



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



January 22, 1991

Jonathan P. Rak, Esquire
 Hazel, Thomas, Fiske Weiner,
 Beckhorn and Hanes, P.C.
 510 King Street - Suite 200
 Post Office Box 820
 Alexandria, Virginia 22313-0820

Re: Special Exception
 Number SE 83-V-010

Dear Mr. Rak:

At a regular meeting of the Board of Supervisors held on January 14, 1991, the Board approved a six-months Extension of Time for Special Exception Number SE 83-V-010 in the name of Ford Leasing Development Company until April 17, 1991.

If you have any questions concerning this Extension of Time, please give me a call.

Sincerely,

Nancy Vehrs
 Clerk to the Board of Supervisors

NV/ns

cc: Dena M. Siri, Real Estate Dvsn., Assessments
 Melinda M. Artman, Deputy Zoning Administrator
 Frank Jones, Assistant Chief, PPRB, DEM
 Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
 Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
 Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation
 Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation
 Department of Environmental Management
 A. V. Bailey, Resident Engineer, VDOT
 Richard Jones, Manager, Land Acq. & Planning Dvsn., Park Authority



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



May 5, 1989

Jonathan P. Rak, Esquire
Thomas and Fiske
510 King Street - Suite 100
Post Office Box 810
Alexandria, Virginia 22313-0820

Re: Special Exception
Number SE 83-V-010

Dear Mr. Rak

At a regular meeting of the Board of Supervisors held on April 17, 1989, the Board approved Special Exception Number SE 83-V-010, in the name of Ford Leasing Development Company, located at Tax Map 83-3 ((1)) 52 for an automobile dealership pursuant to Section 4-804 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development 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.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.

4. Ninety-eight (98) feet of right-of-way from the centerline of Route 1 (Richmond Highway), along the site's frontage, shall be dedicated and conveyed to the Board of Supervisors in fee simple. A service drive, as depicted on the Special Exception Plat, to include curb, gutter and sidewalk, shall be constructed.
5. The existing erosion damage in the vicinity of the outfall of the storm drainage culvert both on the subject property and the adjacent Board of Supervisor's property shall be repaired at Ford Leasing Development's Company's cost and expense and these repairs shall be subject to approval by the Department of Environmental Management (DEM). In addition, a stormwater drainage system shall be installed at Ford Leasing Development Company's cost and expense as directed by DEM and the Department of Public Works (DPW). Review of the stormwater drainage system by DEM and DPW shall occur with the consultation of the Belle Haven Civic Association (BHCA). Determination of the appropriate stormwater drainage system shall be at the sole discretion of DEM and DPW. Repair of the erosion damage and installation of the stormwater drainage system shall occur prior to any other construction activities on site.
6. A geotechnical study, conducted in accordance with Chapter 107 of the Fairfax County Code, shall be conducted, by Ford Leasing Development Company, for review by the Fairfax County Geotechnical Review Board at the time of site plan review. Copies shall be provided to the Belle Haven Community Association and adjoining property owners. The geotechnical study shall determine whether construction proposed as part of this Special Exception will contribute to the shrinkage or swelling of marine clay soils or slope movement on adjacent properties. If DEM determines that the proposed construction will have an adverse impact on the stability of soils on adjacent properties, Ford Leasing Development Company shall design and construct appropriate mitigation measures to prevent such adverse impact, as determined by DEM. Further, any structures or properties that shift or are damaged as a result of Ford Leasing Development Company's grading or construction, as may be determined by a court of competent jurisdiction, shall be stabilized and repaired by Ford Leasing Development Company at its' expense.
7. During construction, the services of a geotechnical engineer shall be engaged to assure compliance on site with the recommendations of the geotechnical report as approved by DEM and to prepare and submit written inspection reports to DEM on a monthly basis. The cost of these services shall be born exclusively by the Ford Leasing Development Company. A copy of each written inspection report shall be provided within five (5) business days of preparation to a designated representative of the Belle Haven Community Association (BHCA). The BHCA representative may, upon request, inspect the property in the company of the geotechnical engineer.

8. A one hundred (100) foot wide permanent "Limited Scenic Easement", measured from the westerly right of way of Windsor Road or from the easterly property line of Ford Leasing Development Company, whichever is greater, shall be dedicated and recorded in the Fairfax County Land Records and be reviewed and approved by the Fairfax County Attorney. The construction of any structures, with the exception of those for stormwater management and as qualified by Development Condition #9 below, and parking shall be prohibited within the "Limited Scenic Easement".
9. Within the above referenced "Limited Scenic Easement," and as depicted on the Special Exception plat, an eight (8) foot high board-on-board wood fence and landscaping to include two (2) rows, placed ten (10) feet apart, of evergreen trees six (6) to eight (8) feet in height shall be provided. No landscape planting will be permitted within utility easements. Maintenance of the fence and landscape materials shall be the responsibility of Ford Leasing Development Company.
10. A landscape plan, to include landscape plantings along the site's Route 1 frontage and plantings and a barrier along the site's Quander Road frontage, shall be coordinated and approved by the County Arborist. The intent of the landscape plan, along Route 1, is to provide a mixture of trees and shrubs to provide an attractive and harmonious community and to enhance the blighted appearance of parking lots. Along Quander Route a twenty-five (25) foot buffer, landscaped with two (2) rows of evergreen trees 6-8 feet in height, planted ten (10) feet apart with interspersed shrubs, and a six (6) foot high board-on-board wood fence shall be provided to screen the view of parked cars from adjacent residences.
11. Interior parking lot landscaping shall be provided in accordance with Section 13-106 of the Zoning Ordinance.
12. The number of vehicles permitted to be parked on site shall be limited to 383. New vehicle storage as indicated on the Special Exception Plat shall be limited to new automobiles, minivans, and pickup trucks and shall not permit parking of other trucks, vans or other vehicles in the area east of the building line toward Windsor Road. No vehicles, associated with the Ford Leasing Development Company, shall be parked on Route 1 or Quander Road or in any area not specifically designated for vehicle parking on the Special Exception Plat.

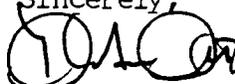
13. Vehicle parking areas, on site, shall be designated, either by signs or pavement markings, for customers, employees and new vehicle storage.
14. Outdoor lighting, if installed, shall be in the nature of security lighting in accordance with the following:
 - The lights shall be of a low intensity in accordance with Section 14-904 of the Zoning Ordinance and focused towards the interior of the site.
 - The lights shall be non-glare type shielded to prevent light from being directed off the site.
 - No lights shall be installed higher than ten (10) feet above grade. Lights already installed along the site's Route 1 frontage, as designated on the Special Exception Plat dated February 26, 1988, shall be exempt from this condition. New lights along the Route 1 frontage may be installed at the same height as the existing lights on the Route 1 frontage.
15. Hours of operation shall be limited to 7:30 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturdays. The total number of employees shall be limited to a total of 120 with not more than forty-two (42) at any one (1) shift.
16. Expansion of the dealership building shall be limited to the configuration depicted on the Special Exceptio Plat and identified as "8 stall service addition", and there shall be no additional vehicular ingress or egress from the back or southeast side of the building. The addition shall be constructed of masonry block painted to match the existing structure.
17. The area designated "undeveloped" on the Special Exceptio Plat shall not be used for any Ford Leasing Development Company purposes and shall remain in its natural and undisturbed state except for the detention pond and proposed service drive.

May 5, 1989

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.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Sincerely,

Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII/ns

- cc: Joseph T. Hix
Real Estate Division, Assessments
- Gilbert R. Knowlton, Deputy
Zoning Administrator
- Donald D. Smith
Permit, Plan Review Branch
- Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
- Barbara A. Byron, Director
Zoning Evaluation Division
- Robert Moore, Transportation Planning Division,
Office of Transportation
- Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
- Department of Environmental Management
- A. V. Bailey, Resident Engineer
Virginia Department of Transportation
- Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority