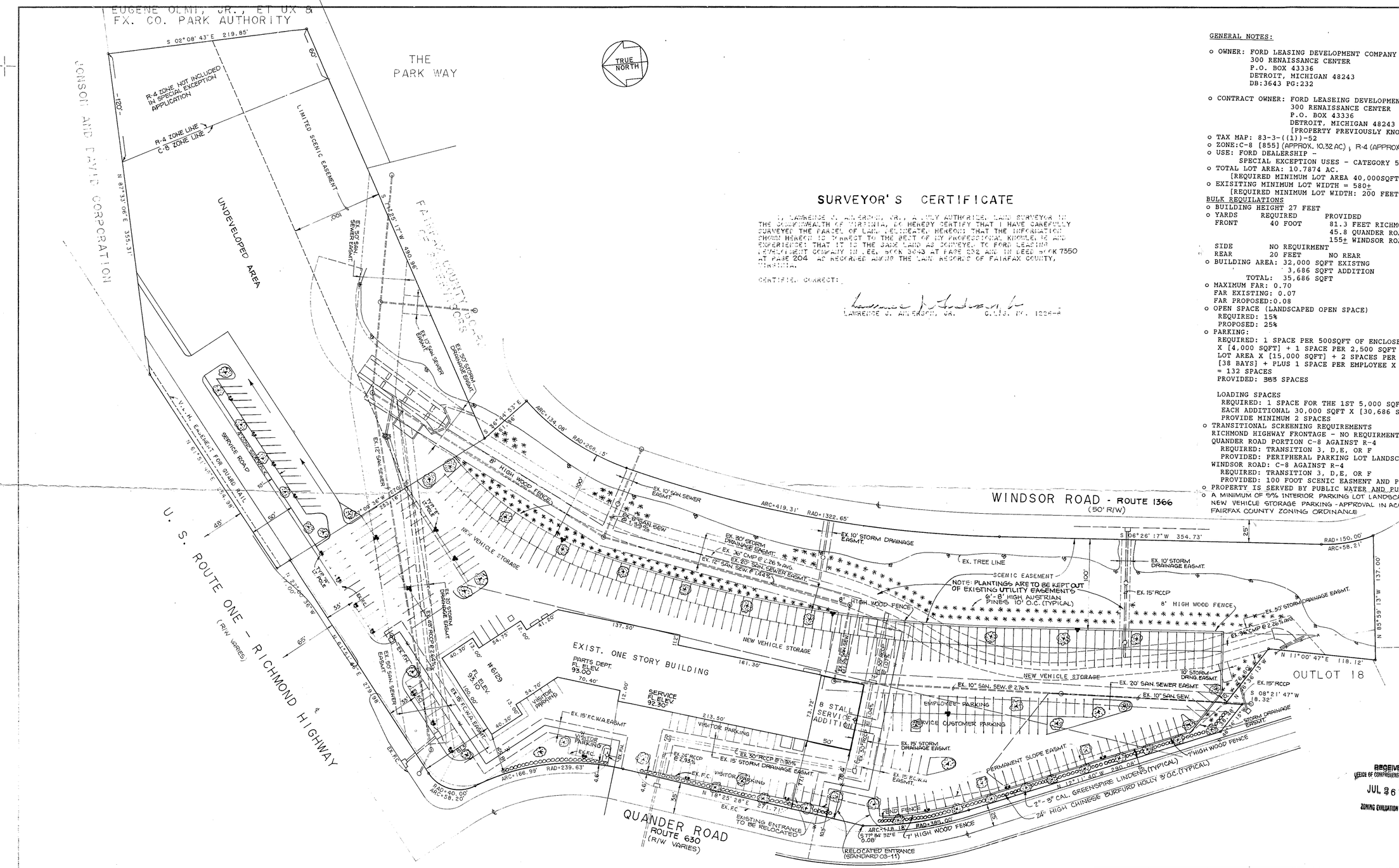

SURVEYOR'S CERTIFICATE

I, LAWRENCE J. ANDERSON, JR., A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCEL OF LAND DELINEATED HEREON; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE; THAT IT IS THE SAME LAND AS CONVEYED TO FORD LEASING DEVELOPMENT COMPANY IN DEED BOOK 3643 AT PAGE 232 AND IN DEED BOOK 7550 AT PAGE 204 AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

CERTIFIED CORRECT:

LAWRENCE J. ANDERSON, JR. C.L.S. NO. 1226-A

GENERAL NOTES:

- OWNER: FORD LEASING DEVELOPMENT COMPANY
  300 RENAISSANCE CENTER
  P.O. BOX 43336
  DETROIT, MICHIGAN 48243
  DB:3643 PG:232
- CONTRACT OWNER: FORD LEASEING DEVELOPMENT COMPANY
  300 RENAISSANCE CENTER
  P.O. BOX 43336
  DETROIT, MICHIGAN 48243
  [PROPERTY PREVIOUSLY KNOW AS RICHMOND PROPERTY]
- TAX MAP: 83-3-((1))-52
- ZONE: C-8 [855] (APPROX. 10.32 AC.) ; R-4 (APPROX. 0.47 AC.)
- USE: FORD DEALERSHIP -
  SPECIAL EXCEPTION USES - CATEGORY 5
- TOTAL LOT AREA: 10.7874 AC.
  [REQUIRED MINIMUM LOT AREA 40,000SQFT]
- EXISITING MINIMUM LOT WIDTH = 580±
  [REQUIRED MINIMUM LOT WIDTH: 200 FEET]

BULK REQUILATIONS

- BUILDING HEIGHT 27 FEET
- YARDS

	REQUIRED	PROVIDED
FRONT	40 FOOT	81.3 FEET RICHMOND HIGHWAY
		45.8 QUANDER ROAD
		155± WINDSOR ROAD
SIDE	NO REQUIRMENT	
REAR	20 FEET	NO REAR

- BUILDING AREA: 32,000 SQFT EXISTNG
  3,686 SQFT ADDITION
  TOTAL: 35,686 SQFT
- MAXIMUM FAR: 0.70
  FAR EXISTING: 0.07
  FAR PROPOSED: 0.08
- OPEN SPACE (LANDSCAPED OPEN SPACE)
  REQUIRED: 15%
  PROPOSED: 25%
- PARKING:
  REQUIRED: 1 SPACE PER 500SQFT OF ENCLOSED SALES FLOOR AREA X [4,000 SQFT] + 1 SPACE PER 2,500 SQFT OF OPEN SALES DISPLAY LOT AREA X [15,000 SQFT] + 2 SPACES PER SERVICE BAY X [38 BAYS] + PLUS 1 SPACE PER EMPLOYEE X [42 EMPLOYEES] = 132 SPACES
  PROVIDED: 383 SPACES

  LOADING SPACES
  REQUIRED: 1 SPACE FOR THE 1ST 5,000 SQFT GROSS AREA + 1 SPACE EACH ADDITIONAL 30,000 SQFT X [30,686 SQFT] = 2 SPACES
  PROVIDE MINIMUM 2 SPACES
- TRANSITIONAL SCREENING REQUIREMENTS
  RICHMOND HIGHWAY FRONTAGE - NO REQUIRMENT C-8 AGAINST C-8
  QUANDER ROAD PORTION C-8 AGAINST R-4
  REQUIRED: TRANSITION 3, D,E, OR F
  PROVIDED: PERIPHERAL PARKING LOT LANDSCAPING
  WINDSOR ROAD: C-8 AGAINST R-4
  REQUIRED: TRANSITION 3, D,E, OR F
  PROVIDED: 100 FOOT SCENIC EASMENT AND PLANTING AS SHOWN
- PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- A MINIMUM OF 5% INTERIOR PARKING LOT LANDSCAPING WILL BE PROVIDED IN AREAS INCLUDING NEW VEHICLE STORAGE PARKING - APPROVAL IN ACCORDANCE WITH SECTION 13-106-6 OF THE FAIRFAX COUNTY ZONING ORDINANCE

RECEIVED
DEPT. OF COMPREHENSIVE PLANNING
JUL 26 1989
ZONING EVALUATION DIVISION

Application No. SE 83-V-010
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (SE/SP) approval July 17, 1989
Staff Coordinator CDC
Sheet 1 of 1

LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
(⊛)	TILIA CORDATA GREENSPIRE	GREENSPIRE LINDEN	51	2"-3" CAL.
*	PINUS NIGRA	AUSTRIAN PINE	225	6'-8' HEIGHT
O	ILEX CORNUTA BURFORDI	CHINESE BURFORD HOLLY	130	24" HEIGHT

COMMONWEALTH OF VIRGINIA
REID M. DUDLEY
Cert. No. 09546
PROFESSIONAL ENGINEER

SCALE: 1" = 50'
BY: SF
DATE: 2-26-88
REVISIONS:
R-4 ZONE LINE 4/6/88
STAFF COMMENT 10/7/88
RELOCATE ENTRANCE 11/29/88
LANDSCAPING 12-6-88
ADD SURVEYOR'S CERTIFICATE 6-15-89

SPECIAL EXCEPTION PLAT SE-83-V-010

WORLD OF FORD

MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

RUNYON, DUDLEY, ANDERSON, ASSOCIATES, INC.
ENGINEERING, SURVEYING & PLANNING
10650 MAIN STREET SUITE 301
FAIRFAX VIRGINIA 22030 (703) 591-4606

SHEET 1 OF 1
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