



# FAIRFAX COUNTY

APPLICATION FILED: September 8, 2004  
PLANNING COMMISSION: January 12, 2005  
BOARD OF SUPERVISORS: January 24, 2005  
3:30 p.m.

V I R G I N I A

December 29, 2004  
STAFF REPORT

APPLICATION  
PCA 1999-SU-018  
concurrent with  
RZ 2004-SU-028/ SE 2004-SU-027

## SULLY DISTRICT

**APPLICANT:** West\*Group Properties, LLC

**ZONING:** I-5, WS, AN

**PARCEL(S):** 33-4 ((1)) 3B, 3C, 3D1, 3F and 3G

**ACREAGE:** 46.97 acres

**FAR:** 0.35

**OPEN SPACE:** 27%

**PLAN MAP:** Industrial

**PROPOSAL:** The applicant seeks to remove 26.77 acres of a previously approved rezoning of 46.97 acres from the C-8 District to permit it to be rezoned to the I-5 District (RZ 1999-SU-018).

**REQUESTED WAIVERS AND MODIFICATIONS:** None.

## STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 1999-SU-018; however, if it is the intent of the Board of Supervisors to approve PCA 1999-SU-018, staff recommends that the approval be subject to the proposed proffers contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY (Virginia Relay Center).



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APPLICATIONS  
RZ 2004-SU-028/ SE 2004-SU-027  
concurrent with  
PCA 1999-SU-018

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**ZONING:** I-5, WS, AN

**PROPOSED ZONING:** C-8, WS, AN

**PARCEL(S):** 33-4 ((1)) 3B and 3G

**ACREAGE:** 26.77 acres

**FAR:** 0.30

**OPEN SPACE:** 23%

**PLAN MAP:** Industrial, Public Park and Floodplain

**SE CATEGORY:** Category 5: Vehicle Sale, Rental and Ancillary Service Establishment  
Category 6: Waiver of Certain Sign Regulations

**RZ PROPOSAL:** The applicant seeks to rezone the subject site from I-5, WS, and AN to C-8, WS and AN Districts to the C-8, WS and AN Districts to permit the development of four (4) vehicle sale, rental and ancillary service establishments. The overall floor area ratio (FAR) for the proposal is 0.30.

**SE PROPOSAL:**

The applicant seeks approval of a special exception to permit up to four vehicle sale, rental and ancillary service establishments and an increase in sign size from 80 square feet to ±250 square feet and an increase in sign height from 20 feet to 30 feet.

**REQUESTED WAIVERS  
AND MODIFICATIONS:**

None.

**STAFF RECOMMENDATIONS:**

Staff recommends denial of RZ 2004-SU-028; however, if it is the intent of the Board of Supervisors to approve RZ 2004-SU-028, staff recommends that the approval be subject to the proposed proffers contained in Appendix 2 of the staff report.

Staff recommends denial of SE 2004-SU-027; however, if it is the intent of the Board of Supervisors to approve SE 2004-SU-027, staff recommends that the approval be subject to the proposed development conditions contained in Appendix 3 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

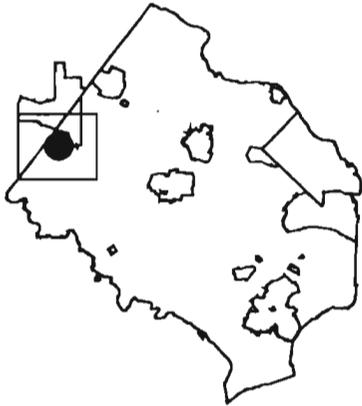
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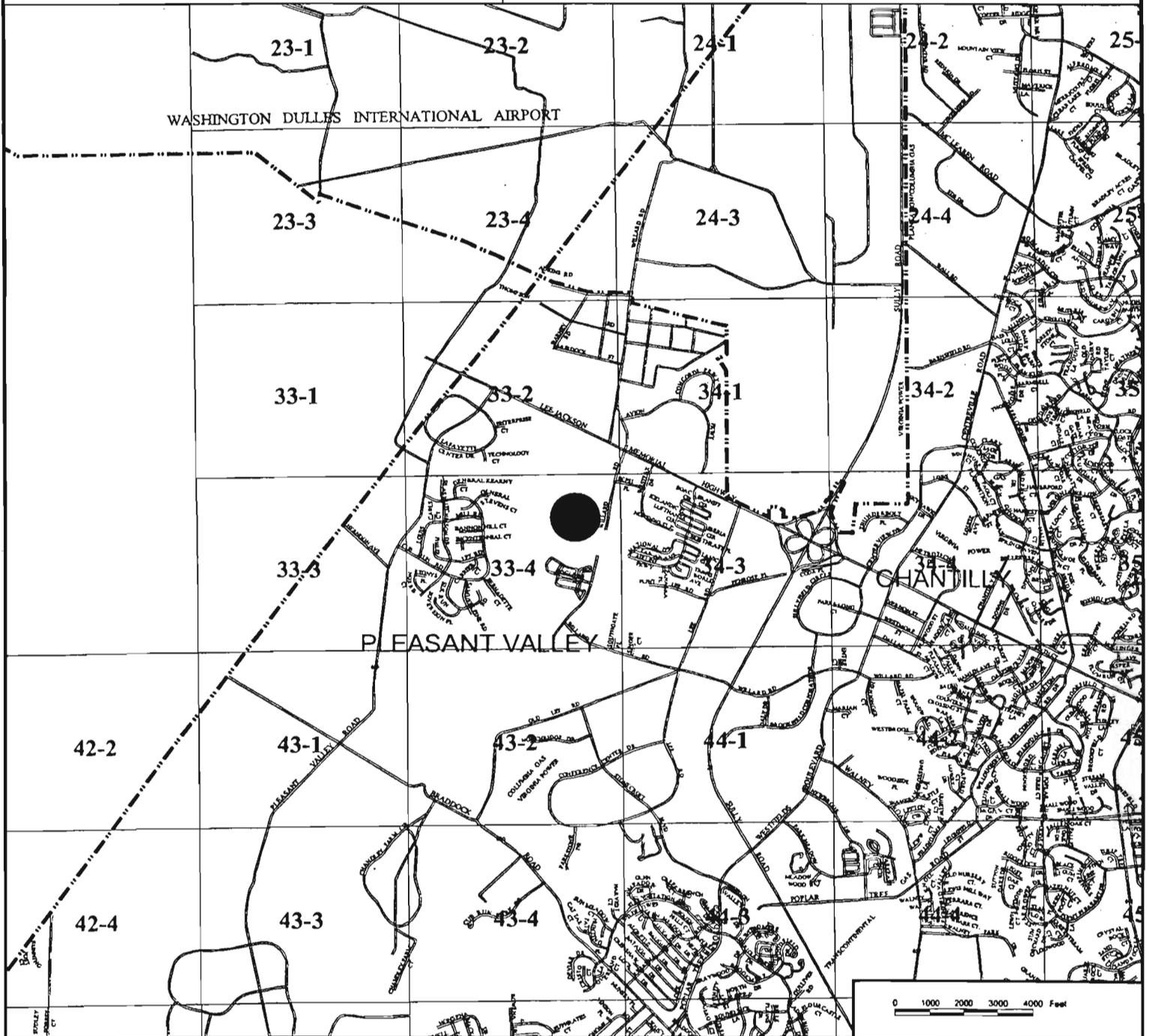
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY (Virginia Relay Center).

# Proffered Condition Amendment

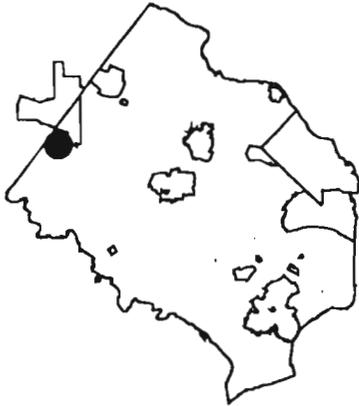
## PCA 1999-SU-018



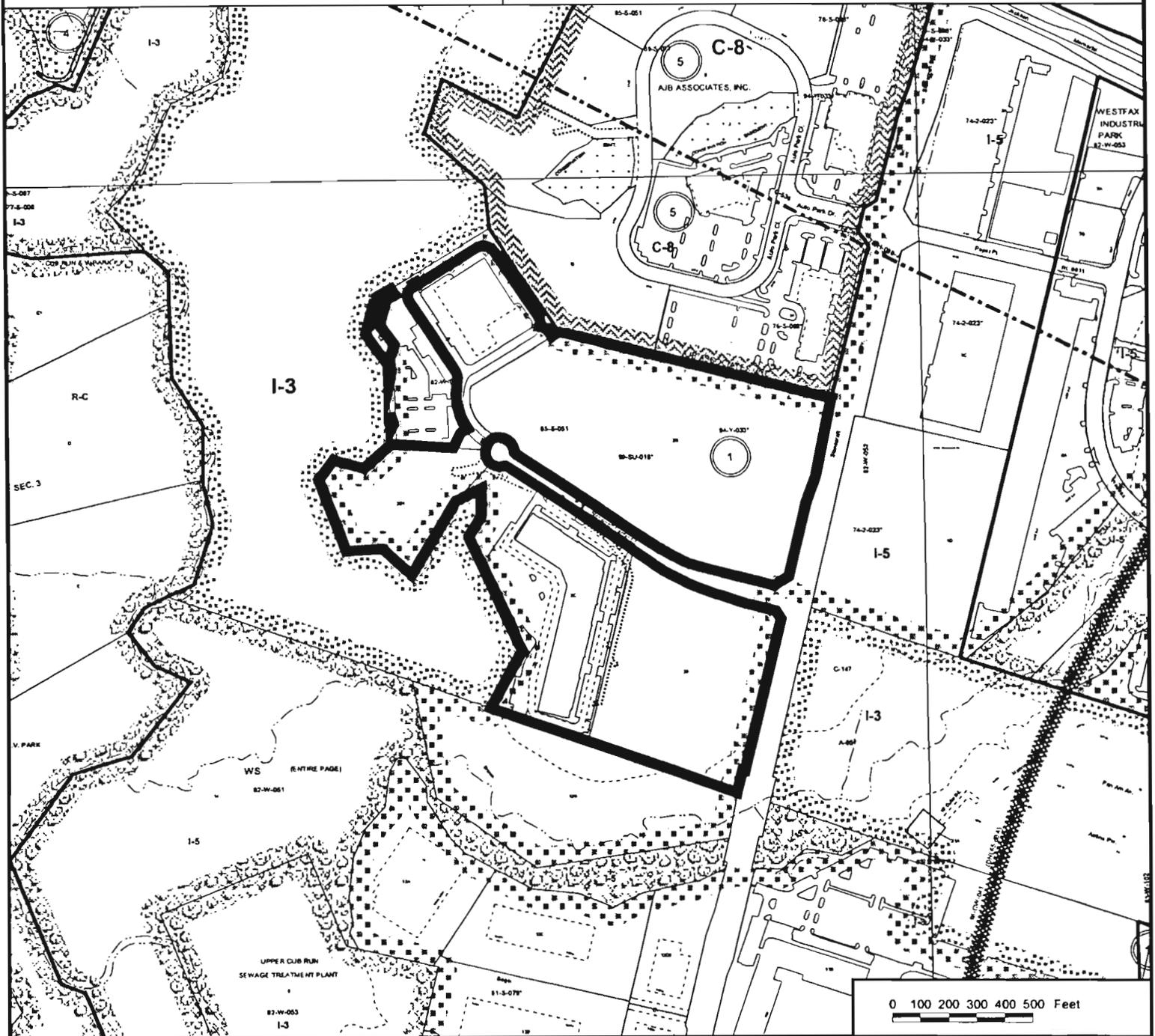
Applicant: WEST\*GROUP PROPERTIES LLC  
Filed: 09/08/2004  
Proposed: AMEND RZ 1999-SU-018 PREVIOUSLY APPROVED FOR INDUSTRIAL DEVELOPMENT TO PERMIT REDUCTION IN LAND AREA  
Area: 46.97 AC OF LAND; DISTRICT - SULLY  
Located: WEST SIDE OF STONECROFT BOULEVARD APPROXIMATELY 1500 FEET SOUTH OF LEE JACKSON MEMORIAL HIGHWAY  
Zoning: I-5  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003C /01/ /0003D1 /01/ /0003F /01/ /0003G



# Proffered Condition Amendment PCA 1999-SU-018



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Filed: 09/08/2004  
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Zoning: I-5  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003C /01/ /0003D1 /01/ /0003F /01/ /0003G



# Rezoning Application

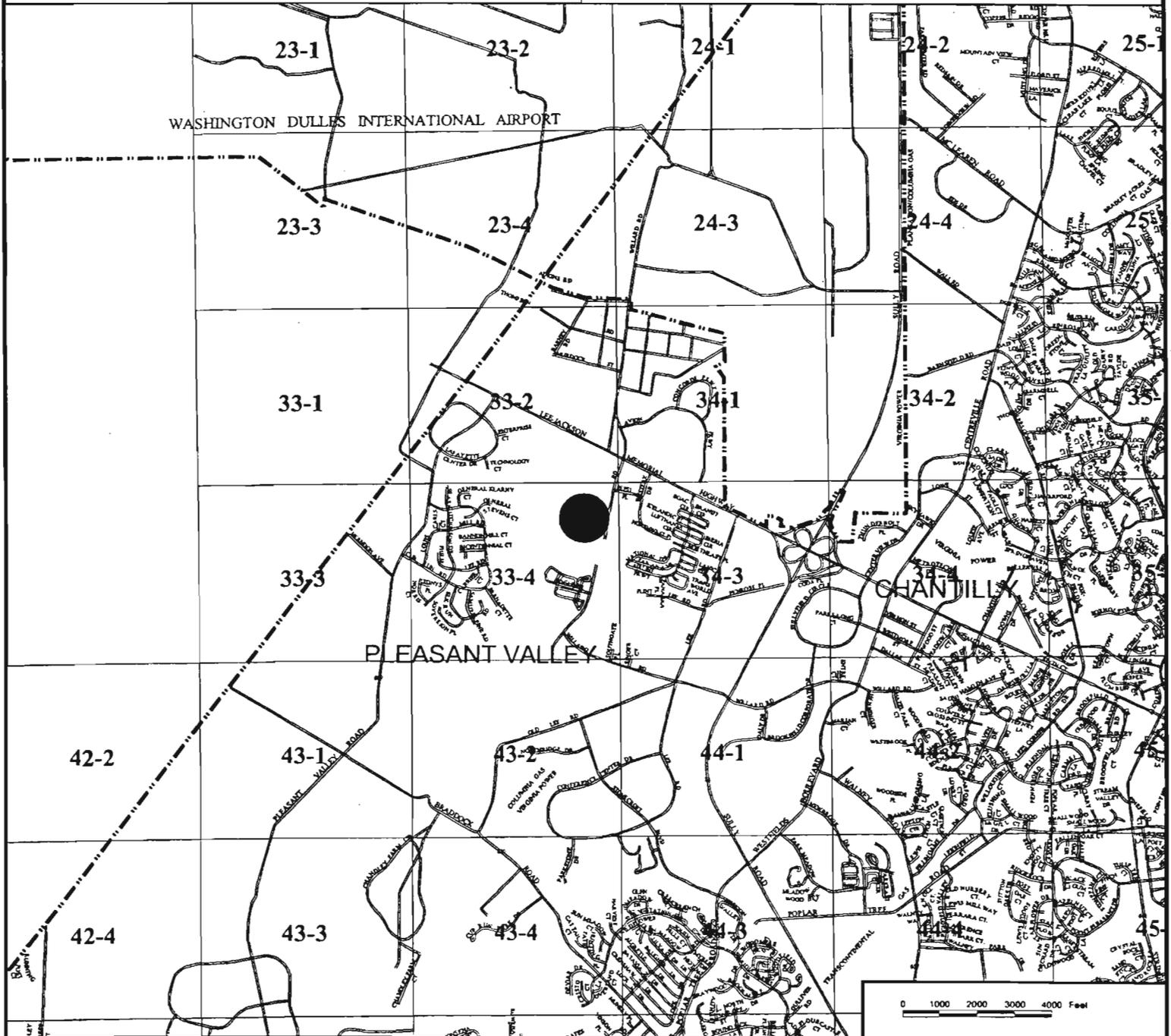
RZ 2004-SU-028

Applicant: WEST\*GROUP PROPERTIES LLC  
Filed: 09/08/2004  
Area: 26.77 AC OF LAND; DISTRICT - SULLY  
  
Proposed: COMMERCIAL  
Located: WEST SIDE OF STONECROFT BOULEVARD  
APPROXIMATELY 1500 SOUTH OF LEE  
JACKSON MEMORIAL HIGHWAY  
  
Zoning: FROM I-5 TO C-8  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003G

# Special Exception Application

SE 2004-SU-027

Applicant: WEST\*GROUP PROPERTIES LLC  
Filed: 09/08/2004  
Area: 26.77 AC OF LAND; DISTRICT - SULLY  
  
Proposed: VEHICLE SALE, RENTAL AND ANCILLARY  
SERVICE ESTABLISHMENT AND WAIVER OF  
CERTAIN SIGN REGULATIONS  
Zoning Dist Sect: 04-0804 09-0620  
Art 9 Group and Use: 5-25 6-17  
Located: WEST SIDE OF STONECROFT BOULEVARD  
APPROXIMATELY 1500 FEET SOUTH OF LEE  
JACKSON MEMORIAL HIGHWAY  
  
Zoning: C-8 Plan Area: 3  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003G



# Rezoning Application

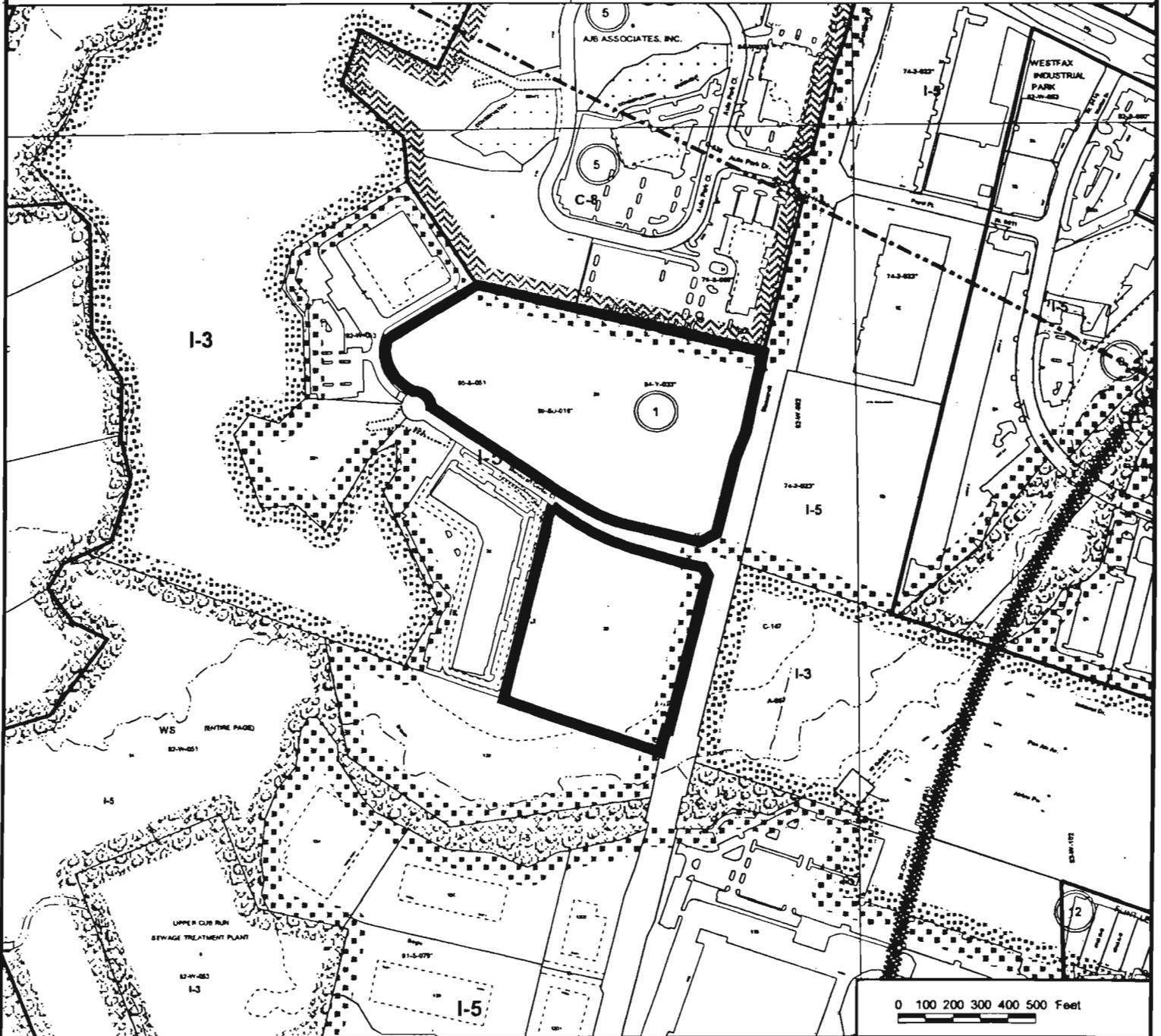
**RZ 2004-SU-028**

Applicant: WEST\*GROUP PROPERTIES LLC  
Filed: 09/08/2004  
Area: 26.77 AC OF LAND; DISTRICT - SULLY  
Proposed: COMMERCIAL  
Located: WEST SIDE OF STONECROFT BOULEVARD  
APPROXIMATELY 1500 SOUTH OF LEE  
JACKSON MEMORIAL HIGHWAY  
Zoning: FROM I-5 TO C-8  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003G

# Special Exception Application

**SE 2004-SU-027**

Applicant: WEST\*GROUP PROPERTIES LLC  
Filed: 09/08/2004  
Area: 26.77 AC OF LAND; DISTRICT - SULLY  
Proposed: VEHICLE SALE, RENTAL AND ANCILLARY  
SERVICE ESTABLISHMENT AND WAIVER OF  
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Zoning Dist Sect: 04-0804 09-0620  
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Zoning: C-8 Plan Area: 3  
Overlay Dist: AN WS  
Map Ref Num: 033-4- /01/ /0003B /01/ /0003G



# STONECROFT BUSINESS PARK

GENERALIZED DEVELOPMENT PLAN -RZ-2004-SU-028  
 SPECIAL EXCEPTION - SE-2004-SU-027  
 PROFFER CONDITION AMENDMENT -1999-SU-018

SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

## SHEET INDEX

- 1 COVER SHEET
- 2 OCE/SE/PCA NOTES & TABULATIONS
- 3 SITE ZONING EXHIBIT
- 4 P.C.A. PLAN (ASSOCIATED WITH PCA 899-SU-018)
- 5 GENERALIZED DEVELOPMENT/USE PLAN
- 6 CONCEPTUAL LANDSCAPE PLAN
- 7 ILLUSTRATIVE PLAN (TYPICAL)
- 8 CONCEPTUAL LIGHTING PLAN
- 9 EXISTING VEGETATION MAP
- 10A SWM COMPUTATIONS
- 10B SWM COMPUTATIONS
- 10C SWM COMPUTATIONS
- 10D SWM COMPUTATIONS
- 10E SWM COMPUTATIONS
- 10F SWM COMPUTATIONS
- 10G SWM COMPUTATIONS
- 10H SWM COMPUTATIONS
- 11 CROSS SECTIONS AND COMPUTATIONS



SOILS MAP  
 SCALE 1" = 50'

TM NO. 33-4 (01) PARCEL 3B, 3C

### APPLICANT

WEST-GROUP MANAGEMENT LLC (APPLICANT/AGENT)  
 100 ANDERSON ROAD  
 MCLEAN, VIRGINIA 22101  
 (703) 291-2400

### ENGINEER

VIEA INC.  
 100 GREENSBORO DRIVE  
 SUITE 200  
 MCLEAN, VIRGINIA 22101  
 (703) 442-7000



VICINITY MAP  
 SCALE 1" = 100'

TM NO. 33-4 (01) PARCEL 3B, 3C

DEC. 27, 2004  
 DEC. 16, 2004  
 DEC. 9, 2004  
 NOV. 29, 2004  
 SEP. 07, 2004  
 AUG. 26, 2004  
 AUG. 6, 2004  
 JULY 1, 2004  
 APRIL 28, 2004

**NOTES**

1. THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP), PROFFER CONDITION AMENDMENT (PCA) AND SPECIAL EXCEPTION (SE) IS LOCATED ON FAIRFAX COUNTY ASSESSOR'S MAP NO. 33-4(11)-3-8 AND MAP 33-4(11)-3-6 AND ENCOMPASSES APPROXIMATELY 28.77 ACRES.
2. THE RECORD OWNER AND APPLICANT OF THE SUBJECT PROPERTY IS WEST GROUP PROPERTIES LLC AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY AT DEED BOOK 11657 PAGE 1071 AND DEED BOOK 13640 PAGE 1043.
3. THIS GENERALIZED DEVELOPMENT PLAN (GDP), AND SPECIAL EXCEPTION PLAN ACCOMPANIES A REZONING APPLICATION TO REZONE THE PROPERTY FROM THE 1-B, 1-C AND 1-D DISTRICTS TO THE C-8, 101 AND 104 DISTRICTS AND SPECIAL EXCEPTION APPLICATIONS TO ALLOW:
  - a) THOSE USES PERMITTED BY SECT. 4-804-NCAT 53-B.E.) LIMITED TO VEHICLE SALE, RENTAL AND ANNUAL SERVICE ESTABLISHMENT
  - b) AN INCREASE IN THE HEIGHT AND SIGN AREA OF THE PROPOSED PRESTANDING SIGN AS PERMITTED BY SECTION 8-820 OF THE Z.O.
4. ADDITIONAL SPECIAL EXCEPTION USES WHICH ARE NOT SPECIFIED ON THIS APPLICATION MAY BE THE SUBJECT OF FUTURE SPECIAL EXCEPTION OR SPECIAL PERMIT APPROVALS WITHOUT THE NEED FOR APPROVAL OF A P.C.A. IF SUCH USE DOES NOT IMPACT THE REMAINDER OF THE SITE.
5. SANITARY SEWER SERVICE WILL BE PROVIDED BY CONNECTION TO THE EXISTING 8" (NCH) SANITARY SEWER LINE LOCATED IN STONECROFT CENTER COURT AND THE 8" (NCH) SANITARY SEWER OUTFALL LINE LOCATED EAST OF PARCELS 3-F, 3-G AND 3-H. SEWERAGE WILL BE PROVIDED BY CONNECTION TO THE EXISTING 12" WATER MAIN LOCATED IN STONECROFT CENTER COURT.
6. BEST MANAGEMENT PRACTICES/STORMWATER MANAGEMENT WILL PROVIDED IN THE EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ON PARCELS 3-D, 3-E AND IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCE. SEE SHEETS 10A - 10I.
7. SPECIAL AMENITIES SUCH AS LANDSCAPING, TREATMENT, WALLS OR OTHER SITE FEATURES MAY BE PROVIDED AND WILL BE DETERMINED AT THE SITE PLAN.
8. THE LOCATION OF EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORDS NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH AND THIS SHOULD NOT BE REGARDED AS A CORRECT OR FINAL LOCATION.
9. THE OPEN SPACE PROVIDED IS BASED ON THE GROSS APPLICATION AREA AND AS PER THE PROVISIONS OF SECTION 2-308 OF THE ZONING ORDINANCE.
10. OTHER THE ADJACENT ZONED AND COMPREHENSIVE PLANNED USES, THERE ARE NO TRADITIONAL SCREENING OR BARRIER REQUIREMENTS APPLICABLE TO THE PROPOSED USES FOR THIS APPLICATION. IF REQUIRED, WAIVERS OF SUCH WILL BE REQUESTED WITH THE SITE PLAN APPROVAL.
11. IN ACCORDANCE WITH PAR 4 AND 5 OF SECT. 18-304 OF THE ZONING ORDINANCE, RELATIONS TO THE SEES DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PRESTANDING BUILDINGS MAY OCCUR WITH FINAL ENGINEERING DESIGN. IT IS TO BE UNDERSTOOD THAT THE EXACT FOOTPRINT AND LOCATION OF THE BUILDING MAY BE MODIFIED PROVIDED THE GROSS FLOOR AREA AND OPEN SPACE IS IN SUBSTANTIAL CONFORMANCE WITH PROFFERS.
12. THE NUMBER OF PARKING SPACES REPRESENTED IN THE TABULATION IS BASED ON PRELIMINARY ESTIMATES OF USES, EMPLOYEES, DISPLAY AREAS, ETC. AND MAY CHANGE AS A RESULT OF FINAL ENGINEERING AND FINAL TENANT NEGOTIATIONS. THE FINAL NUMBER OF PARKING AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF THE SITE PLAN APPROVAL AND WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11. THE APPLICANT RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
13. PUBLIC UTILITIES FOR THE PROPOSED DEVELOPMENT ARE SHOWN HEREON. SANITARY SEWER, TELEPHONE AND ELECTRICITY ARE PRESENTLY AVAILABLE AND ACCESSIBLE TO THE SITE AND WILL BE EXTENDED AS MAY BE APPROPRIATE.
14. THERE ARE NO COMMENTS OR PUBLIC FACILITIES PROPOSED WITH THIS APPLICATION.
15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE SUBJECT PROPERTY.
16. FRONTAGE IMPROVEMENTS ALONG STONECROFT CENTER COURT HAVE BEEN PROVIDED AS PART OF THE DEVELOPMENT OF 82-1988-SU-018 (AND SUBSEQUENT SITE PLAN APPLICATIONS). FRONTAGE IMPROVEMENTS ALONG STONECROFT BOULEVARD HAVE BEEN PROVIDED AS PART OF FAIRFAX COUNTY PROJECT # 08196. THERE ARE NO ADDITIONAL ROADWAY FRONTAGE IMPROVEMENTS PROPOSED WITH THIS APPLICATION.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVE SITES LOCATED ON THE SUBJECT PROPERTY.
18. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED SEPARATELY IN THE AFFIDAVIT.
19. THE RESOURCE PROTECTION AREA (RPA) BOUNDARY SHOWN HEREON IS BASED ON THE CHESEBART BAY PRESERVATION AREA MAPS AS ADOPTED BY THE BOARD OF SUPERVISORS IN 2003. THE RPA BOUNDARY IS SUBJECT TO ADJUSTMENT BASED ON AVAILABILITY OF MORE DETAILED INFORMATION AS MAY BE DETERMINED BY D.P.W.E.S.
20. THE APPROXIMATE LIMITS OF THE 100-YEAR FLOODPLAIN FOR THIS SITE, AS SHOWN, ARE BASED ON FEMA COMMUNITY PANEL #03533-0033-D, WHERE THE FLOODPLAIN EXISTS ON-SITE. IT SHALL BE PROTECTED WITH LIMITS OF CLEARING AND GRADING, EXCEPT THAT THE PLACEMENT/CONSTRUCTION OF ROADWAYS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, TRAILS OR OTHER REQUIRED PUBLIC FACILITIES MAY BE LOCATED IN SUCH AREA SUBJECT TO APPLICABLE REGULATIONS.
21. APPLICANT RESERVES THE RIGHT TO SUBDIVIDE THE APPLICATION AREA IN THE FUTURE FOR THE PURPOSE OF CREATING POTENTIAL PARCELS FOR SALE. THE APPLICATION PROPERTY IS SUBJECT TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PARTIAL OR WHOLE SUBDIVISION SHOWN ON CONCEPTUAL PLAN MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF D.P.W.E.S. WITHOUT REQUIRING MODIFICATION OF THE GDP OR PRELIMINARY PLAN.
22. THE DEVELOPMENT OF THE PROPERTY AS SHOWN HEREON WILL BE PHASSED AND IS EXPECTED TO COMMENCE WHEN ALL REQUIRED PERMITS HAVE BEEN OBTAINED, HOWEVER THE SPECIFIC DEVELOPMENT SCHEDULE IS CONTINGENT ON MARKET CONDITIONS.
23. TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL REQUIRED APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED HEREON FOR REQUESTED WAIVERS/ADJUSTMENTS.

24. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON THE ADJACENT OR NEIGHBORING PROPERTIES.
25. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.
26. FINAL DEVELOPMENT DOCUMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND FAIRFAX COUNTY APPROVAL.
27. HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN FEDERAL REGULATIONS OR HAZARDOUS WASTES AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS, OR PETROLEUM PRODUCTS AS DEFINED IN FEDERAL REGULATIONS, MAY BE UTILIZED AND/OR STORED ON-SITE.
28. LANDSCAPING AND SCREENING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13, UNLESS MODIFIED BY THE B.O.L. AND AS GENERALLY SHOWN HEREON. EXISTING VEGETATION WILL BE UTILIZED WHENEVER FINAL GRADING ALLOWED.
29. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
30. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
31. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON SITE WORTHY OF DELINEATION OTHER THAN SHOWN HEREON.
32. THERE IS AN EXISTING SIX FOOT TRAIL ALONG THE STONECROFT BLVD FRONTAGE OF THIS SITE AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
33. THE FINAL GROSS FLOOR AREA THOSE BUILDINGS SHOWN ON THE PLAN SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, HOWEVER, THE TOTAL GROSS FLOOR AREA SHALL NOT EXCEED THE ALLOWABLE FLOOR AREA RATIO AS SHOWN.
34. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION WITH FINAL ENGINEERING AND SITE PLAN. ANY INDIVIDUAL TREES DEPICTED ON THE PLAN THAT ARE OUTSIDE THE LIMITS OF CLEARING AND GRADING ARE SUBJECT TO REMOVAL BASED ON FINAL FIELD DETERMINATION, BUT IN SUBSTANTIAL CONFORMANCE W/ COP. THE RIGHT TO SELECTIVELY CLEAR UNDERSTORY IN THESE SAME LOCATIONS AND TO REMOVE DEAD AND/OR DYING VEGETATION.

**SOURCE NOTES**

1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD BOUNDARY SURVEY PERFORMED ON THE GROUND BY WKA INC.
2. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM AERIAL SURVEYS SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY WKA INC. USING ACCEPTED SURVEYING METHODS.

**STONECROFT BUSINESS PARK**

**SITE TABULATION**

<b>AREA OF ORIGINAL REZONING:</b>		
(R2-1988-SU-018 / R2#84-Y-038)		= 50.557 AC
EXISTING ZONE: 1-5		
<b>AREA OF SUBSEQUENT SITE PLAN APPLICATIONS &amp; AREA DEDICATIONS: **</b>		
STONECROFT BOULEVARD (RTE #607) (RIGHT OF WAY DEDICATION)		= 1.704 AC
STONECROFT CENTER COURT (#0312-SP-01) (RIGHT OF WAY DEDICATION)		= 1.878 AC
PARCEL 3C - STONECROFT BUSINESS PARK BLDG #1 (#0312-SP-03)		= 8.674 AC
PARCEL 3F - STONECROFT BUSINESS PARK BLDG #2 (#0312-SP-04)		= 7.536 AC
PARCEL 3D-1 - STONECROFT BUSINESS PARK SWM FACILITY (#0312-SP-05)		= 3.891 AC
<b>TOTAL</b>		<b>= 23.787 AC</b>

\*\* (NOTE: REFER TO SHEET 4 FOR ADDITIONAL DEVELOPMENT INFORMATION OF PARCELS 3C, 3F, AND 3D-1 THAT ARE TO REMAIN)

<b>RESIDUAL AREA: (AREA SUBJECT TO THIS REZONING APPLICATION)</b>	
(R2-2004-SU-028)	= 28.77 ACRES AC
SEE TABULATION DATA BELOW	

**AREA TABULATION**

**AREA OF THIS REZONING / SPECIAL EXCEPTION APPLICATION**

AREA OF THIS APPLICATION REZONING: 28.77 AC
EXISTING ZONE: 1-5
PROPOSED ZONE: C-8

MAX PERMITTED F.A.R. = 0.50	MAX PROPOSED F.A.R. = 0.50 OVERALL PROPERTY (INDIVIDUAL LOTS MAY DEVELOP UP TO 0.50)
MIN. LOT AREA = 40,000 SF	
MIN. LOT WIDTH = 200 FT	
MAX BUILDING HEIGHT = 40 FT	
PROPOSED BUILDING HEIGHT = 40 FT	

<b>YARD REQUIREMENTS</b>	
FRONT YARD MINIMUM: 15' ANGLE OF BULK PLANE (NOT LESS THAN 40 FEET)	
SIDE YARD MINIMUM: NONE	
REAR YARD MINIMUM: 20 FEET	

<b>OPEN SPACE</b>	
REQUIRED: 15% OF GROSS SITE AREA = (15 x 28.77 AC) = 4.32 ACRES	
PROVIDED: 73% OF GROSS SITE AREA = 8.18 ACRES (TO BE PROVIDED ON OVERALL APPLICATION AREA W/ADJ. OPEN SPACE SHALL INCLUDE, BUT NOT BE LIMITED TO, RPA/TOPOGRAPHIC W/ETLANDS, TREE SAVE AREA, 15' PLANTING STRIP, AND INTERNAL & PERIPHERAL PARKING LOT (LANDSCAPING)**	
IN APPROXIMATE OPEN SPACE TABULATION (FINAL TABULATION TO BE DETERMINED AT FINAL SITE PLAN)	
TREE SAVE AREA:	1.5 ACRES APPROXIMATE
W/ETLANDS AREA:	.81 ACRES APPROXIMATE
STONECROFT FRONTAGE PLANTING STRIP:	.39 ACRES APPROXIMATE
INTERNAL & PERIPHERAL PARKING LOT (LANDSCAPING):	3.83 ACRES APPROXIMATE
<b>TOTAL:</b>	<b>23%: 8.18 ACRES</b>

**TREE COVER**

TREE COVER REQUIRED: 10%
TREE COVER PROVIDED: 15%***
***PROVIDED TREE SAVE AREA IS GRANTED 3.0 CREDIT FACTOR PER PFM TABLE 12.11

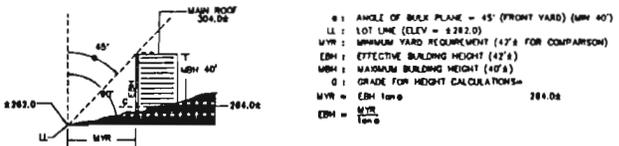
**PARKING (PER DEALERSHIP LOT)**

REQUIRED: (VEHICLE SALES, RENTAL AND ANNUAL SERVICE ESTABLISHMENT (Z.O. ARTICLE 11))	
1 SPACE / 500 SQ. FT. OF ENCLOSED SALES/RENTAL FLOOR AREA:	+/- 2500 SQ FT. = 5 SPACES *
(+) 1 SPACE / 2500 SQ. FT. OF OPEN SALES/RENTAL DISPLAY LOT AREA:	+/- 100,000 SQ FT. = 40 SPACES *
(+) 2 SPACE / SERVICE BAY:	40 BAYS = 80 SPACES *
(+) 1 SPACE / EMPLOYEE:	50 EMPLOYEES = 50 SPACES *
<b>TOTAL REQUIRED:</b>	<b>= 175 SPACES **</b>
PROVIDED: 115 SPACES *	

\* NOTE: PARKING CALCULATION SHOWN IS INTENDED FOR THEORETICAL AND GENERALIZED DEVELOPMENT PURPOSES ONLY AND DOES NOT REFLECT ACTUAL FINAL DESIGN REQUIREMENTS. FINAL PARKING REQUIREMENTS AND PROVISIONS WILL BE BASED ON THOSE INDIVIDUAL LOT AREA DEVELOPMENTS AS PROPOSED AND APPROVED WITH FINAL SITE PLAN APPLICATIONS. SEE PROFFER 8 FOR ADDITIONAL LIMITATIONS.

**NOTE**

(THERE IS NO ADDITIONAL RIGHT OF WAY DEDICATION PROPOSED WITH THIS APPLICATION)



**C-8 FRONT YARD BULK PLANE ILLUSTRATION**

**WKA REVISIONS**

REV. DEC 17, 2004  
 REV. DEC 18, 2004  
 REV. DEC 19, 2004  
 REV. NOV. 28, 2004  
 REV. SEP 7, 2004  
 REV. AUG 26, 2004  
 REV. AUG 6, 2004  
 REV. JUL 1, 2004  
 DATE: APR. 28, 2004

DES. DWG. M.J./PB M.J./PB  
 SCALE:

PROJECT/FILE NO. 8278C  
 SHEET NO. 2 of 9

**WKA REVISIONS**

STONECROFT BUSINESS PARK  
 SULLY DISTRICT  
 FAIRFAX COUNTY  
 VIRGINIA

WKA INC. 10500 WOODBURN DRIVE SUITE 200 WOODBURN, VIRGINIA 22093  
 WKA INC. 10500 WOODBURN DRIVE SUITE 200 WOODBURN, VIRGINIA 22093

**GDP/SE/PCA NOTES AND TABULATIONS**



**PARCELS 3C/3F/3D-1 (AND ASSOCIATED DEDICATIONS)**  
(PCA#-1999-SU-018)

**DEVELOPMENT CALCULATIONS (FROM SITE PLAN RECORD)**

EXISTING ZONE: I-4  
**AREA OF EXISTING DEVELOPMENT & DEDICATION:**  
 STONECROFT BLDG. (SITE 8001) - DEDICATION = 1,704 AC  
 STONECROFT CENTER COURT - DEDICATION = 1,879 AC  
 PARCEL 3C - STONECROFT BUSINESS PARK BLDG #1 (SP #0312-SP-02) = 8,871 AC  
 PARCEL 3F - STONECROFT BUSINESS PARK BLDG #2 (SP #0312-SP-04) = 7,338 AC  
 PARCEL 3D-1 - STONECROFT BUSINESS PARK SITE FACILITY (SP #0312-SP-03) = 1,969 AC  
**TOTAL = 23,761 AC**

**AREA OF PARCELS 3C / 3F / 3D-1 AND DEDICATION TO REMAIN = 33.8 ACRES**  
 • P.A.R. APPROVED (WITH 82-1999-SU-018) = 0.36 (363,868 SF)  
 • EXISTING P.A.R. TO REMAIN (EXISTING BUILDINGS) = 0.19 (156,876 SF)  
 • INDIVIDUAL LOTS MAY BE DEVELOPED AT AN INCREASED P.A.R. PER PROPOSER P.C.A. 1999-SU-018  
 • REQUIRED OPEN SPACE (FOR 82-1999-SU-018) = 50% OF NET AREA (20,000.22 AC) = 10,000 AC  
 PROVIDED OPEN SPACE (FOR PARCELS 3C & 3F) = 2.38 AC  
 STONECROFT BUSINESS PARK BUILDING #1: PROVIDED 124,478 SF OR 328 (15% REQUIRED)  
 STONECROFT BUSINESS PARK BUILDING #2: PROVIDED 152,821 SF OR 40,868 (15% REQUIRED)  
 STONECROFT BUSINESS PARK SITE FACILITY: N/A  
 • MAXIMUM BUILDING HEIGHT ALLOWED (FOR Z.O. DIST. 8-800) = 76 FT  
 MAXIMUM BUILDING HEIGHT ALLOWED (FOR 82-1999-SU-018) = 80 FT  
 • EXISTING BUILDING HEIGHT = PARCEL 3F: 27 FT  
 PARCEL 3C: 25 FT

**TREE COVER:**  
 STONECROFT BUSINESS PARK BUILDING #1: PROVIDED 1,071 ACRES OR 17.02% (178 REQUIRED)  
 STONECROFT BUSINESS PARK BUILDING #2: PROVIDED 1,074 ACRES OR 17.07% (178 REQUIRED)  
 STONECROFT BUSINESS PARK SITE FACILITY: N/A

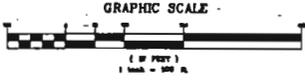
**TOTAL TREE COVER: PROVIDED 2,145 ACRES**

**U.S. ZONE SETBACK STANDARDS**

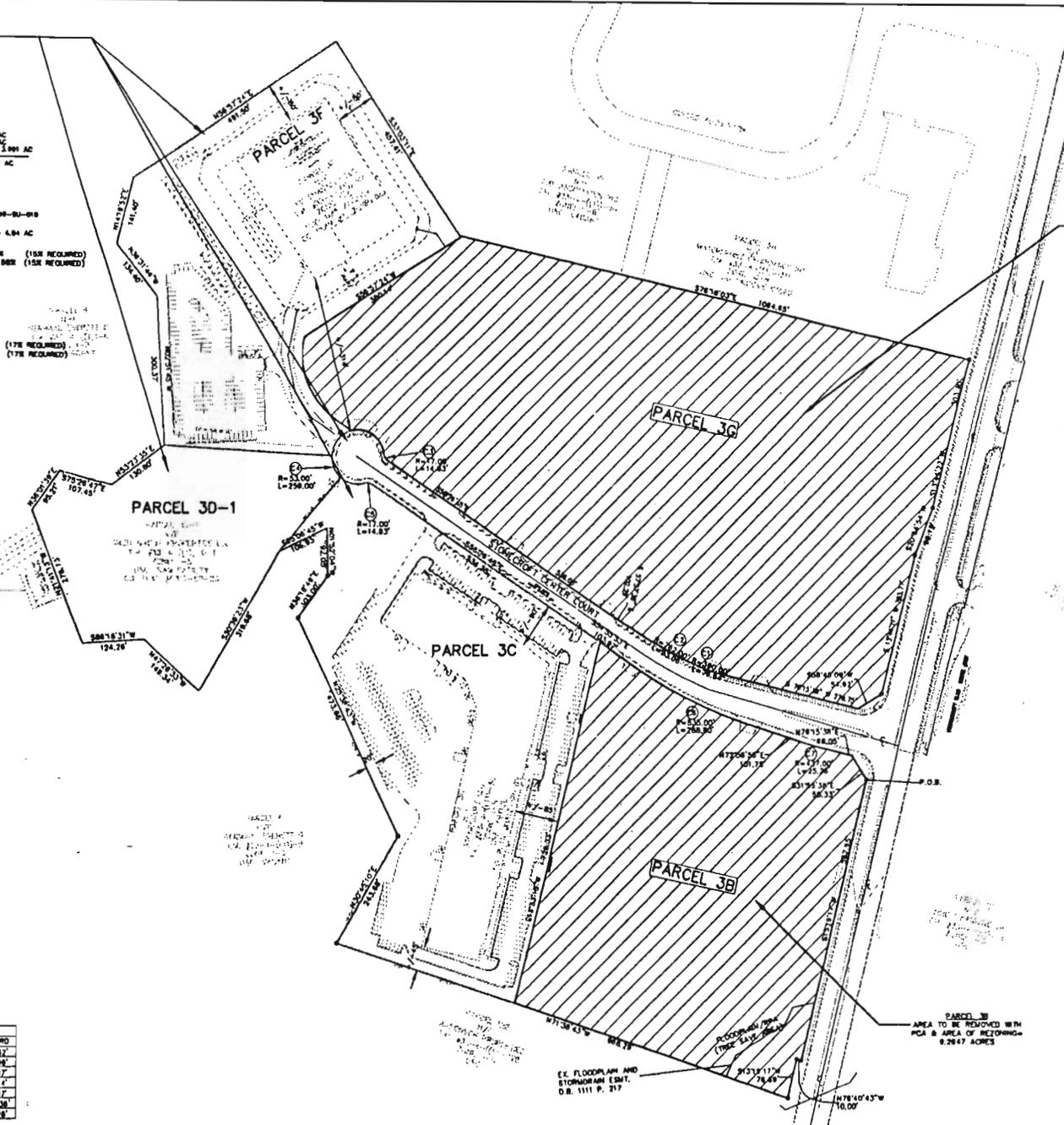
• MINIMUM FRONT YARD SETBACK:  
 (FOR Z.O.) = 45 FEET ANGLE OF BULK PLANE MIN. 40 FT  
 (FOR 82-1999-SU-018) = 30 FT  
 • FRONT YARD PROVIDED = (AS SHOWN ON PLAN)  
 • MINIMUM SIDE YARD SETBACK = NO SETBACK  
 • SIDE YARD PROVIDED = (AS SHOWN ON PLAN)  
 • MINIMUM REAR YARD SETBACK = NO SETBACK  
 • REAR YARD PROVIDED = (AS SHOWN ON PLAN)

**U.S. ZONE PARKING STANDARDS**

PARCEL 3C - STONECROFT BUSINESS PARK BLDG #1 (SP #0312-SP-02)  
 PARKING REQUIRED: 363 SPACES (FOR SP #0312-SP-02)  
 PARKING PROVIDED: 328 SPACES (FOR SP #0312-SP-02)  
 PARCEL 3F - STONECROFT BUSINESS PARK BLDG #2 (SP #0312-SP-04)  
 PARKING REQUIRED: 86 SPACES (FOR SP #0312-SP-04)  
 PARKING PROVIDED: 111 SPACES (FOR SP #0312-SP-04)



CURVE	RADIUS	LENGTH	DELTA ANGLE	TANGENT	CHORD BRG	CHORD
C1	280.00'	78.87'	11.1813°	38.80'	570.26 31.7'	78.82'
C2	783.00'	93.00'	8.32 18"	49.58'	581.27 31.7'	92.94'
C3	17.00'	11.83'	49.28 41"	7.92'	531.78 29.5'	11.37'
C4	53.00'	129.00'	27.82 23"	44.49'	53.82 23.5'	65.14'
C5	17.00'	11.83'	49.28 41"	7.92'	581.28 30.8'	14.37'
C6	835.00'	288.80'	19.18 29"	155.85'	584.50 33.7'	287.36'
C7	137.00'	95.28'	27.8 13"	12.82'	574.36 17.7'	35.28'



PARCEL 3G  
 AREA TO BE REMOVED WITH  
 PCA & AREA OF REZONING=  
 17.518 ACRES

PARCEL 3B  
 AREA TO BE REMOVED WITH  
 PCA & AREA OF REZONING=  
 6.2647 ACRES

EX. FLOODPLAIN AND  
 STORMWATER ESMT.  
 D.B. 1111 P. 217

P.C.A. # 1999-SU-018

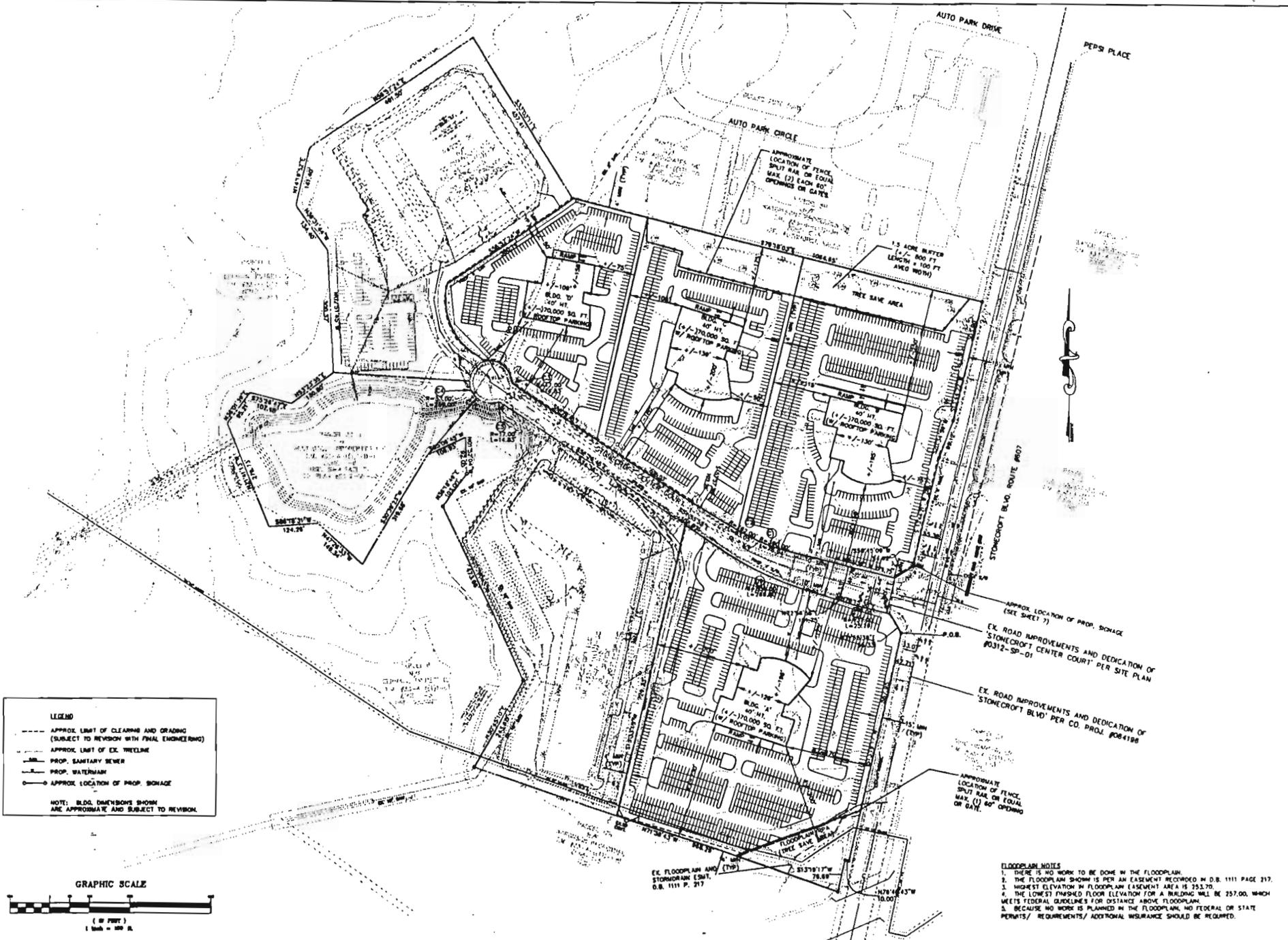
**VKA**  
 VERTICAL K&A  
 10000 W. 11TH AVENUE, SUITE 1100  
 DENVER, CO 80231  
 TEL: 303.733.1100 FAX: 303.733.1101  
 WWW.VKACORPORATION.COM  
 STONECROFT BUSINESS PARK  
 SULLY DISTRICT  
 FAIRFAX COUNTY  
 VIRGINIA

P.C.A. PLAT

**VKA REVISIONS**

REV.	DATE	DESCRIPTION
REV. DEC. 27, 2004		
REV. DEC. 16, 2004		
REV. DEC. 8, 2004		
REV. NOV. 28, 2004		
REV. SEPT. 7, 2004		
REV. AUG. 26, 2004		
REV. AUG. 8, 2004		
REV. JULY 1, 2004		
DATE: APR. 29, 2004		

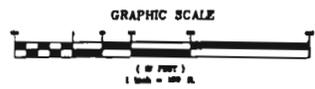
DES. DMH  
 M/J/PB  
 SCALE: 1"=100'  
 PROJECT/FILE NO. 6278C  
 SHEET NO. 4 of 9



**LEGEND**

- APPROX. LIMIT OF CLEARING AND GRADING (SUBJECT TO REVISION WITH FINAL ENGINEERING)
- APPROX. LIMIT OF EX. TREELINE
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- APPROX. LOCATION OF PROP. STORAGE

NOTE: BLDG. DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION.



**VIA**  
 CONSULTING ENGINEERS ARCHITECTS SURVEYORS  
 100 WOODBRIDGE BLVD., SUITE 100, FALLS CHURCH, VA 22044  
 FALLS CHURCH, VA 22044

**STONECROFT BUSINESS PARK**  
 SULLY DISTRICT  
 FARMAS COUNTY, VIRGINIA

**GENERALIZED DEVELOPMENT/S.E. PLAN**

VKA REVISIONS

REV. DEC 23, 2004  
 REV. DEC 14, 2004  
 REV. DEC 8, 2004  
 REV. NOV 28, 2004  
 REV. SEP 7, 2004  
 REV. AUG 24, 2004  
 REV. AUG 8, 2004  
 REV. JUL 1, 2004  
 DATE APRIL 28, 2004

DWG. NO. M/JT/PMB  
 SCALE: 1"=100'  
 PROJECT/FILE NO. 82786

SHEET NO. 5 of 9

**FLOODPLAIN NOTES**

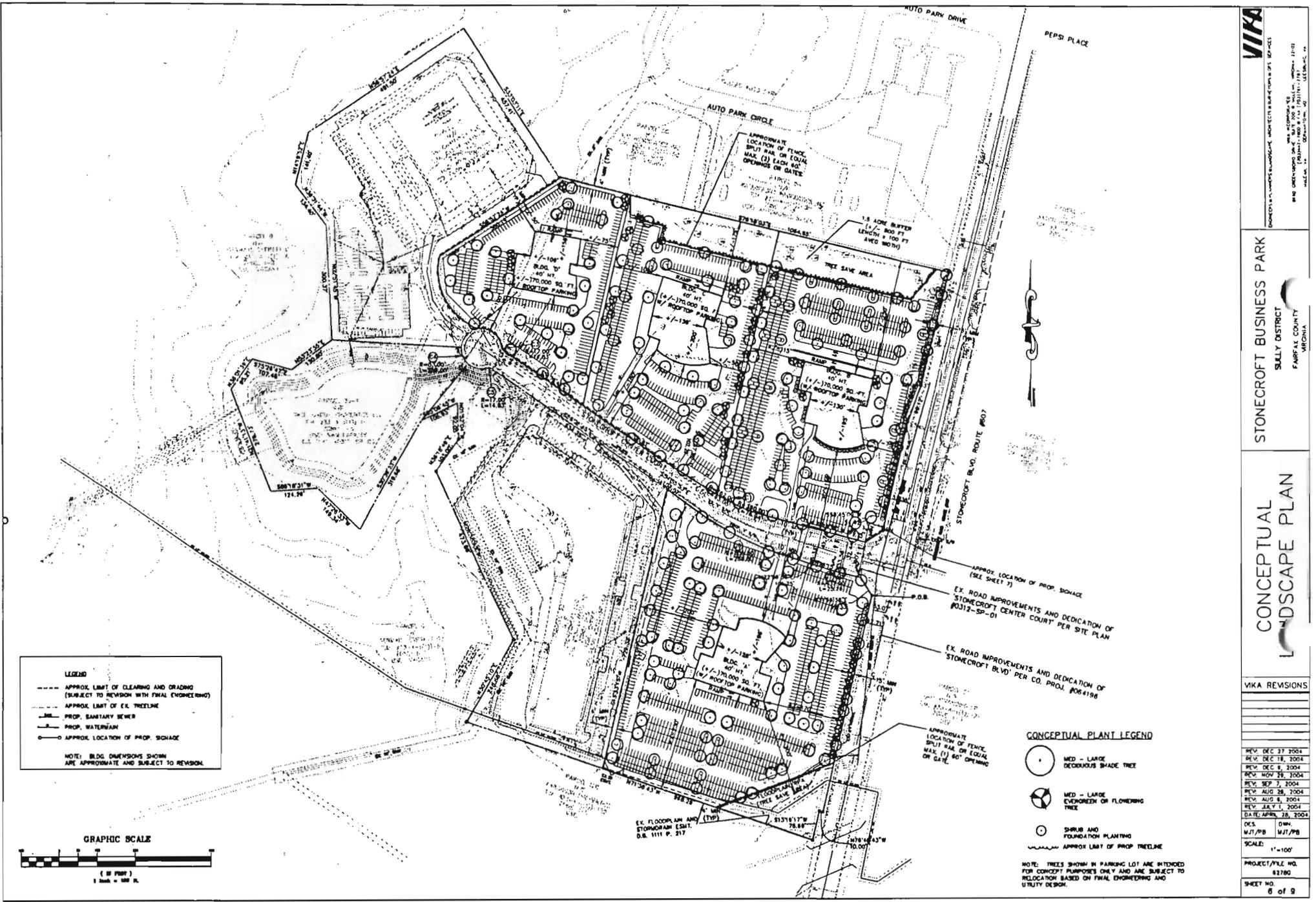
1. THERE IS NO WORK TO BE DONE IN THE FLOODPLAIN.
2. THE FLOODPLAIN SHOWN IS PER AN EASEMENT RECORDED IN D.B. 1111 PAGE 217.
3. HIGHEST ELEVATION IN FLOODPLAIN (EASEMENT AREA) IS 252.70.
4. THE LOWEST FINISHED FLOOR ELEVATION FOR A BUILDING WILL BE 257.00, WHICH MEETS FEDERAL GUIDELINES FOR DISTANCE ABOVE FLOODPLAIN.
5. BECAUSE NO WORK IS PLANNED IN THE FLOODPLAIN, NO FEDERAL OR STATE PERMITS/ REQUIREMENTS/ ADDITIONAL INSURANCE SHOULD BE REQUIRED.

EX. FLOODPLAIN AND STORMWATER (EAS.)  
 D.B. 1111 P. 217

APPROX. LOCATION OF PROP. STORAGE (SEE SHEET 7)

EX. ROAD IMPROVEMENTS AND DEDICATION OF STONECROFT CENTER COURT PER SITE PLAN #0312-SP-01

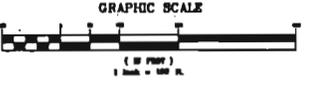
EX. ROAD IMPROVEMENTS AND DEDICATION OF STONECROFT BLVD PER CO. PROJ. #084198



**LEGEND**

- APPROX. LIMIT OF CLEARING AND GRADING (SUBJECT TO REVISION WITH FINAL ENGINEERING)
- APPROX. LIMIT OF EX. TREELINE
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- APPROX. LOCATION OF PROP. SIGNAGE

NOTE: BLDG. DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION.



**CONCEPTUAL PLANT LEGEND**

- MED - LARGE DECIDUOUS SHADE TREE
- MED - LARGE EVERGREEN OR FLOWERING TREE
- SHRUB AND FOUNDATION PLANTING
- APPROX. LIMIT OF PROP. TREELINE

NOTE: TREES SHOWN IN PARKING LOT ARE INTENDED FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO RELOCATION BASED ON FINAL ENGINEERING AND UTILITY DESIGN.

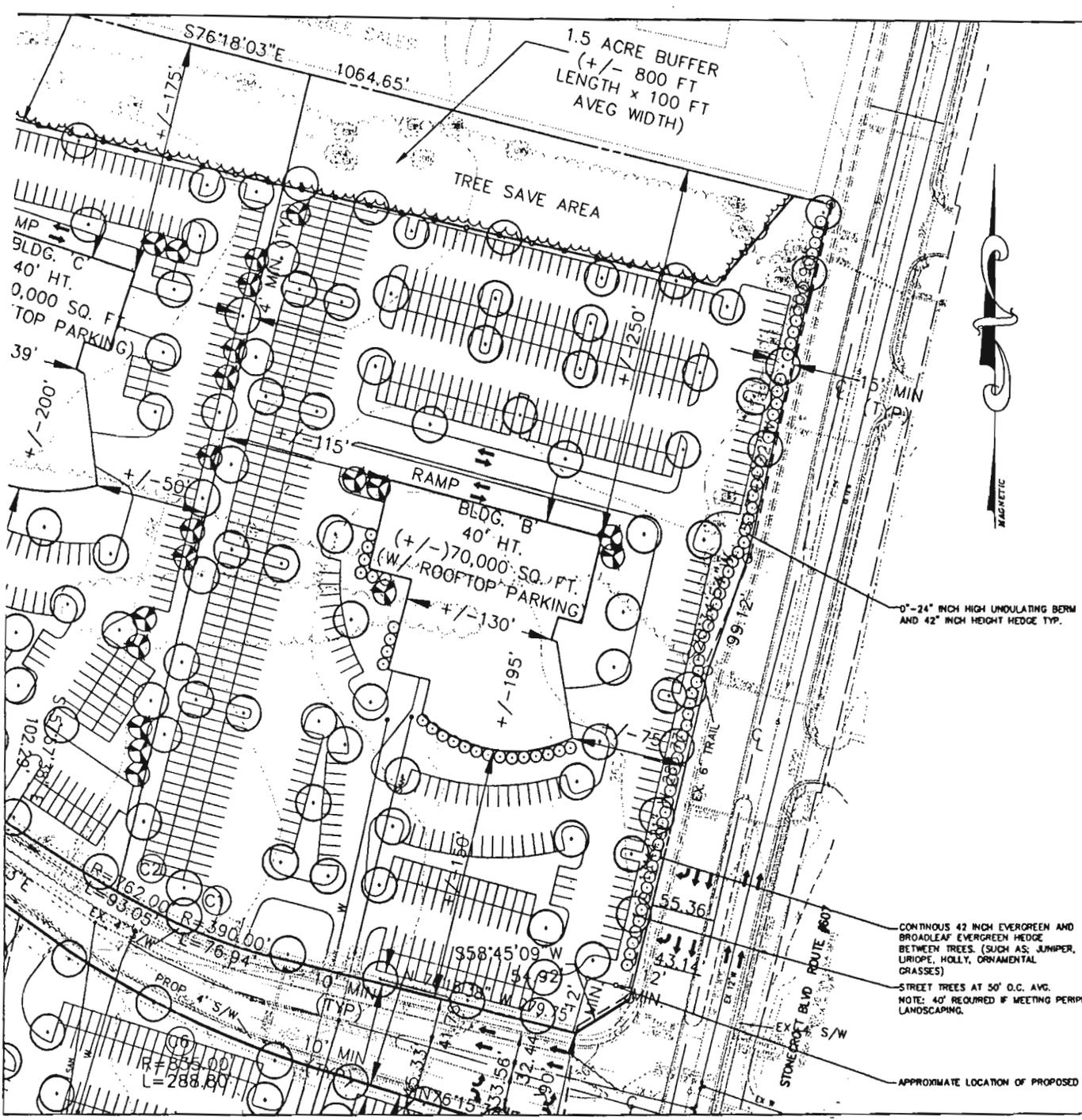
**VIVA**  
 CONSULTING ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS & DESIGNERS  
 4400 GREENWAY BLVD., SUITE 1100  
 FARMERSVILLE, VA 22434  
 TEL: 540-426-1100  
 FAX: 540-426-1101  
 WWW.VIVAVIRGINIA.COM

**STONECROFT BUSINESS PARK**  
 SALLY DISTRICT  
 FAIRFAX COUNTY  
 VIRGINIA

**CONCEPTUAL LANDSCAPE PLAN**

VIVA REVISIONS

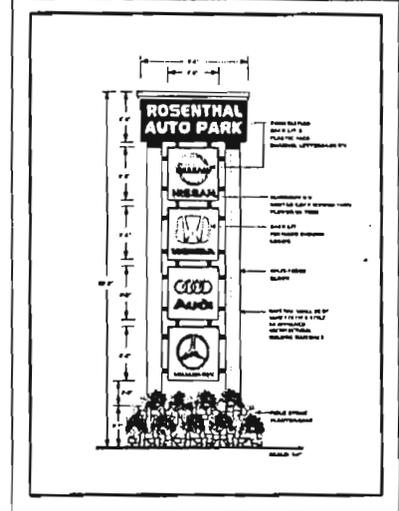
REV. DEC 31, 2004	
REV. DEC 18, 2004	
REV. DEC 8, 2004	
REV. NOV 28, 2004	
REV. SEP 7, 2004	
REV. AUG 28, 2004	
REV. AUG 6, 2004	
REV. JUL 1, 2004	
DATE APRIL 28, 2004	
DCS	DWH
MJT/PB	MJT/PB
SCALE:	1" = 100'
PROJECT/FILE NO.	62760
SHEET NO.	6 of 9



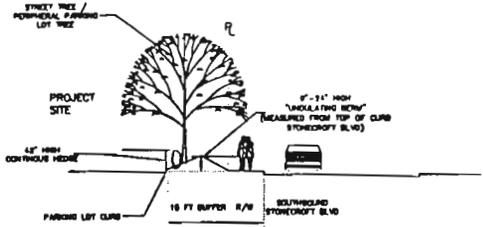
**CONCEPTUAL PLANT LEGEND**

- MED - LARGE DECIDUOUS SHADE TREE
- MED - LARGE EVERGREEN OR FLOWERING TREE
- SHRUB AND FOUNDATION PLANTING

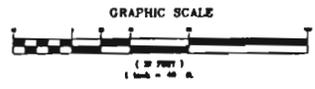
NOTE: TREES SHOWN IN PARKING LOT ARE INTENDED FOR CONCEPT PURPOSES ONLY AND ARE SUBJECT TO RELOCATION BASED ON FINAL ENGINEERING AND UTILITY DESIGN.



**SIGN DETAIL**  
NOTE: MINOR ADJUSTMENTS TO FINAL SIGN DESIGN, COLOR, ETC. MAY BE APPROVED AS LONG AS IN SUBSTANTIAL CONFORMANCE WITH THESE DETAILS.



**STONECROFT BLVD BUFFER-SECTION**  
NOT TO SCALE

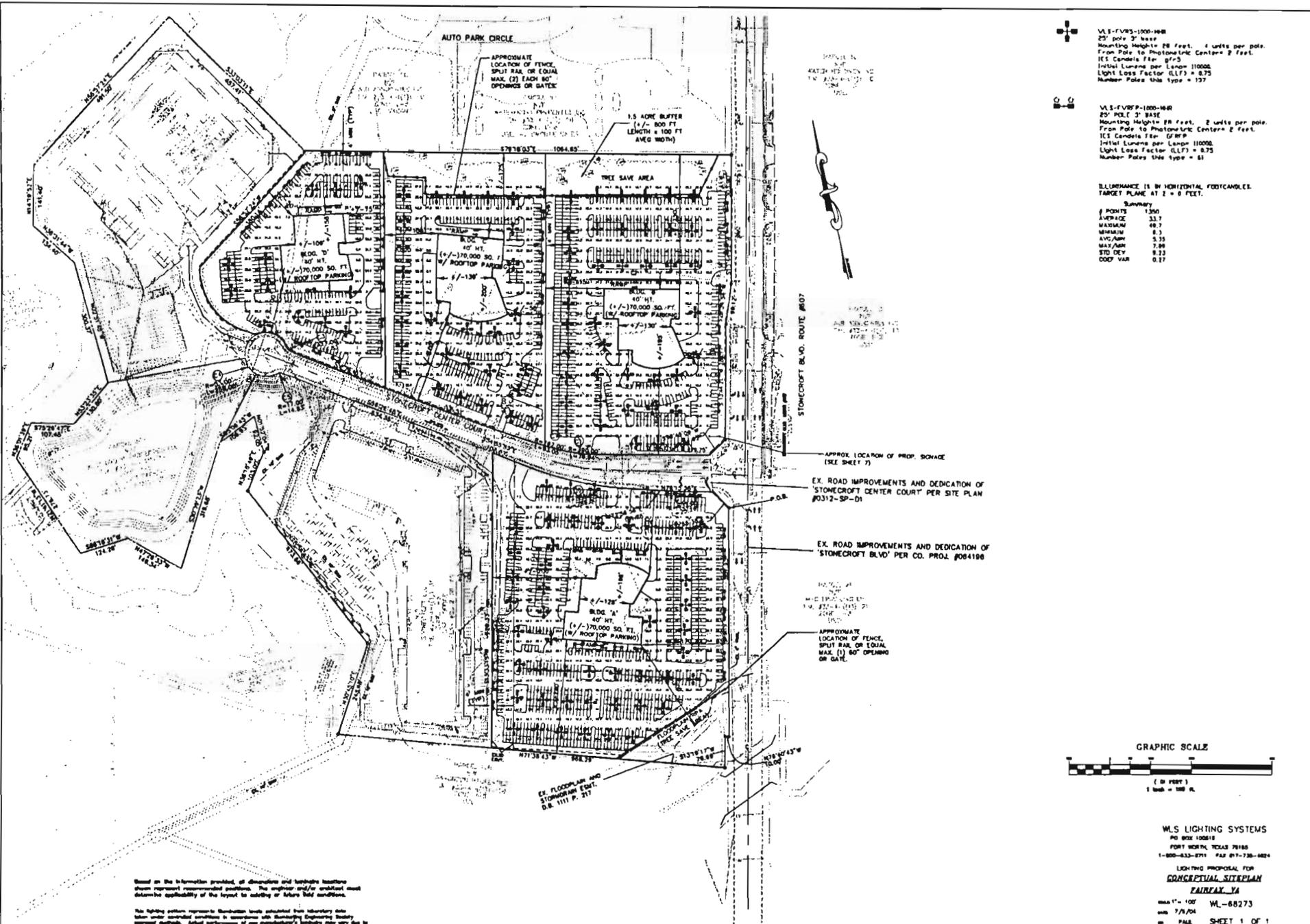


STONECROFT BUSINESS PARK  
 SULLY DISTRICT  
 PARKWAY CORP.  
 VIRGINIA

ILLUSTRATIVE  
 PLAN (TYPICAL)

VKA REVISIONS

REV	DATE	BY	CHK
REV	DEC 17, 2004		
REV	DEC 14, 2004		
REV	DEC 8, 2004		
REV	NOV 29, 2004		
REV	SEP 7, 2004		
REV	AUG 26, 2004		
REV	AUG 6, 2004		
REV	JUL 1, 2004		
DATE	APR 28, 2004		
DES	DWH		
WRT/PB	MJT/PB		
SCALE:	1" = 40'		
PROJECT/FILE NO.	8278C		
SHEET NO.	7 of 9		




**VLS-FVMS-1000-WR**  
 25' pole 3' base  
 Mounting Height: 28 feet, 2 units per pole.  
 From Pole to Photometric Center: 2 feet.  
 IES Candela File: GFR5  
 Initial Lumens per Lamp: 110000  
 Light Loss Factor (LLF): 0.75  
 Number Poles this type = 137


**VLS-FVWP-1000-WR**  
 25' pole 3' base  
 Mounting Height: 28 feet, 2 units per pole.  
 From Pole to Photometric Center: 2 feet.  
 IES Candela File: GFR5  
 Initial Lumens per Lamp: 110000  
 Light Loss Factor (LLF): 0.75  
 Number Poles this type = 61

ILLUMINANCE IS BY HORIZONTAL FOOTCANDLES  
TARGET PLANE AT 2 = 0 FEET.

Summary	
# POINTS	1350
AVERAGE	33.7
MINIMUM	6.7
MAXIMUM	6.3
AVG/AM	5.35
MAX/AM	7.99
STD DEV	6.22
COEF VAR	0.17

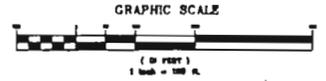
**CONCEPTUAL LIGHTING PLAN**

VVA REVISIONS

REV.	DATE	DESCRIPTION
REV. DEC 17, 2004		
REV. DEC 18, 2004		
REV. DEC 19, 2004		
REV. NOV 28, 2004		
REV. SEP 7, 2004		
REV. AUG 26, 2004		
REV. AUG 8, 2004		
REV. JUL 1, 2004		
DATE APRIL 26, 2004		

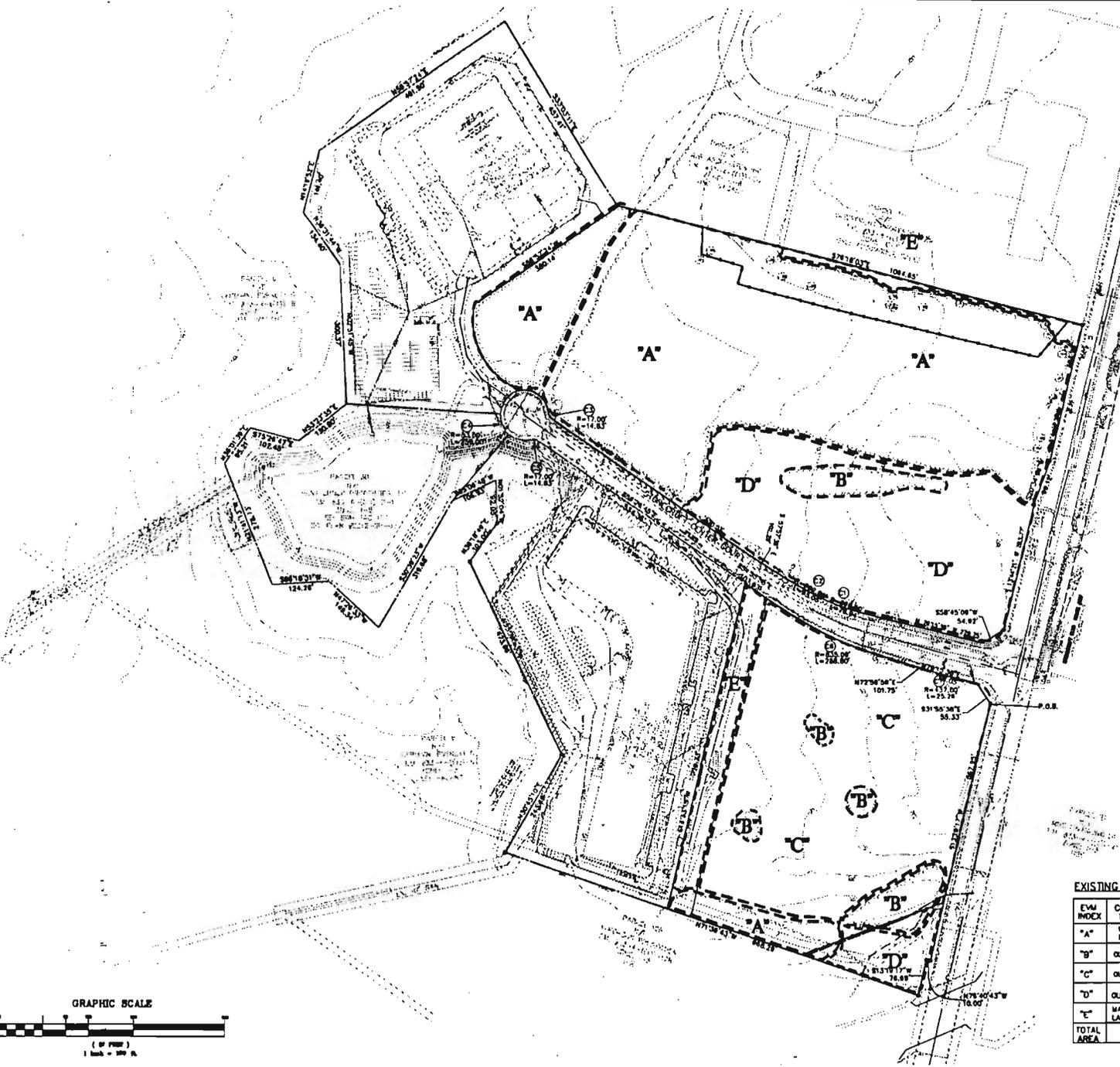
**WLS LIGHTING SYSTEMS**  
 PO BOX 100818  
 FORT WORTH, TEXAS 76188  
 1-800-633-8711 FAX 817-738-6824  
 LIGHTING PROPOSAL FOR  
**CONCEPTUAL SITEPLAN**  
**FAIRFAX VA**

DRAWN BY: WL-68273  
 DATE: 7/1/04  
 PROJECT FILE NO: 62780  
 SHEET NO: 8 OF 9



Based on the information provided, all dimensions and boundary locations shown represent recommended positions. The architect and/or consultant must determine the applicability of the layout to existing or future field conditions.

The lighting patterns represent to Simulation levels calculated from laboratory data. Under simulated conditions in accordance with Illuminating Engineering Society methods. Actual performance of any manufactured articles may vary due to variation in electrical voltage, temperature, and other variable field conditions.



**CONDITION DESCRIPTIONS:**  
**COVER TYPE "A":**  
 AREA "A" IS CLASSIFIED AS UPLAND FOREST AND CONSISTS OF UPLAND HARDWOODS SUCH AS MAPLE, OAK AND ASH. THE CANOPY SIZE VARY FROM 10' - 11' TO 28' AND SOME OCCURRENCE OF 5' DOUBLE LEAFED MAPLE. THE UNDERSTORY PLANT MATERIAL IS PRIMARILY YOUNGER SPECIMENS OF THE PRINCIPAL NOTED SPECIES. HOWEVER, SOME BUCKWOOD AND HILLY SPECIES WERE ALSO IDENTIFIED ALTHOUGH IN MUCH FEWER OCCURRENCE. ON THE FRINGE OF THE TREE LINE OF AREA "A" A SPECIES OF RUSSIAN OLIVE WAS RANDOMLY IDENTIFIED.  
**COVER TYPE "B":**  
 AREA "B" WOULD BE CLASSIFIED AS EASTERN RED CEDAR LOCATED WITHIN OLD FIELDS. OCCASIONALLY SPED WITHIN THESE AREAS ARE AGAIN A SPECIES OF RUSSIAN OLIVE.  
**COVER TYPE "C":**  
 AREA "C" WOULD BE CLASSIFIED AS OPEN OLD FIELDS WITH AN OCCASIONAL LOCATION OF A YOUNG EASTERN RED CEDAR SPECIES. ALSO RANDOMLY SPED WITHIN THIS AREA ARE VERY YOUNG HARDWOODS AND AN OCCASIONAL RUSSIAN OLIVE. THE EXISTING MEADOW GRASS IS VERY LOW CUT AS PASTURE NOT MAINTAINED AS A DEVELOPED AREA.  
**COVER TYPE "D":**  
 AREA "D" WOULD ALSO BE CLASSIFIED AS OPEN OLD FIELDS WITH AN OCCASIONAL LOCATION OF A YOUNG EASTERN RED CEDAR SPECIES AS IDENTIFIED IN AREA "C". HOWEVER THE EXISTING MEADOW GRASS HAS GROWN TO BE HIGH-HIGH TALL (17'-18') AND HAS BEEN LEFT UNMAINTAINED.  
**COVER TYPE "E":**  
 AREA "E" WOULD BE CLASSIFIED MAINTAINED LANDSCAPE LAWN AREA THAT IS REGULARLY MAINTAINED.

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	UPLAND FOREST	SUB-CLIMAX	13.913 AC	GOOD	MAPLE OAK	SEE DESCRIPTIONS
"B"	OLD FIELD	N/A	1.248 AC	SEE COMMENTS	RED CEDAR R. OLIVE	SEE DESCRIPTIONS
"C"	OLD FIELD	N/A	0.831 AC	SEE COMMENTS	RED CEDAR R. OLIVE	SEE DESCRIPTIONS
"D"	OPEN OLD FIELD	N/A	3.454 AC	SEE COMMENTS	RED CEDAR R. OLIVE	SEE DESCRIPTIONS
"E"	MAINTAINED LANDSCAPE	N/A	0.953 AC	GOOD	LAWN	SEE DESCRIPTIONS
<b>TOTAL AREA</b>			<b>20.799 AC</b>			



**BMP FACILITY DESIGN FORMAT**

PLAN NAME: STONECROFT BUSINESS PARK DATE: 12/10/00  
 PLAN NUMBER: ENGINEER: VIKAS INC.  
 WATER QUALITY CONTROL NARRATIVE

THE SITE CONSISTS OF 48.83 ACRES OF MIXED OFFICE/WAREHOUSE DEVELOPMENT (AREAS A, C, D, E). FOR PURPOSES OF TMDL QUALITY CONTROLS, 48.15 ACRES WILL BE CONSIDERED AS BEING DISTURBED. 48.57 ACRES OF THE ON-SITE-DISTURBED AREA WILL ORIGINATE INTO THE NEW STORMWATER MANAGEMENT POND. OFF-SITE AREAS (AREA B) DRAINING TO THE POND WILL BE CONTROLLED TO ACCOUNT FOR THE 1.50 ACRES OF ON-SITE UNCONTROLLED AREA. THE FACILITY WILL BE PRIVATELY MAINTAINED. THE SITE LIES WITHIN THE WATER SUPPLY OVERLAY DISTRICT, AND HAS A PHOSPHORUS REMOVAL REQUIREMENT OF 50%. PHOSPHORUS REMOVAL PROVIDED IS 51.4%.  
 WATERSHED DATA

**PART 1 LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS**

SUBAREA DESIGNATION & DESCRIPTION (1)	"C" (2)	ACRES (3)
A) CONTROLLED OFFSITE	0.85	48.57
B) CONTROLLED OFFSITE	0.85	2.83 x 0.24 = 0.57
C) UNCONTROLLED OFFSITE	0.30	0.79
D) UNCONTROLLED OFFSITE	0.30	1.00
E) UNCONTROLLED OFFSITE	0.30	0.50

NOTE: RATIONAL FORMULA "C" FACTORS ARE TAKEN FROM THE GENERAL ZONING VALUES LISTED IN TABLE 9.6

**PART 2 COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE.**

SUBAREA DESIGNATION (1)	"C" (2)	X ACRES (3)	= PRODUCT (4)
A) CONTROLLED OFFSITE	0.85	X 48.57	= 39.38
B) CONTROLLED OFFSITE	0.30	X 0.79	= 0.24
C) UNCONTROLLED OFFSITE	0.30	X 1.00	= 0.30
D) UNCONTROLLED OFFSITE	0.30	X 0.50	= 0.15
(B) TOTAL			= 40.79
(C) WEIGHTED AVERAGE "C" FACTOR (B)/(A)			= 0.82

**PART 3 COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
A)	NET POND	50	X 48.57/48.85	X 0.85/0.82	= 48.41
B)	NET POND	50	X 0.57/48.85	X 0.85/0.82	= 0.60
C)	UNCONTROLLED	-	X -	X -	= 0.00
D)	UNCONTROLLED	-	X -	X -	= 0.00
E)	UNCONTROLLED	-	X -	X -	= 0.00

(A) SELECT REQUIREMENT (A) TOTAL = 50.01

**PART 4 DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

- (A) SELECT REQUIREMENT (A) 50%  
 WATER SUPPLY OVERLAY DISTRICT 50%  
 (NEW DEVELOPMENT)  
 CHESAPEAKE BAY RESOURCE PRESERVATION AREA 5%  
 (NEW DEVELOPMENT) 5%  
 (B) IF LINE 3(A) IS 20% OR EQUAL TO LINE 4(A) 50%, THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED. SITE COVERAGE

**PART 5 DETERMINE COMPLIANCE WITH SITE COVERAGE REQUIREMENT.**

SUM ALL THE UNCONTROLLED OFFSITE AREAS AND COMPUTE A WEIGHTED AVERAGE "C" FACTOR. DO NOT INCLUDE QUALIFYING OPEN SPACES.

SUBAREA DESIGNATION (1)	"C" (2)	X ACRES (3)	= PRODUCT (4)
B) UNCONTROLLED OFFSITE	0.30	X 1.86	= 0.56
E) UNCONTROLLED OFFSITE	0.30	X 0.90	= 0.27
(B) TOTAL			= 0.83
(A) TOTAL EQUIVALENT UNCONTROLLED AREA (A)			0.47
(B) TOTAL EQUIVALENT UNCONTROLLED AREA (B)			1.50
(C) WEIGHTED AVERAGE "C" FACTOR (A)/(B)			= 0.30

- (D) IF LINE 5(B) < 20% OF LINE 3(A), THEN THE SITE COVERAGE REQUIREMENT IS SATISFIED. LINE 5(A) IS THE EQUIVALENT OFFSITE AREA FOR WHICH COVERAGE MAY BE REQUIRED.  
 $100 \times \text{LINE 5(B)} / \text{LINE 3(A)} = (D)$  0%

**PART 6 DETERMINE THE OFFSITE AREAS FOR WHICH COVERAGE IS REQUIRED**

(A) FOR THE OFFSITE AREAS LISTED IN PART 1 WHICH FLOW TO PROPOSED OFFSITE BMPs, COMPUTE THE EQUIVALENT AREAS.

SUBAREA DESIGNATION (1)	"C" (2)	X ACRES (3)	= PRODUCT (4)
B) CONTROLLED OFFSITE	0.85	X 2.83	= 2.41
TOTAL			= 2.41

IF THE EQUIVALENT OFFSITE AREA, LINE 6(A), DRAINING TO ALL PROPOSED BMP FACILITIES IS GREATER THAN THE EQUIVALENT UNCONTROLLED AREA OF THE SITE SHOWN IN LINE 5(A), THEN THE OFFSITE AREA CONTROLLED BY THE PROPOSED BMP FACILITIES MAY BE REDUCED UNTIL THE TWO ARE EQUAL. OTHERWISE, ALL UNCONTROLLED OFFSITE AREAS DRAINING TO THE PROPOSED BMP FACILITIES MUST BE INCLUDED. ALL OFFSITE AREAS THUS REDUCED SHOULD BE MARKED WITH AN "X" WHENEVER THEY APPEAR IN THE COMPUTATIONS. HISTORIC

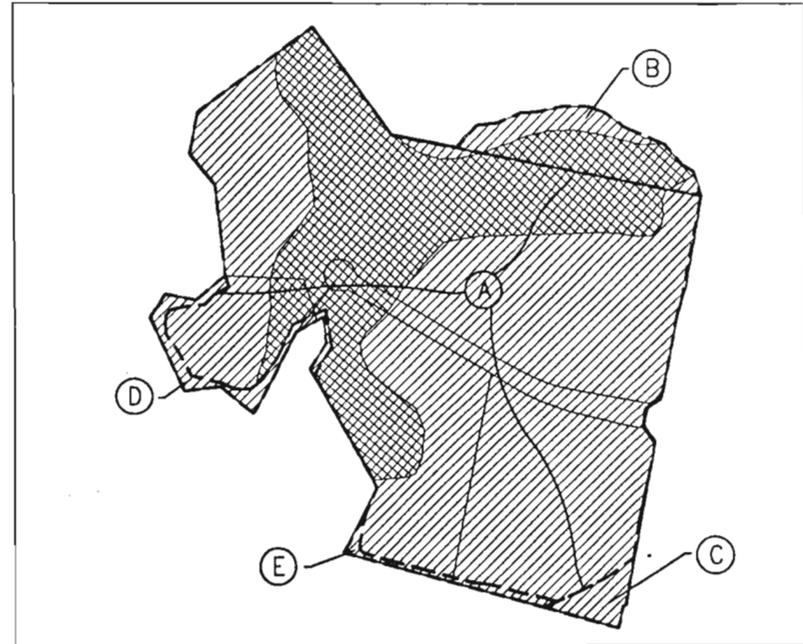
**PART 7 COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR EACH PROPOSED BMP FACILITY**

(A) LIST THE AREAS TO BE CONTROLLED BY THE PROPOSED BMP.

SUBAREA DESIGNATION (1)	"C" (2)	X ACRES (3)	= PRODUCT (4)
A) CONTROLLED OFFSITE	0.85	X 48.57	= 39.56
B) CONTROLLED OFFSITE	0.85	X 2.83	= 2.41
(B) TOTAL			= 41.99
(C) WEIGHTED AVERAGE "C" FACTOR (B)/(A)			= 41.99/50.10 = 0.84

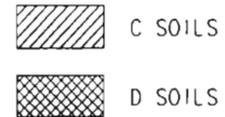
**PART 8**

- (A) EXTENDED DETENTION  
 CHART A6-40 VALUE FOR BMP STORAGE PER ACRE [(4376 X "C") - 875] OR [3125 X "C IMP."] = (A) 3600 CF/AC  
 DESIGN 1 (48 HOUR DRAINDOWN)  
 LINE 7(A) 48.4 X LINE 8(A) 2800 = 136320 CF
- (B) NET POND  
 VOLUME OF RUNOFF FOR ACRE FROM MEAN STORM [1452 X "C"] - 1452 X LINE 7(C) = (B) 1220 CF/AC  
 DESIGN 2 (1.5 VOLUME OF RUNOFF FROM MEAN STORM IN NET STORAGE WITH EXTENDED DETENTION ABOVE THE PERMANENT POOL)  
 NET STORAGE  
 2.5 X LINE 7(A) X LINE 8(B) = 150870 CF  
 EXTENDED DETENTION  
 LINE 7(A) X LINE 8(A) = 80248 CF  
 DESIGN 3 (1.0 X VOLUME OF RUNOFF FROM MEAN STORM)  
 4.8 X LINE 7(A) X LINE 8(B) = 241072 CF
- (C) INFILTRATION NOT APPLICABLE  
 DESIGN 1 (0.50 INCH PER IMPERVIOUS ACRE)  
 0.50 X 36.30 X (X IMP.) X LINE 7(A) = CF  
 DESIGN 2 (1.0 INCH PER IMPERVIOUS ACRE)  
 1.0 X 36.30 X (X IMP.) X LINE 7(A) = CF  
 DESIGN 3 (2 YEAR-2 HOUR STORM)  
 10.0/72 X 43800 X "C" X LINE 7(A) = CF



**BMP/DETENTION MAP**  
 SCALE: 1"=200'

- AREA A = 48.57 Ac B C = 0.86
- AREA B = 2.83 Ac B C = 0.86
- AREA C = 0.79 Ac B C = 0.30
- AREA D = 1.00 Ac B C = 0.30
- AREA E = 0.50 Ac B C = 0.30



NO.	DESCRIPTION	DATE	APPROVED	DATE

VIKA REVISIONS  
 STONECROFT BUSINESS PARK SWM POND  
 VIKAS INC. ENGINEER  
 10000 WOODBURN AVENUE, SUITE 100  
 FAIRFAX COUNTY, VA 22031-1100  
 PHONE: 703-441-1111  
 FAX: 703-441-1112  
 WWW.VIKASINC.COM

VIKA REVISIONS  
 STONECROFT BUSINESS PARK SWM POND  
 VIKAS INC. ENGINEER  
 10000 WOODBURN AVENUE, SUITE 100  
 FAIRFAX COUNTY, VA 22031-1100  
 PHONE: 703-441-1111  
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 FAX: 703-441-1112  
 WWW.VIKASINC.COM







# PROPOSED 2, 10 & 100 YR ROUTING

\*\*\*\*\*BO-80 LIST OF INPUT DATA FOR 18-20 HYDROLOG\*\*\*\*\* OPERATION REVISOR STRUCTURE 1  
 JOB 18-20 STONECROFT SWM POND FULLPRINT SUMMARY  
 TITLE STONECROFT SWM POND  
 FILE NAME: B:\PROJECTS\18-20\HYDRO.DAT  
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\*\*\*\*\*BO-80 LIST OF INPUT DATA FOR 18-20 HYDROLOG\*\*\*\*\* OPERATION REVISOR STRUCTURE 1  
 JOB 18-20 STONECROFT SWM POND FULLPRINT SUMMARY  
 TITLE STONECROFT SWM POND  
 FILE NAME: B:\PROJECTS\18-20\HYDRO.DAT  
 PAGES 1 JOB NO. 1  
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# 100 & 1.5 X 100 YR ROUTING WITH CLOGGED DRIFICES

\*\*\*\*\*NO LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TR-20	FULLPRINT	SUMMARY
1	STONECROFT SWM POND	
2	STRUCT 01	
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97	47.50	0.00
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99	47.50	0.00
100	47.50	0.00

PEAK TIME(HRS)	PEAK DISCHARGE(CFS)	PEAK ELEVATION(Feet)
18.00	378.8	47.76

17.00 CFS	10.93	10.87	10.81	10.74	10.64	10.60	10.54	10.47
17.60 CFS <td>10.29</td> <td>10.33</td> <td>10.27</td> <td>10.20</td> <td>10.12</td> <td>10.04</td> <td>10.00</td> <td>9.93</td>	10.29	10.33	10.27	10.20	10.12	10.04	10.00	9.93
18.00 CFS <td>8.95</td> <td>9.79</td> <td>9.73</td> <td>9.64</td> <td>9.58</td> <td>9.52</td> <td>9.46</td> <td>9.39</td>	8.95	9.79	9.73	9.64	9.58	9.52	9.46	9.39
18.40 CFS <td>9.71</td> <td>9.29</td> <td>9.19</td> <td>9.14</td> <td>9.04</td> <td>8.94</td> <td>8.86</td> <td>8.79</td>	9.71	9.29	9.19	9.14	9.04	8.94	8.86	8.79
18.80 CFS <td>8.77</td> <td>8.17</td> <td>8.13</td> <td>8.06</td> <td>8.00</td> <td>7.94</td> <td>7.89</td> <td>7.81</td>	8.77	8.17	8.13	8.06	8.00	7.94	7.89	7.81
19.20 CFS <td>8.23</td> <td>8.17</td> <td>8.11</td> <td>8.04</td> <td>7.96</td> <td>7.90</td> <td>7.84</td> <td>7.77</td>	8.23	8.17	8.11	8.04	7.96	7.90	7.84	7.77
19.60 CFS <td>7.47</td> <td>7.43</td> <td>7.36</td> <td>7.30</td> <td>7.24</td> <td>7.19</td> <td>7.14</td> <td>7.07</td>	7.47	7.43	7.36	7.30	7.24	7.19	7.14	7.07
20.00 CFS <td>7.13</td> <td>7.10</td> <td>7.04</td> <td>7.03</td> <td>7.00</td> <td>6.99</td> <td>6.98</td> <td>6.97</td>	7.13	7.10	7.04	7.03	7.00	6.99	6.98	6.97
20.40 CFS <td>6.99</td> <td>6.93</td> <td>6.93</td> <td>6.92</td> <td>6.89</td> <td>6.88</td> <td>6.88</td> <td>6.86</td>	6.99	6.93	6.93	6.92	6.89	6.88	6.88	6.86
20.80 CFS <td>6.84</td> <td>6.82</td> <td>6.82</td> <td>6.81</td> <td>6.79</td> <td>6.78</td> <td>6.77</td> <td>6.73</td>	6.84	6.82	6.82	6.81	6.79	6.78	6.77	6.73

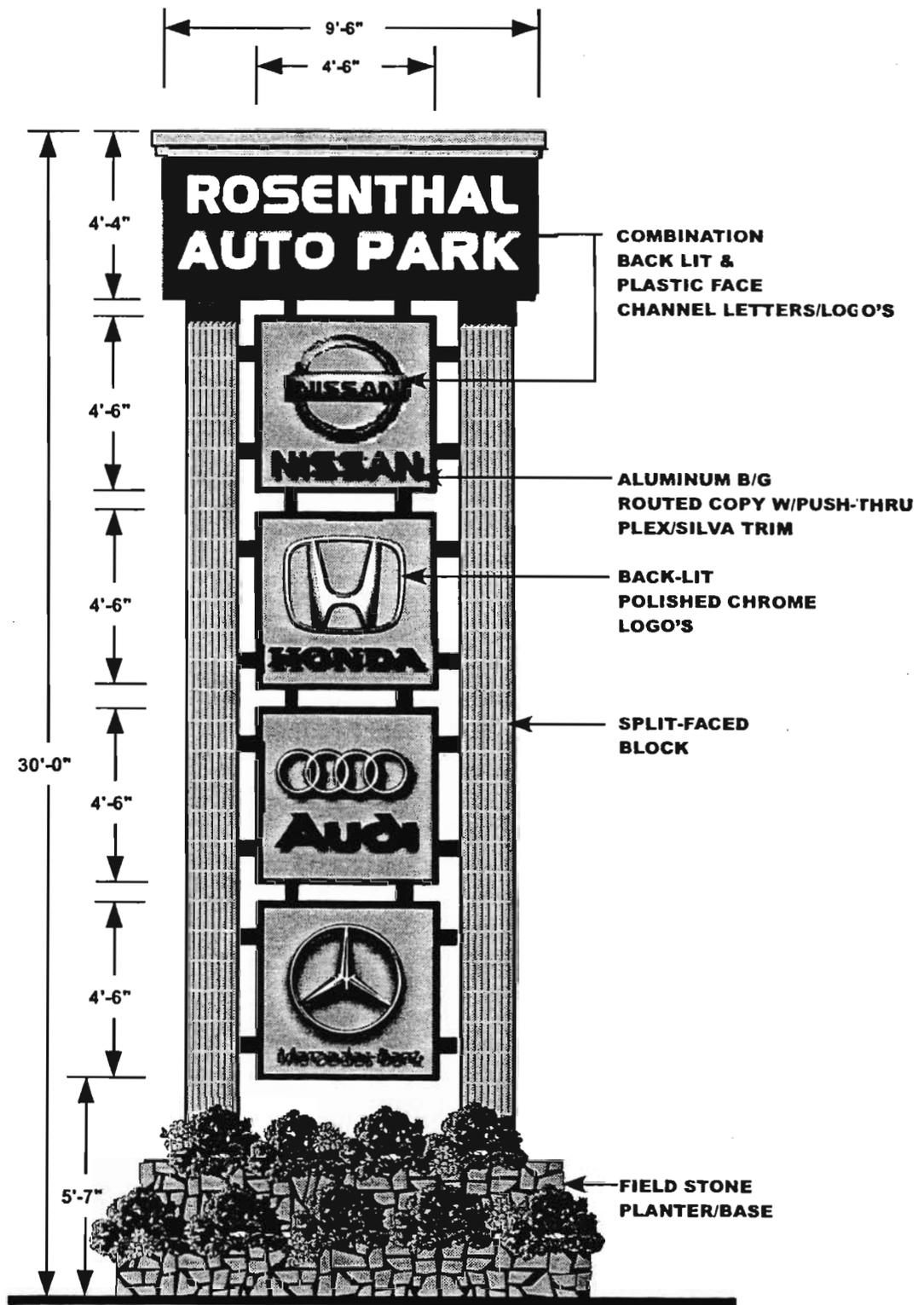
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D:\PROJECTS\14278\SCLOGGA.BAT	11-24-07

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81	14.00 CFS	15.11
82	14.00 CFS	







SCALE: 1/4"

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATIONS**

The applicant, West\*Group Properties, LLC, seeks to have approved a Proffered Condition Amendment (PCA) to remove 26.77 acres from an approved, but yet to be fully constructed, industrial flex development. The existing industrial flex buildings (FedEx and a medical distribution facility) and the stormwater management (SWM) facility (totaling 20.2 acres) on the I-5 (General Industrial) site would remain. The removed acreage (26.77 acres) would then be rezoned from I-5, WS (Water Supply Protection Overlay District) and AN (Airport Noise Overlay District) to the C-8 (Highway Commercial District), WS and AN. The applicant is also requesting approval of a Special Exception (SE) in order to develop four (4) vehicle sale, rental and ancillary service establishments. In conjunction with the SE to create an auto park, the applicant is also seeking approval of an SE to permit an increase in sign size from 80 square feet to ±250 square feet and an increase in sign height from 20 feet to 30 feet.

**LOCATION AND CHARACTER**

**Site Description**

The application property is located on the west side of Stonecroft Boulevard at its intersection with Stonecroft Center Court, approximately 1,500 feet south of Route 50. As previously stated, the site is developed with two existing industrial flex buildings, which are proposed to remain. The rest of the site is vacant, although all infrastructure (roads, public utilities, SWM, sidewalks) and some landscaping (street trees) was built/installed with the initial industrial development. Site access is provided from the existing Stonecroft Center Court. The northern half of the site is heavily treed with a mature forest consisting mostly of willow oaks. The site is generally flat.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Dulles Auto Park	C-8	Industrial
<b>South</b>	Vacant/Flex Office Space	I-5 and Public/Semi-Public Lands	Industrial
<b>East</b>	Industrial/Vacant	I-5 and I-3	Industrial
<b>West</b>	Vacant	I-3	Industrial

## BACKGROUND

On December 12, 1994, the Board of Supervisors approved concurrent applications RZ 94-Y-033 and SE 94-Y-038 (Appendix 6), rezoning 103.48 acres (the southern 46.97 acres comprise the PCA site) to the C-8 District and allowing the establishment of an auto sales park that included up to a maximum of 14 vehicle sale, rental and ancillary service establishments, an accessory child care center for customer and employee use, a fast food court consisting of up to five (5) fast food vendors, a service station, limited to gasoline service only, and a car wash. A waiver of certain sign regulations was also approved to permit a larger freestanding sign along Route 50.

On July 26, 1999, the Board of Supervisors approved PCA 94-Y-033 (Appendix 7) to amend the proffers, Generalized Development Plan (GDP) and Special Exception Plat for the Dulles International Auto Park to permit deletion of 50.6 acres (the subject PCA site minus road dedications) in the southern half of the park, and a revised site layout for the auto park; and SEA 94-Y-038 for multiple vehicle sale, rental and ancillary service establishments, a service station, car wash and a waiver of certain sign regulations. Concurrent with this request was approved an RZ for the deleted 50.6 acres from C-8 to I-5 to permit development of a business park for industrial, industrial/flex, and/or office uses; the existing office building and mail facility currently developed on the PCA application property were developed as a result of that approval.

## COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

<b>Plan Area:</b>	Area III
<b>Planning Sector:</b>	Dulles Suburban Center, Land Unit H,
<b>Plan Map:</b>	Industrial, Public Park
<b>Plan Text:</b>	

In the Area III volume, Dulles Suburban Center, as amended through February 10, 2003, Land Unit H, pages 110-112; 126-129, the Plan states:

1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of 0.35.
2. An auto park may be appropriate as an optional use on Parcels 33-2 ((1)) 6 and 6A, if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and service, as well as related ancillary services.

**Conditions:**

- The auto park is a minimum of 50 acres in size;
- A unified development plan is provided for the entire site, recognizing that development may be phased as dealerships are added to the park;
- The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;
- Development should be oriented to Willard Road, preferably with building placement designed to screen outside display and storage facilities from Route 50. Substantial setbacks, screening and landscaping should be provided along Willard Road to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate. . . .

Additional Plan text addressing urban design is set forth in Appendix 8 (Plan Citations and Land Use Analysis).

**ANALYSIS**

As previously stated, the applicant is requesting a PCA to remove 26.77 acres from an existing I-5 development to allow alternate development of this deleted acreage, including vehicle sale, rental, and ancillary service establishments. Approximately 20 acres of the overall 46.97 acre previously rezoned I-5 development will remain. There will be no physical changes to the existing buildings. All bulk regulations and requirements of the I-5 Zoning District have been addressed by the requested PCA. With the exception of the bulk standards chart in the Zoning Ordinance section of this report, there will be no further analysis of this request.

**Generalized Development Plan/Special Exception Plat**  
(Copy at front of staff report)

**Title of GDP/SE Plat:** Stonecroft Business Park

**Prepared By:** VIKA Inc.

**Original and Revision Dates:** April 28, 2004, as revised through December 16, 2004

**Description of the Combined GDP/SE Plat**

<b>GDP/SE Plat Stonecroft Business Park</b>	
<b>Sheet #</b>	<b>Description of Sheet</b>
1 of 9	Cover Sheet: Sheet Index, Vicinity Map, Soils Map
2 of 9	Notes and Tabulations: Notes, Site and Area Tabulations, Bulk Plane Angle Detail
3 of 9	Site Zoning Exhibit: Demonstrates the breakdown of the RZ and PCA sites
4 of 9	GDP for the PCA site: Shows the remaining buildings, the stormwater management facility, and the site tabulations for the PCA
5 of 9	GDP/SE Plat for the RZ/SE site: Shows building orientation, existing infrastructure, and parking layout
6 of 9	Conceptual Landscape Plan
7 of 9	Illustrative Plan Typical: Shows the proposed typical landscaping for each lot, the Stonecroft Boulevard Buffer Section, and the Conceptual Freestanding Sign to be located at the site entrance
8 of 9	Conceptual Lighting Plan: Photometric plan for the SE site showing that the average maintained lighting level will be 33.7, in accordance with the Zoning Ordinance
9 of 9	Existing Vegetation Map
9a-9i	Stormwater Management Computations

Under the applicant’s proposal, there would be four new dealerships constructed on the 26.77 acre site, three on the northern half of Stonecroft Center Court and one on the south side. The buildings are each proposed to be approximately 70,000 square feet in size (40 feet in building height with rooftop parking) resulting in approximately 280,000 gross square feet. The buildings would all front on Stonecroft Center Court. While the sides of two of the buildings will face Stonecroft Boulevard, there will be no service entrances on these elevations. An overall floor area ratio (FAR) of 0.30 is proposed with 23% open space.

The following features are depicted on the combined GDP/SE Plat:

*Proposed Structures.* While no architectural elevations were submitted, the applicant has written a very specific proffer to ensure that the buildings will employ similar architectural styles, colors, and materials. In order for each dealership to include its corporate identity, flexibility has been written into this proffer enabling 40% of each building’s front elevation to have a unique style. The other 60% and the side and rear elevations will be consistent for all buildings throughout the park. The style of the first building to be approved will determine the overall style for the other three dealerships.

The buildings will maintain the 40 ft. maximum height permitted by the Zoning Ordinance. The applicant is proposing rooftop parking to be screened by a parapet wall that will also be architecturally consistent throughout the park, and included in

the 40 ft. maximum height. The proffers prohibit cars from being parked on the ramps leading to the rooftop parking.

Access. All access is proposed to be taken from the existing Stonecroft Center Court. Each site will have one or two entrances onto Stonecroft Center Court, including the existing I-5 (PCA) buildings. Where possible, the applicant has aligned the access points throughout the development.

Parking. The development plan indicates that a minimum of 175 parking spaces per dealership (700 total) are required. However, the development plan notations indicate that the actual number of parking spaces to be provided will be based on individual lots or dealership developments as they are submitted and approved through the site plan process. The GDP/SE Plat depicts parking spaces far in excess of what is required by the Zoning Ordinance. The applicant has proffered that there will be no more than 3,200 total spaces on the site.

As previously stated, rooftop parking will be provided in addition to surface parking. Surface parking, including vehicle storage is proposed around each of the buildings. Staff assumes that the majority of spaces immediately in front of the buildings and along Stonecroft Boulevard will be used for vehicle display while those to the sides of the buildings will be for customers. The rooftop parking is intended for employees and storage of vehicles waiting to be serviced. The majority of vehicle storage occurs in areas of triple and quad rows located to the sides, and mostly rears, of the buildings.

Vehicle Display. The applicant has also proffered that all vehicles will be parked and displayed in the designated parking and vehicle storage areas as indicated on the GDP/SE Plat. Display of vehicles will occur at grade only; artificial elevation of display vehicles (such as rock piles or ramps) is prohibited by the proffers. Additionally, no parking or display of vehicles will be permitted along sidewalks or within landscaped or tree save areas and there will be no test-driving of vehicles in landscaped areas.

Loading. No loading spaces are proposed. Instead, the applicant proposes that loading and unloading of vehicles will occur within the limits of each individual dealership. The proffers prohibit loading and unloading along Stonecroft Boulevard or Stonecroft Center Court. To ensure this, the applicant has proffered that signage will be erected at the site entrances which states that loading and unloading are not permitted in these areas. In addition, the applicant will provide a representative of the vehicle sales establishment to direct trucks to the designated loading areas. Further, the proffers require that each dealership establish a written policy to enforce these loading/unloading restrictions.

Pedestrian access. A six (6) foot wide paved trail exists along the Stonecroft Boulevard frontage and a four (4) foot wide sidewalk exists along most of Stonecroft

Center Court and is proposed along the rest. There are currently no crosswalks shown on Stonecroft Center Court, although the applicant has proffered to include one at time of site plan.

Right-of-Way Dedication. No right-of-way dedication is requested with this application. As part of the original development of the industrial park, the applicant was required to dedicate and construct portions of Stonecroft Boulevard. The only transportation improvement proposed with this application is a traffic signal at the intersection of Stonecroft Boulevard and Stonecroft Center Court, if warranted. The applicant has proffered to conduct a signal warrant analysis with development of the second dealership, and construct or escrow the funds for the signal construction, if warranted.

Tree Save. The applicant is proposing to save a substantial portion of a significant forest that is relatively rare in Northern Virginia, and may be the last such healthy forest community of this type in the Sully District. This forest contains predominately willow oak, with other native trees including hickory and other oak species. The save area ranges in size from 60 ft. in width to 100 ft. in width and captures about 1.5 acres of the most significant trees, as determined by Urban Forest Management (UFM). To protect this area from intrusion of vehicles, the applicant is proposing a low-level split rail (or similar type) fence.

Landscaping. A mix of deciduous and evergreen trees is proposed throughout the parking areas and around the perimeter of each building. The applicant is also proposing shrubs and building foundation landscaping around each building. The GDP/SE Plat does not indicate the size of the proposed plantings.

Streetscape will be provided along the site's Stonecroft Boulevard and Stonecroft Center Court frontage (street trees). Deciduous shade trees planted on a 15 ft. wide, 0-24 in. tall undulating berm with a continuous maximum 42 in. tall solid evergreen hedge will provide the streetscape along Stonecroft Boulevard. This streetscape will serve to break up the mass of the parking lots, provide screening for the first row of cars parked along Stonecroft Boulevard, and reduce glare for drivers along Stonecroft Boulevard.

Stormwater Management. The applicant proposes to use the existing stormwater management/best management practices (SWM/BMP) facility located in the southwestern end of the PCA site. With the original development of the industrial park, the site was designed and graded to drain to this facility. There is also a small area of floodplain/RPA in the southeastern corner of the rezoning site, and the tree save area to the north which will all remain undisturbed and can be used for BMP credit.

**Land Use Analysis (Appendix 8)**

The Comprehensive Plan land use guidance indicates that the site is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of 0.35. As an option, the Plan states that an auto park may also be appropriate if conditions, such as minimum size, unified development plan, primary use, and lot orientation, are met. The following land use issues are identified in connection with the application and remain outstanding. As currently submitted, based on these outstanding issues, staff cannot conclude that the proposal is in conformance with the Comprehensive Plan.

**Issue: Conformance with the Comprehensive Plan**

The Comprehensive Plan provides an option which permits the establishment of multiple auto dealerships as part of a single auto park use, predicated on the fulfillment of several conditions. Based on the planning and zoning history of the application property, the application property was, at one time, part of an approved development plan which included multiple (14) dealerships and accessory and ancillary uses. Since the original approval, half of the auto park acreage was deleted and rezoned to I-5. The remaining auto park acreage has developed as the Dulles Auto Park, with six existing dealerships and two remaining pad sites.

The applicant is now requesting approval to establish a separate site comprised of multiple auto dealerships but has not addressed any of the Comprehensive Plan criteria associated with the Plan option for development of an auto park. Based on the Comprehensive Plan guidance, and even though the site was once included as part of a land assemblage that was planned and approved for an auto park, staff believes that the establishment of a second auto park along Stonecroft Boulevard is not appropriate, as discussed below.

- The proposed development is not a minimum of 50 acres in size as recommended by the Comprehensive Plan. Although adjacent to the existing Dulles Auto Park (DAP), the proposed park is not an extension of DAP as they have separate points of access and signs and are not architecturally compatible.
- The proposal does not reflect a unified development plan that incorporates both the existing and proposed dealership uses. Moreover, the proposed dealerships would be interspersed with existing industrial/office uses and traffic patterns that are currently established on the site. The applicant has created an internal unified development through architectural proffers and site orientation and landscaping; this does not address, though, the unification with the previously developed auto park to the north, whether through similarities in architecture, landscaping, or signs.

- Substantial setbacks, screening, and landscaping are not provided along Stonecroft Boulevard (referred to as Willard Road in the Comprehensive Plan) prohibiting the Plan intent to establish a campus-style setting from being achieved. The proposal provides for limited open space and landscaping and fails to demonstrate a campus-like layout and design that reflects the Plan recommendation. The applicant has attempted to address staff's concern with this bullet point by incorporating a larger tree save area, increasing the size of the Stonecroft Boulevard buffer to 15 ft. and adding berming and a hedge, as well as by adding landscaping islands to areas of the parking lot where previously there were none. While each of these contributes to an overall increased open space calculation, staff is still concerned that the intent of the Comprehensive Plan is not met. The site, with 3,200 surface and rooftop parking spaces, is very pavement intense and could be better screened with an increased landscaped buffer along Stonecroft Boulevard.

The next two bullet points were deficient on previous versions of the plan and have since been revised as follows.

- The initial development plan indicated that multiple additional uses could be established on the site which are not directly related as accessory or ancillary to the proposed auto park. This list of alternate uses has since been deleted and the only proposed uses are vehicle sale, rental, and ancillary service establishments.
- The proposal previously sought a 0.50 FAR which exceeds the recommended Plan guidance for development of office and industrial flex uses at 0.35 FAR. The applicant has now proffered that the FAR for the rezoning site will be 0.30, with the PCA site at 0.35 (as currently approved).

Staff believes that development of a second, non-integrated auto park is not in conformance with the Comprehensive Plan. Staff believes that the Plan envisions an option for an auto park as a single entity which might consist of multiple dealerships. The creation of additional auto dealerships in a separate development that do not conform to the Plan recommendations could create an undesirable precedent that may encourage the proliferation of other dealerships and other associated auto-oriented uses along Stonecroft Boulevard. The potential to create such an auto-oriented commercial strip along Stonecroft Boulevard could detract from the character of the area and potentially detract from the ability to develop the area with the office/industrial uses that are currently planned for this land unit.

**Resolution:**

In order for the development to conform to the Comprehensive Plan text allowing an auto park as an optional use, the applicant would need to consider unifying with the existing auto park to incorporate additional dealerships. This may be feasible only if such expansion included the land area associated with the existing auto park, included internal interparcel access, and included commitments to an integrated design, access, and ancillary uses so that the Plan recommendation for a unified development plan could be accomplished. This remains a major outstanding issue.

**Issue: Dulles Suburban Center Criteria**

In addition to the Plan conformance issues discussed above, the proposal raises several significant concerns with respect to the Design Guidelines for the Dulles Suburban Center, especially with respect to signage, lighting, and landscaping. The following recommendations are provided in order to address the Comprehensive Plan design guidance.

- The proposal should include a comprehensive lighting plan for street and building security lighting in order to provide unity and a coordinated appearance. Lower level bollard-style lighting should be provided for any roof top parking; low-level berms, planter walls and/or shrubs should be provided to screen headlight glare. The applicant has provided a photometric plan indicating that the site will conform to the Zoning Ordinance requirements for maintained lighting levels. No fixture details were provided, but the applicant has proffered that rooftop lighting standards will be no taller than 12 ft. and will have full cut-off features at the building perimeter. Staff continues to believe rooftop lighting should consist of bollards only to reduce the visual impacts off-site.
- The proposal for an over-sized free-standing sign along Stonecroft Boulevard should also be reconsidered. The Dulles Suburban Center Guidelines specifically discourage freestanding and pole-mounted signs. Attractive building-mounted and ground-mounted signs are encouraged. The applicant should consider providing building mounted signage on those buildings that are readily visible from the street; additional signage that could be incorporated within a monument sign as part of a well designed and landscaped entry feature or incorporated as part of a low, landscaped planter wall, should be considered as alternatives to seeking additional sign area as proposed. While not fully addressing this concern (since the sign is still freestanding), the applicant has redesigned the sign from the original submittal, which was billboard-like in style. The sign as discussed later in this report is now a vertical, rather than horizontal, structure, incorporating a landscaped base, and has some open areas within to let natural light through and visually break up its bulk. It is staff's preference to have a lower profile sign, or none at all in keeping with the

Comprehensive Plan text for site unity since DAP already has a large freestanding sign.

- A consistent streetscaping treatment should be provided along Stonecroft Boulevard and along Stonecroft Center Court that provides a safe attractive pedestrian environment. A streetscape planting strip of at least 25 feet in depth should be provided along Stonecroft Boulevard to screen the expansive surface parking, improve the views along the street, and to better ensure the long-term survival of trees and shrubs. Streetscaping should be designed with appropriate plantings and barriers that would protect the streetscape from becoming additional locations on site for vehicle display and sales. In keeping with the Dulles Suburban Center Guidelines, a well-landscaped, high-quality image toward the street and on any facade that can be seen from adjacent buildings or side streets should be provided with the development plan. The landscape plan should provide for color, texture, and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous, and evergreen shrubs, trees, etc. While not 25 ft. wide, the applicant did increase the size of the buffer from 10 ft. to 15 ft. and included a berm with a hedge and street trees to provide screening. Additionally, the applicant has proffered that no cars can be displayed in any of the landscaping areas. To fully address staff's concern with the streetscaping criteria of the Dulles Suburban Center, this buffer area should be increased to a minimum of 25 ft. The additional 10 ft. would enable the berm to achieve additional height which would then provide better screening of the cars along this frontage. It would also serve to address staff's concern with the expanse of parking extending from Stonecroft Boulevard to the rear of the site, by providing a wide landscaped strip to attract the eye. The increased landscaping buffer would also appear as a natural extension of the large area of tree save that the applicant has proffered to preserve, extending from the very north end of the site, along the entire Stonecroft frontage. Staff remains concerned that a 15 ft wide buffer will not adequately address the objectives to provide a visual buffer or streetscape. If the applicant does not increase the buffer area to 25 ft, then a four ft tall masonry wall should be added to increase the effectiveness of the visual buffer.
- The existing high quality trees and vegetation identified on the site are being preserved to the greatest extent possible, including appropriate commitments to ensure that these trees will be protected in perpetuity and will not be subject to disturbance and/or removal for utilities, stormwater management or other development elements that may arise as part of the site plan approval process. The tree save, as stated above, is 50-100 ft. wide and includes 1.5 acres of spectacular trees. The applicant has also proffered to fence this area to prevent vehicular access from the dealerships into this area, and to route utilities around it in order to ensure the forest's long-term survivability.

- The proposed development is dominated by surface parking even though roof-top parking is to be provided as shown on the development plan. A breakdown and tabulation of parking should be provided and identified on the development plan in order to denote and segregate parking for vehicle display, service maintenance and loading zones, and employee and visitor parking areas. Pedestrian walkways and interior parking lot landscaping should be provided to break up the expanse of pavement and provide for improved pedestrian access and convenience. A circulation plan should be provided that accommodates unloading for tractor-trailers and new car carriers and without conflicting with or impeding customer parking, pedestrian circulation, or existing traffic patterns for vehicle trips not associated with the dealership. All parking and loading for auto dealerships should occur on site and not on public rights-of-way. Roof top landscaping and/or parapet walls to screen parking and minimize lighting glare should be provided.

While not completely addressed through changes to the GDP/SE plat, the applicant has provided proffers addressing many of these issues, such as parking only in areas that are shown on the GDP/SE plat for parking. The applicant has also committed to a strict vehicle loading and unloading proffer to ensure that all dealerships are aware of the specific restrictions. Internal pedestrian circulation has not been addressed but the applicant has proffered to install a sidewalk across Stonecroft Center Court for safe pedestrian circulation. The applicant has not agreed to do rooftop landscaping but has proffered that the landscaping required for all rooftop parking will be placed elsewhere on the site, most likely around the building foundations to break up the massing of the structures. A proffer has also been included for parapet screening of said rooftop parking.

**Resolution:**

As discussed under the previous issue, Conformance with the Comprehensive Plan, this is still outstanding and cannot be addressed without major revisions to the proposal. Staff does believe though that the majority of the Dulles Suburban Center Design Guidelines, as discussed above, have been generally satisfied; with minor changes to the site layout and proffers, each of the guidelines could be fully addressed.

**Environmental Analysis (Appendix 9)****Issue: Water Quality**

Because the existing facilities were designed to accommodate runoff from future development in this area, the applicant is not proposing any additional SWM facilities with this new development. Staff raised concerns regarding the adequacy of the existing facilities to account for the amount of runoff which might be generated from widespread impervious surface areas that are being proposed with

this development. Staff had encouraged the applicant to preserve more of the existing vegetation in order to offset these concerns. Staff also encouraged the applicant to confirm the adequacy of the existing facilities and to add landscaping wherever possible on the proposed development.

**Resolution:**

The latest development plans have added a number of improvements that alleviate the majority of staff's concerns in this area. The applicant has provided a substantial tree save area on the northern portion of the proposed development as had been requested by DPZ and UFMB staff. The applicant has made a more substantial commitment to on-site landscaping and has provided additional information regarding the adequacy of the existing SWM facilities to accommodate the additional runoff from the proposed development. Any final determination regarding SWM facilities will be made by the Department of Public Works and Environmental Services (DPWES) at time of site plan.

**Transportation Analysis (Appendix 10)**

There are no outstanding transportation issues. The Comprehensive Plan encourages uses that fall below the recommended development thresholds in order to reduce the number of auto trips during peak traffic hours. As demonstrated in the applicant's traffic study (and verified by staff), the proposed use by the applicant reduces the number of peak hour trips generated by the site.

A signal at the intersection of Stonecroft Boulevard and Stonecroft Center Court is being proposed by the applicant if warrants are met. The applicant proposes to submit a warrant study for VDOT review with submission of the second site plan for the development. A preliminary warrant study has already been submitted to Fairfax County Department of Transportation (FCDOT) staff indicating that a signal will be needed at full buildout of the site. FCDOT staff also asked the applicant to anticipate a development access point for property on the east side of Stonecroft Boulevard opposite the entrance to Stonecroft Center Court in the analysis. The analysis indicates that the provision of this entrance provides additional justification for a signal at this location.

**Urban Forest Analysis (Appendix 11)**

As previously stated, this site enjoys an outstanding and valuable mature forest along the northern boundary. The applicant worked closely with staff to identify, and commit to saving, the trees most worthy for preservation in this area. The latest GDP/SE plat shows a large continuous swath ( $\pm 1.5$  acres) of this forested area to be preserved and protected.

To ensure the perpetual preservation of these trees, the applicant has proposed establishing a conservation easement on this area, while still enabling some passive recreation, such as trails and picnic areas, to be created within the conservation easement. Staff supports the inclusion of passive recreation to allow patrons and employees to enjoy this valuable forest, but is concerned with the standard limits of a conservation easement which typically preclude any disturbance within said easement. Staff will continue to work with the applicant to determine the best mechanism to create a means by which this area will be preserved in perpetuity, such as it being included in an outlot with a deed restriction requiring perpetual preservation of these trees, in conformance with the proffers.

UFM staff did note a concern with an earlier proposal by the applicant to include horseshoes in the tree save areas. The applicant has since removed this from the proffers and will now only provide pervious trail surfaces, including a 3–4 in. layer of mulch, and picnic areas within the tree save area.

### **Public Facilities Analysis**

#### **Water Service Analysis (Appendix 12)**

The application property is located within the Fairfax Water service area. Adequate domestic water service is available at the site from existing eight (8) and twelve (12) inch water mains located at the property. Depending upon the configuration of the on-site water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

#### **Park Authority Analysis (Appendix 13)**

The Park Authority staff reviewed this application and noted that it has no adverse impact on land or resources of the Park Authority.

#### **Sanitary Sewer Analysis**

The application property is located in the Cub Run (T2) Watershed. It would be sewered into the UOSA Treatment Plant. A sewer analysis memo was not available at the printing of this report.

#### **Stormwater Planning Analysis (Appendix 14)**

The subject site is located in the Watershed Restoration Level I management category. The primary goal of this category is to re-establish healthy biological communities by taking measures to identify and remedy cause(s) of stream degradation both broad-scale and site-specific. In this regard, it was recommended that the site be developed with water quality enhancing projects including BMPs and Low Impact Design (LID), and that downstream corridor restoration projects should

be considered. As noted earlier in this report, with the initial development of the industrial park, the SWM/BMP facility was constructed in the southwest corner of the PCA site. As the entire ±50 acres was graded, and infrastructure installed, to utilize this facility; no additional facilities, including LID, will be constructed to fulfill the drainage needs of the rezoning site.

**Fire and Rescue Department Analysis (Appendix 15)**

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #15, Chantilly. The requested rezoning currently meets fire protection guidelines, as determined by the Fire and Rescue Department.

**ZONING ORDINANCE PROVISIONS (see Appendix 16)**

The following chart depicts how the subject 46.97-acre **PCA** site meets the I-5 District zoning requirements, based on existing buildings. Any new redevelopment must meet the requirements in place at the time of site plan:

Standard	Required (I-5)	Provided
Lot Size	20,000 square feet	±7.5 acres
Lot Width	100 feet	±300 feet
Building Height	75 feet maximum	60 feet
Front Yard	75 feet (based on an angle of bulk plane of 45 degrees for a 75-foot tall building)	±90 feet
FAR	0.50	0.35 (individual lots may develop at 0.70)
Open Space	15%	27%
Parking Spaces	358 spaces	442 spaces
Loading Spaces	5	More than five spaces

The following chart depicts how the subject 26.77-acre **Rezoning** site meets the C-8 District zoning requirements:

Standard	Required (C-8)	Provided
Lot Size	40,000 square feet	3.59 acres
Lot Width	200 feet	±400 feet
Building Height	40 feet maximum	40 feet
Front Yard	40 feet (based on an angle of bulk plane of 45 degrees for a 40-foot tall building)	±75 feet
Rear Yard	20 feet	±158 feet
FAR	0.50	0.30
Open Space	15%	23%
Parking Spaces	700 spaces	Not more than 3,200 spaces
Loading Spaces	4	0*

\* The applicant will be required to provide the required loading spaces at time of site plan by reducing some of the excessive parking.

### Special Exception Requirements (Appendix 16)

This section discusses how the application addresses the special exception requirements for a vehicle sale, rental and ancillary service establishment and increase in sign size.

### General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted comprehensive plan. *Staff does not find the application in harmony with the Comprehensive Plan, as discussed throughout this report, because it is less than 50 acres in size and does not adequately provide for a unified development with the existing auto park.*

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. *The proposed future uses are in harmony with the general purpose and intent. Vehicle sale, rental and ancillary service establishments are permitted uses in the C-8 Zoning District. Therefore, this standard is satisfied.*

General Standard 3 requires that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures,

walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

*This development has not attempted to coordinate development plans with the existing auto park, through design, orientation, vehicular circulation (Interparcel access and main access points), and signs. While this may not impact the future development of this property, it is not in keeping with the Comprehensive Plan recommendation for a unified development. Furthermore, the proposed sign clearly distinguishes one park from the other, rather than integrating them. This standard has not been satisfied.*

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. *As noted in the Transportation Analysis, staff believes the trips associated with this use are less than would be possible with an industrial flex development. With the existing sidewalks and proposed crosswalk, pedestrian access will be adequate. The applicant has also proffered to construct a traffic signal at the site entrance, if warranted. This standard has been satisfied.*

General Standard 5 requires that landscaping and screening be provided in accordance with the provisions of Article 13. *The proposed landscape plan is in conformance with Article 13 with respect to tree cover (including the large area of tree save) and peripheral and interior lot landscaping. This standard has been satisfied.*

General Standard 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. *The subject site is within the C-8 Zoning District, which requires 15% open space. The applicant proposes 23% open space.*

General Standard 7 requires adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11. *The application far exceeds the required parking space requirements, the majority of it surface parking. Staff would prefer to see a reduction in the number of spaces, or the enclosure of some of the spaces in a parking structure to reduce the vast area of pavement needed to accommodate more than four times the number of required spaces. Staff is also concerned that the applicant has not shown any proposed loading areas. Par. 6 of Sect. 11-202 of the Zoning Ordinance states that no loading area shall be so located as to interfere with the free circulation of vehicles in any off-street parking area. Without this being addressed on the GDP/SE Plat, staff is concerned that this could create an issue at time of site plan. This standard has not been addressed.*

General Standard 8 requires that signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. Please refer to the standards for a waiver of sign regulations discussed below for an analysis of the sign.

### **Standards for all Category 5 uses (Sect. 9-503)**

Standard 1 for Category 5 Uses states that all uses shall comply with the lot size and bulk regulations of the zoning district in which located. *The subject site is within the C-8 Zoning District. The proposed uses comply with all of the bulk regulations of this zoning district.*

Standard 2 for Category 5 Uses states that all uses shall comply with the performance standards specified for the zoning district in which located. *The applicant has provided a photometric study of the proposed lighting which shows that the proposed lighting will meet the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance. All other performance standards have been met.*

Standard 3 for Category 5 Uses states that before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. *With the implementation of the staff proposed development condition, this standard is satisfied.*

### **Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments (Sect. 9-518)**

Additional Standard 1 requires that outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides. *The GDP/SE Plat shows that each lot will have a sales facility with perimeter vehicle storage and display. This standard has been met.*

Additional Standard 2 states that the outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition. *While not specifically designated on the GDP/SE Plat, the applicant has proffered that all loading and unloading of vehicles will occur on each specific dealership lot and that a representative of the vehicle sales establishment will direct traffic during loading/unloading to ensure that there is still safe site circulation.*

Additional Standard 3 states that notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard, but not nearer to any front lot

line than ten (10) feet, except as may be qualified by the provisions of Article 13. All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line. *The proposed surface parking along the site's frontage is set more than ten (10) feet back from the front lot line.*

Additional Standard 4 states that all such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual. *Staff has determined that the proposed entrances and curb and gutter satisfy this standard.*

Additional Standard 5 states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual. *The applicant will be required to demonstrate that these areas meet this requirement at the time of site plan review.*

Additional Standard 6 states that all lighting fixtures used to illuminate such outdoor areas shall be designed to comply with the performance standards, related to glare, of the zoning district in which such facility is located. Such facilities shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting. *As noted above, the applicant's photometric study indicates that the proposed lighting will meet the Zoning Ordinance requirements.*

Because the subject site is located in the C-8 Zoning District, Additional Standard 7 does not apply.

#### **Additional Standards for a Waiver of Certain Sign Regulations (Sect. 9-620)**

The applicant is allowed a 20 ft. tall, 80 square foot freestanding sign. The proposed sign is a 30 ft. tall, vertically oriented freestanding sign with the proposed name of the park at the top, and the four anticipated dealerships shown on  $\pm 20$  square foot panels hung between two columns. The overall sign size is proposed to be about 250 square feet. The base of the sign will be enclosed in a brick or stone planter, constructed and planted to match the proposed architecture and landscaping for the site.

Additional Standard 1 states that such waiver may be for an increase in sign area, increase in sign height or different location of a sign. *This request is for an increase in sign size and height. The applicant is allowed a 20 ft. tall, 40 square foot freestanding sign. The proposed sign is 30 ft. tall and about 250 square feet in size. This standard has been met.*

Additional Standard 2 states that such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstances of the land or structure that impact the applicant's ability to provide for a reasonable identification of the use. *Staff does not believe that the applicant has sufficiently demonstrated that there are unusual circumstances requiring an increased sign size. The applicant notes that the site is located along Stonecroft Boulevard but is not visible from Route 50. However, if the proposal were part of the existing auto park, the circulation pattern would encourage traffic between the different dealerships and visibility from Route 50 would not be an issue. Additionally, given the distance of this site from Route 50 (almost one-half mile), the proposed sign (at its proposed size) would be difficult to see. The applicant is also concerned that the landscaping berm required along Stonecroft Boulevard will make the site difficult to see. The berm at its tallest is 24 in. in height, with a 42 in. hedge, providing screening for the first row of cars, but not the remaining cars on display or the by-right building signs. It's staff's opinion that a sign, more in keeping with the allowed size per the Zoning Ordinance, would be sufficiently viewed from Stonecroft Boulevard and would provide adequate advertising and wayfinding. Therefore, this standard has not been satisfied.*

Additional Standard 3 states that such waiver may be approved in only those instances where it will be in harmony with the policies of the adopted comprehensive plan. *The Dulles Suburban Center Guidelines specifically discourage freestanding and pole-mounted signs. However, attractive building-mounted and ground-mounted signs are encouraged. The applicant should consider providing building mounted signs on those buildings that are readily visible from the street; additional signs that could be incorporated within a monument sign as part of a well designed and landscaped entry feature or incorporated as part of a low, landscaped planter wall, may also be appropriate. This standard has not been satisfied.*

Additional Standard 4 states that a waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings, and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12. *The existing Dulles Auto Park was approved for a 300 square foot, 20 ft. tall monument sign. This is the only development in the surrounding area that has a ground mounted sign that is larger than allowed by the Zoning Ordinance. All other*

*undeveloped nearby parcels will be subject to the same size limits as are being imposed on the current applicant. While the size of a sign may not be deleterious to any future development, it could promote a proliferation of signs in excess of the Zoning Ordinance limits. Due to the relatively flat topography of this site, staff does not believe that a sign in excess of the Zoning Ordinance is justified. This standard has not been addressed.*

### **Summary of Zoning Ordinance Provisions**

The application has not satisfied all applicable standards.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff does not believe that the application is in conformance with the Comprehensive Plan and Zoning Ordinance because the site is not 50 acres, and it does not provide a unified development plan, either functionally or visually, with the existing auto park. With continued revisions to the site design, including a comprehensive lighting plan and increased streetscaping along Stonecroft Boulevard, and justification for certain elements, such as the parking layout and signs, staff believes the criteria of the Dulles Suburban Center could be addressed. With these outstanding Comprehensive Plan issues, staff cannot support this application.

### **Recommendation**

Staff recommends that PCA-1999-SU-018 be denied; however, if it is the intent of the Board of Supervisors to approve PCA-1999-SU-018, staff recommends that the approval be subject to the proposed proffers contained in Appendix 1 of the staff report.

Staff recommends that RZ 2004-SU-028 be denied; however, if it is the intent of the Board of Supervisors to approve RZ 2004-SU-028, staff recommends that the approval be subject to the proposed proffers contained in Appendix 2 of the staff report.

Staff recommends denial of SE 2004-SU-027; however, if it is the intent of the Board of Supervisors to approve SE 2004-SU-027, staff recommends that the approval be subject to the proposed development conditions contained in Appendix 3 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Draft Proffers (PCA-1999-SU-018)
2. Draft Proffers (RZ 2004-SU-028)
3. Proposed Development Conditions (SE 2004-SU-027)
4. Affidavit
5. Statement of Justification
6. Approved Proffers/Development Conditions and GDP/SE Plat for RZ 94-Y-033 and SE 94-Y-038
7. Approved Proffers/Development Conditions and GDP/SE Plat for RZ 1999-SU-018, PCA 94-Y-033 and SEA 94-Y-038
8. Plan Citations and Land Use Analysis
9. Environmental Analysis
10. Transportation Analysis
11. Urban Forest Management Branch Analysis
12. Water Service Analysis
13. Park Authority Analysis
14. Stormwater Planning Analysis
15. Fire and Rescue Analysis
16. Applicable Zoning Ordinance Provisions Checklist
17. Glossary

**WEST\*GROUP MANAGEMENT LLC**  
TMP 33-4-((1))- 3C, 3D1, 3F  
23.787 Acres

**PROFFER STATEMENT - PCA 1999-SU-018**  
December 27, 2004

Pursuant to Section 15.2-2303 (A) of the Code of Virginia 1950, as amended and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the Property Owner and Applicant and its successors or assigns (hereinafter collectively referred to as the "Applicant") proffer that the development of the Application Property shall be subject to the following proffers. In the event this application is approved, any previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property.

**Requested Proffered Condition Amendment ("PCA")**

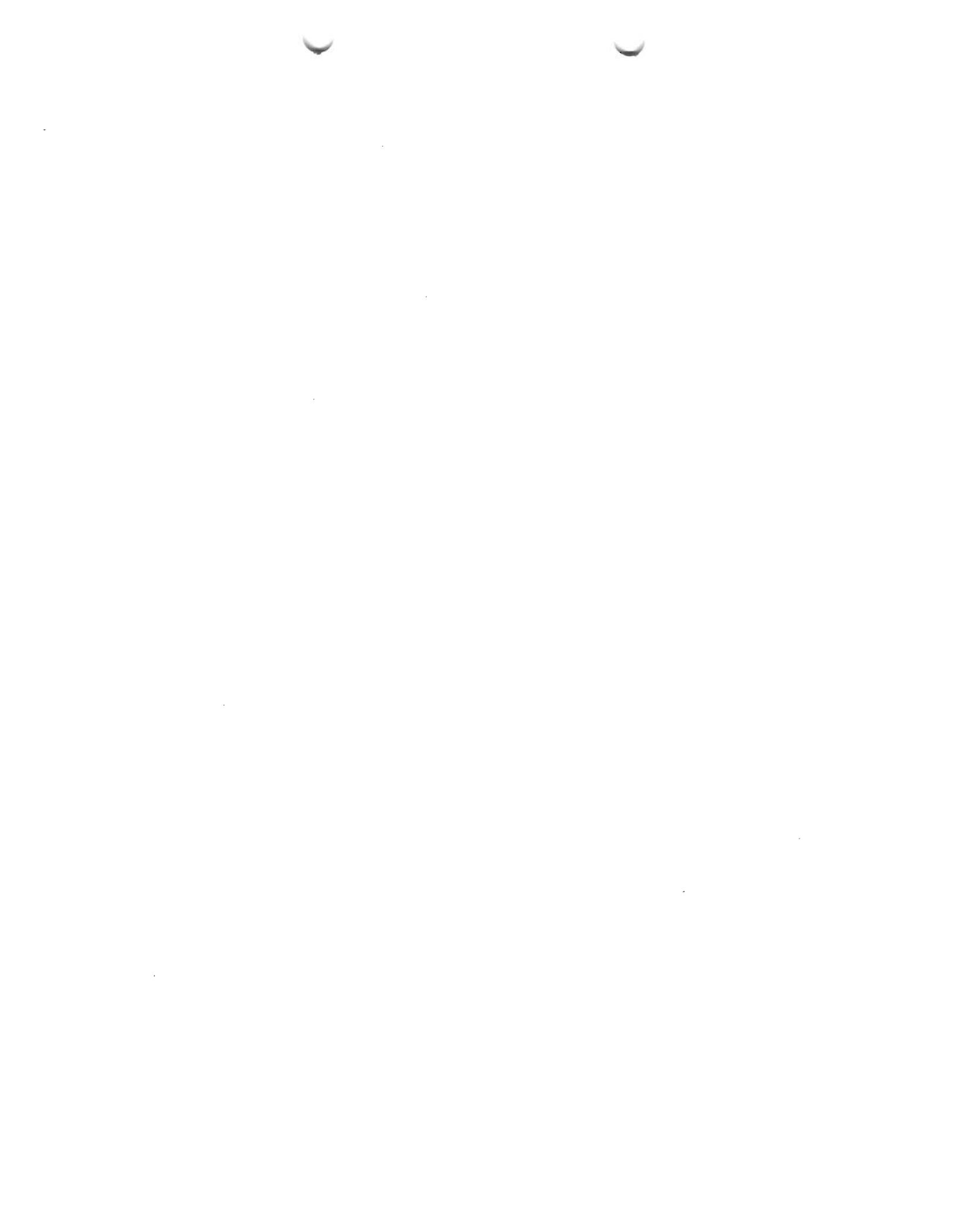
**Deletion of 26.77 Acres (Lots 3B and 3G)**

The Property identified as Tax Map Reference 33-4-01-3B and 3G consisting of approximately 26.77 acres of land is hereby removed and deleted from rezoning application 1999-SU-018 and all subsequent proffered amendments thereto, such that the proffered conditions associated with RZ 1999-SU-018, as amended shall be of no further force and effect with respect to such property. Hereafter the application property (the "Property") shall be defined as Tax Map Reference 33-4-01-3C, 3D1 and 3F consisting of approximately 23.787 acres of land.

**General**

1. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Proffer Condition Amendment Plan ("PCA") prepared by VIKA, Inc., sheet 4 of 9 dated December 27, 2004. Applicant reserves the right to determine final building footprints, dimensions and locations at the time of final site plan design.

- a. The Property shall have an FAR limit of 0.35 FAR or 362,656 gross square feet. Individual land bays may be developed at an intensity of up to 0.7 FAR, but in no event shall the Property have an over-all FAR exceeding 0.35 FAR.
- b. Building heights shall not exceed four (4) stories or a maximum of 60 feet unless an increase is permitted by the Board pursuant to Sec. 9-607 of the Zoning Ordinance.
- c. The Property shall be developed in accordance with the I-5 minimum yard requirements.
- d. A minimum of 20% of the Property shall be retained as open space. Open space areas shall include the stormwater management facility, the wetland area, as well as other landscaped areas within the Property.



e. The lot lines shown on the PCA Plan, sheet 4 of 9, are for illustrative purposes only and may be reconfigured at the sole discretion of Applicant provided that:

i. No buildable lot shall be less than 20,000 square feet or less than 100 feet in width.

ii. The total number of buildable lots shall not exceed 5 without a PCA and amendment to the GDP.

iii. The development of the individual lots, with regard to specific design elements such as building entrance features/landscaping, peripheral and interior parking lot landscaping and streetscape along the public access road shall be in general conformance with the illustrative exhibits as set forth on Sheet 4 of 9 and with this proffer statement.

### **Landscaping and Screening**

2. Landscaping and screening shall be provided in general conformance with the illustrative exhibits as set forth on Sheet 4 of 9. More specifically, the following buffer and wetland preservation shall be incorporated with the subsequent development plans on the Property:

(i). Along the common property line with Tax Map 33-4 ((5)) G, Applicant shall provide a buffer no less than approved by County Site Plan Number 0312-SP-04.

(ii). The cumulative coverage of the landscaping provided as outlined in Paragraphs 1d, 1e(iv), 2(i), and 2(ii) herein shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%) of the gross site. Individual lots and phased site plans may provide less than seventeen percent (17%) tree coverage.

### **Uses**

3. The proposed development shall exclude the following uses:

- a. Crematory, human or animal
- b. Kennels
- c. Storage yards
- d. Lumber yards and building material yards
- e. Recycling center

## **Stormwater Management**

4. Stormwater Management (including BMPs) shall be provided for the total site, for an individual lot, for multiple lots or any combination thereof, unless otherwise modified or waived by the Director of DPWES. If the subject property is served by a singular stormwater management/BMP facility, the singular facility shall be placed in a location generally consistent with the location as shown on the GDP. All SWM/BMP facilities shall be in accordance with the Public Facilities Manual and approved by the Director of DPWES. Landscaping, if so permitted by DPWES and the Urban Forester, may be provided around the perimeter of the facility(ies).

## **Off-Street Parking**

5. Each parcel shall accommodate the minimum number of parking spaces as required per the Zoning Ordinance for the corresponding gross floor area and specific use(s).

## **On-Site Transportation Improvements.**

6. The internal spine road depicted on the GDP shall be designed and constructed in accordance with VDOT public street standards and dedicated for public maintenance. During final engineering design, the specific alignment for this spine road may vary from the GDP location due to final lot layout, geological constraints and/or topographic requirements. Applicant shall provide a four-foot sidewalk on one-side of the spine road.

## **Architectural Theme**

7. In order to insure a consistent architectural theme and character throughout the Property, Applicant shall utilize a combination of similar building materials and architectural design features for building facades as utilized on Tax Map 33-4 ((1)) 3C and 3F and incorporate common landscaping features, walkways, signage, lighting and other similar design elements.

Applicant shall adopt restrictive covenants applicable to all lots within the Property to be implemented through an architectural review process with the objective to create a coordinated image for the Property.

## **Signage**

8. All signs shall be of a size, location and setback consistent with the applicable provisions of the Zoning Ordinance. All signs shall incorporate similar design elements such as building materials, color, font-style and lighting to insure a coordinated image for the Property, subject to allowances for individual company logos.

## **Binding Effect**

9. These proffers shall be binding on Applicant and its successors and assigns.

**Execution in Counterparts**

10. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

**WEST\*GROUP MANAGEMENT LLC**

By: \_\_\_\_\_

G. T. Halpin, President

Owner of Tax Map Parcels 33-4((1)) 3B, 3D1, 3G

**TIC CHANTILLY INVESTORS LLC**

By: TIC Properties, LLC, its sole member

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS I, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS III, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS V, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS VII, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS IX, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS XI, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS II, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS IV, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS VI, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS VIII, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS X, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**CHANTILLY INVESTORS XII, LLC**

By: \_\_\_\_\_  
Name: Paul M. Aiesi  
Title: Attorney-In-Fact  
Owner of Tax Map Parcels 33-4((1)) 3F

**Stonecroft LLC**

By: \_\_\_\_\_

Durward Faries, Jr., Manager

Owner of Tax Map Parcels 33-4-((1)) 3C

**WEST\*GROUP MANAGEMENT LLC**

TMP 33-4-((1))-3B and 3G

26.77 Acres

**PROFFER STATEMENT - RZ 2004 – SU - 028**

December 27, 2004

Pursuant to Section 15.2-2303 (A) of the Code of Virginia 1950, as amended and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the Property Owner and Applicant and its successors or assigns (hereinafter collectively referred to as the "Applicant") hereby proffer that, subject to the Board of Supervisors' approval of the rezoning application as proposed from the I-5 District to the C-8 District, the development of the parcels under consideration and shown on the 26.77-acre Generalized Development/Special Exception/Proffer Condition Amendment Plat ("GDP/SE/PCA Plat"), dated December 27, 2004, prepared by VIKA, Inc. ("Property"), shall be subject to the terms and conditions listed below. In the event this application is denied, these proffers shall be null and void immediately, and have no further force and effect. Further, if accepted, these proffers and GDP/SE/PCA Plat supersede all other previous proffers and development plans for the Property.

**General**

Use: Vehicle Sale, Rental, and Ancillary Service Establishment as well as accessory service uses in support of the principal use.

1. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Generalized Development/Special Exception/Proffer Condition Amendment Plat ("GDP/SE/PCA Plat") prepared by VIKA, Inc, dated December 27, 2004 Applicant reserves the right to determine final building footprints, dimensions and locations at the time of final site plan design, as long as they are in substantial conformance with the GDP/SE/PCA Plat.

- (a) The Property shall have a Floor Area Ratio (FAR) limit of 0.3 or 349,830 square feet of Gross Floor Area (GFA). Individual lots may be developed at an intensity of up to 0.5 FAR; however, the overall FAR shall not exceed 0.3.
- (b) Building heights shall not exceed a maximum of 40 feet, unless an increase is permitted by the Board pursuant to Sec. 9-607 of the Zoning Ordinance.

- (c) A minimum of 23% of the overall Property shall be retained as landscaped open space. Open space areas shall include, the wetland area, RPA and floodplain areas and the buffers along Stonecroft Boulevard and the common property line with the Auto Park as well as other landscaped areas within the Property.
- (d) The lot lines shown on the GDP/SE/PCA Plat may be reconfigured provided that they are in substantial conformance with the GDP/SE/PCA Plat and that:
- No buildable lot shall be less than 40,000 square feet or less than 200 feet in width.
  - The total number of buildable lots shall not exceed 4 without a PCA and amendment to the GDP/SE/PCA Plat.
- (e) The development of the individual lots, with regard to specific design elements such as building entrance features/landscaping, peripheral and interior parking lot landscaping and streetscape along the public access road shall be in substantial conformance with the illustrative exhibits as set forth on Sheets 6 & 7 of 9 of the GDP/SE/PCA Plat and with this proffer statement.
- (f) The GDP/SE/PCA Plat shall serve as the required preliminary plan for the purpose of subdivision and site plan requirements in accordance with Section 101-2-1 of the Subdivision Ordinance to be confirmed by DPWES.

### **Tree Preservation, Landscaping and Screening**

2. Landscaping and screening shall be provided in substantial conformance with the location, quality and quantity of plantings depicted on Sheets 6 & 7 of 9 of the GDP/SE/PCA Plat. A landscape plan shall be submitted as part of the site plan. This plan shall be coordinated with, and approved by, the Urban Forest Management (UFM), DPWES, and shall contain the landscaping shown on the GDP/SE/PCA Plat, including streetscape and peripheral and interior parking lot landscaping. All landscaping shall be irrigated and maintained by the applicant. The following tree preservation, buffer and wetland preservation shall be incorporated with the subsequent development plans:

- (a) Applicant shall maintain a minimum of 1.5 acre buffer (the "Tree Save Area") along the north property line, approximately 800 feet in length and averaging 100 feet in width for the purpose of preserving the existing specimen willow oaks and other canopy trees and providing a buffer from Dulles Auto Park to the north as generally shown on sheet 6 of 9 of the GDP/SE/PCA Plat. No parking, structures, or other uses, except as permitted below, shall be allowed in this area; fences shall only be permitted as stated below. The area may be used for passive recreational uses such as nature walks and

use of picnic table(s) provided that areas used for such purposes are protected by application and maintenance of 3-4 inches of mulch to preserve the existing natural environment and to minimize the compaction of soil and radical changes to the functioning of the root zone environment. The area shall be placed in a Conservation Easement or "Out Lot", subject to the approval of UFM, drafted to preserve existing vegetation while also permitting the aforementioned passive recreational uses within the preserved forest canopy. The existing specimen trees within the preservation area shall be delineated on the site plan and preserved in accordance with the Public Facilities Manual, subject to the approval of UFM, and industry standards and under the direct supervision of a third party landscape architect, arborist or urban forester whose license is recognized by the County or State. The limits of the tree save area shall be perpetually demarcated by a split rail or similar fence 42 – 48" in height with two (2) open sections or gates, not greater than forty-eight inches (48") in width, for pedestrian and maintenance access. The removal of dead, dying, and diseased trees will be permitted only in areas where such trees pose a hazard as determined by UFM.

- (b) **Tree Preservation Walk-Through.** The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFM representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading; once identified, the limits shall be adjusted accordingly. Trees that are not likely to survive construction due to their species and/or their proximity to disturbance will also be identified at this time, and the Applicant shall remove them as part of the clearing operation. Any tree that is designated for removal at the edge of the limits of clearing and grading or within a tree preservation area shall be removed using a chain saw to avoid damage to surrounding trees. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to the adjacent trees.
- (c) **Tree Protection Fencing.** All trees shown to be preserved on the GDP/SE/PCA Plat shall be protected during construction by tree protection fencing. Tree protection fencing four (4) feet high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II Erosion and Sediment Control Sheets for those tree save areas depicted on the GDP/SE/PCA

Plat. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fencing, shall be performed under the supervision of a certified arborist. Three (3) days prior to the commencement of any clearing, grading or demolition activities, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

- (d) **Limits of Clearing and Grading.** The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SE/PCA Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES; however, no utilities shall be permitted in the northern buffer area, and in that area, the limits of clearing and grading shall be strictly adhered to. Minor adjustments to the clearing and grading limits within the central tree save area may be approved by UFM, in consultation with the Applicant's certified arborist or landscape architect based on field location of the quality trees identified by UFM and their driplines. All utility crossings (including stormwater management outfall facilities and sanitary sewer lines) shall be located outside the proposed tree save area, and the floodplain/RPA area at the southeast area of the site as described in Proffer No. 2f.
- (e) Peripheral and interior parking lot landscaping shall be provided in accordance with the PFM and as generally shown on Sheets 6 & 7/9 of the GDP/SE/PCA Plat.
- (f) Applicant shall preserve the floodplain, wetland area and RPA/EQC area shown in the southeast corner of the Property as delineated on Sheet 5 of 9 of the GDP/SE/PCA Plat in undisturbed open space by means consistent with the Public Facilities Manual. There shall be no encroachment during the construction period, or at any time after. The floodplain, wetland area and RPA/EQC area shall be protected during construction by protective fencing as described in 2(c) above. The limits of the floodplain, wetland area and RPA/EQC area shall be perpetually demarcated by a split rail or similar fence, 42 – 48" in height with two (2) open sections or gates, not greater than 48" in width, for purposes of maintenance to be located as approved by UFM.
- (g) The cumulative tree coverage of the landscaping provided as outlined in Paragraphs 1(c), 2(a), 2(e), 2(f) and 4 herein shall result in a minimum composite site plan tree coverage calculation of fifteen percent (15%) of the gross site, although individual lots and site plans may provide less than fifteen percent (15%) tree coverage as may be permitted by UFM. In calculating the fifteen percent (15%) tree

coverage the Tree Save Area shall receive a credit factor of 2 in accordance with PFM, Table 12-11 to be confirmed by UFM.

### **Stormwater Management**

3. Stormwater Management/BMPs shall be provided as determined by DPWES, unless otherwise modified or waived by the Director of DPWES. If the subject property is served by a single stormwater management/BMP facility, the facility shall be placed in a location that is in substantial conformance with the location shown on the GDP/SE/PCA Plat. In order to restore a natural appearance to the stormwater management pond, the landscape plan submitted as part of the first submission of the first site plan that includes the pond shall show a minimum of ten (1) deciduous trees, 3 – 4” in caliper; 20 conifers, 4 – 6’ in height; and 50 foundation plants in the planting areas of the pond, in keeping with the planting policies of DPWES, and subject to UFM approval. The plants shall be installed and inspected as a prerequisite of bond release of the first site plan. All landscaping in this stormwater management pond area shall be maintained and watered, but shall not require underground automatic irrigation.

### **Stonecroft Boulevard Buffer**

4. In conjunction with the first site plan approval and prior to the issuance of the first Non-RUP, a fifteen- foot (15’) wide landscape area shall be constructed along the Property frontage with Stonecroft Boulevard, subject to the approval of UFM. Landscaping materials within this buffer shall be similar in quality and quantity as illustrated on Sheets 6 & 7 of 9 of the GDP/SE/PCA Plat. The planting area shall include a 0-24” high undulating earthen berm and a continuous hedge planted at 24” – 36” trimmed to a minimum of 42” in height measured from the top of curb on Stonecroft Boulevard as generally depicted on the GDP/SE/PCA Plat along the entire frontage of Stonecroft Boulevard. Deciduous canopy trees, a minimum of 3-4 inches in caliper, shall be planted 40 – 60 feet on center along Stonecroft Boulevard frontage in the 15 foot landscape area, as approved by UFM.

### **Parking**

5. Each dealership shall accommodate the minimum number of parking and loading spaces as required per the Zoning Ordinance for the corresponding gross floor area and specific use(s). No dealership shall have more than 1,200 spaces, for a cumulative site total of 3,200, including rooftop parking.

- (a) Applicant may utilize parking on the roof of any building on any lot provided such parking is fully screened from Stonecroft Boulevard and Stonecroft Center Court by means of parapets or screen walls. Compensatory interior and peripheral parking lot landscaping, if required by DPWES for the rooftop parking, shall be provided elsewhere on the site as determined by UFM at the time of site plan approval. No parking shall be allowed on the access ramps to the roof.

- (b) The outdoor areas devoted to loading, parking and display of vehicles shall be limited to that area so designated on the GDP/SE/PCA Plat, and no vehicles shall be displayed on the site in a manner that will impede the flow of traffic or pedestrian access on-site. The display of vehicles will occur at grade only and no artificial elevation of display vehicles (such as rock piles or ramps) shall be permitted. No parking or display of vehicles shall be permitted along sidewalks or within landscaped or tree save areas. No test-driving of vehicles shall be permitted in landscaped areas.

### **Transportation Improvements**

6. As a prerequisite to the issuance of the second Site Plan approval for the Property, Applicant, at its expense, shall cause a traffic signal warrant study to be completed for the intersection of Stonecroft Center Court and Stonecroft Boulevard. If the study supports the issuance of a warrant for a signal at that intersection, and if that warrant is thereafter accepted by the Virginia Department of Transportation (VDOT) for installation of such a signal, then Applicant shall, at its expense, design and construct a signal at that intersection, or in the alternative, if approved by Fairfax County Department of Transportation (FCDOT), shall contribute the amount of the signal as determined by FCDOT to Bonds and Agreements, DPWES for construction by others, if required by VDOT.

7. Prior to issuance of the first Non-RUP, a striped, non-signalized, crosswalk shall be installed at the existing eastern curb cut on Tax Map 33-4 ((1)) 3C, connecting with the proposed easternmost curb cut for Building C as shown on the GDP/SE Plat.

### **Architectural Theme**

8. In order to insure a consistent architectural theme and character throughout the Property, Applicant shall provide a uniform architectural theme for all structures within the Property.

- (a) The percentage of any one exterior material will not be less than approximately 10% nor more than approximately 50% of the total façade. The sides and rear of each building, the parapet wall used to screen roof parking and at least 60% of the front elevations will be comprised of a minimum of 50% masonry material such as brick, architectural concrete units (split faced or ground faced) or in the case of tilt up construction, pre-cast concrete with stone aggregate face, and/or glass. The balance of the façade material will be earth tone color of synthetic stucco or metal panels. All doors will be metal and of the same earth tone colors as the adjacent building material. All materials will be earth tones, from off-white to beige, sand, and/or shades of brown. All glass shall have non-reflective glazing and the same mullions. There shall be no porcelain/ceramic tiles/panels. Accent colors of the same earth tone range to create a distinctive façade base or horizontal bands to transition colors or types of

masonry, brick or precast materials, shall be exempt from the 10% minimum cited above.

- (b) Irrespective of the foregoing, in order to give individual identity to each dealership, the balance of the front elevation of each building (not more than 40%) may incorporate an architectural style, material, and color unique to that individual dealership; this may contain the dealership's marketing colors, specific logo, and signs as well as, an entrance feature.
- (c) Prior to the issuance of the first Building permit, Applicant shall submit elevations, a list of materials and their manufacturers, and colors to the Western Fairfax Citizens Association so that the Association may provide administrative advice and recommendations to the Applicant and the Sully District Supervisor who shall have final approval authority over the materials and colors. Once approved, all buildings shall utilize the approved list of materials and colors
- (d) For buildings located on lots with frontage on Stonecroft Boulevard, there shall be no vehicular service entrances facing Stonecroft Boulevard.

### **Signage**

9. All signs shall conform with the applicable provisions of the Zoning Ordinance. All signs, other than logo identification signage, shall incorporate consistent design elements including materials, color, font-style and lighting to insure a coordinated image for the Property. In addition, the Property shall be permitted to install and maintain a sign as depicted on Sheet 7 of 9 of the GDP/SE/PCA Plat, which sign shall be setback not less than twelve feet (12') from the right-of-way line. No bunting, flags, balloons, or other types of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, except as otherwise allowed by the provisions of Article 12 of the Zoning Ordinance. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in wayfinding for individual dealerships on the Property. Furthermore, the Applicant shall direct the individual dealerships to adhere to this proffer.

### **Outdoor Lighting**

10. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance and shall maintain a maximum lighting level of 30 foot-candles. A photometric plan is included in the GDP/SE/PCA Plat and shall be submitted and adhered to as part of the site plan approval. Lighting standards, if any, on the rooftop parking areas shall not exceed 12' in height with cut off fixture at the perimeter.

### **Loading and Unloading**

11. All loading and unloading of vehicles shall be conducted on-site within the limits of each individual dealership. No loading and unloading shall be permitted along Stonecroft Boulevard or Stonecroft Center Court. Signs shall be posted at all entrances to the site, which state that no loading or unloading is permitted along Stonecroft Boulevard or Stonecroft Center Court. Each dealership shall establish a written operating policy addressing this prohibition. The management of each dealership shall have the affirmative obligation to continually enforce that operating policy and cause all employees of each dealership, all car delivery companies and all other parts and material delivery companies and/or personnel to be advised of that policy. A designee of the vehicle sales establishments shall be available at all times to direct trucks to the loading/unloading areas. No overnight parking of tractor-trailers shall be permitted on Stonecroft Boulevard, Stonecroft Center Court or any other public roadways in the vicinity of the auto park.

### **Recycling**

12. All uses within the auto park shall participate in a recycling program to recycle paper, aluminum, glass, used oil and other appropriate materials. Any car wash facilities will be designed to recycle "a minimum of 80% of the car wash work water," in accordance with Chapter 65 of the Fairfax County Code. Any body shop shall store, contain and dispose of all automobile engine fluids, in containers and per a disposal/recycling program. Prior to site plan approval, the Applicant will consult the Fairfax County Fire Marshall to develop and implement a written plan to cause proper disposal of all petroleum products, antifreeze, solvent, and other potential pollutants used, stored or collected on the Property.

### **Binding Effect**

13. These proffers shall be binding on Applicant and its successors and assigns.

### **Execution in Counterparts**

14. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

**WEST\*GROUP MANAGEMENT LLC**

By: \_\_\_\_\_

G. T. Halpin, President

**Geneva Enterprises, Inc.**

By: \_\_\_\_\_  
Donald B. Bavely, President

**CAPPO PROPERTIES LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## PROPOSED DEVELOPMENT CONDITIONS

SE 2004-SU-027

December 27, 2004

If it is the intent of the Board of Supervisors to approve SE 2004-SU-028 located at Tax Map 33-4 ((1)) 3B and 3G to permit vehicle sale, rental and ancillary service establishments and an increase in sign size and height pursuant to Sect. 4-804 and Sect. 9-620 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
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 Stonecroft Business Park, prepared by VIKA, Inc., which is dated April 28, 2004, as revised through December 16, 2004, 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. If the buffer strip provided along the Stonecroft Boulevard frontage is less than 25 ft. in width, a continuous masonry wall, four feet in height shall be provided to the west of the plantings depicted on Sheets 6 & 7 of the GDP/SE Plat.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any otherwise applicable ordinances, regulations, or adopted standards. The applicant shall be itself responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception shall not be valid until all such required Non-RUPs have been obtained.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and has been duly prosecuted. The Board of Supervisors may grant additional time to establish the uses 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.

**REZONING AFFIDAVIT**

DATE: DEC 20 2004  
 (enter date affidavit is notarized)

I, Thomas D. Fleury, WEST\*GROUP MANAGEMENT LLC, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

85299-5

in Application No.(s): PCA 1999-SU-018  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)**

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
① WEST*GROUP PROPERTIES LLC Gerald T. Halpin, Agent	1600 Anderson Road, McLean, VA 22102	Applicant/Title Owner Tax Map 33-4((1))3B,3D1,3G
② WEST*GROUP MANAGEMENT LLC Thomas D. Fleury, Agent Patrick J. Shooltz, Agent Margaret F. Howell, Agent Keith S. Turner, Agent	1600 Anderson Road, McLean, VA 22102	Applicant's Authorized Agent
③ VIKA, Incorporated John F. Amatetti, Agent Steve Teets, Former Agent Shawn Frost, Former Agent	8180 Greensboro Drive, McLean, VA 22102	Engineer/Agent

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852994

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
④ Stonecroft LLC Durward Faries, Jr. Agent	3901 Centerview Drive, Suite L, Chantilly VA 20151	Title Owner Tax Map 33-4((1))3C
⑤ TIC CHANTILLY LLC Paul Aiesi (aka Paul M. Aiesi), Agent/ Attorney in Fact	c/o TIC PROPERTIES 500 East North Street Suite F Greenville, SC 29601	Title Owner Tax Map 33-4((1))3F
Paul Aiesi (aka Paul M. Aiesi), Agent/ Attorney in Fact for the following Title Owners of Tax Map 33-4((1))3F:	c/o TIC PROPERTIES 500 East North Street Suite F Greenville, SC 29601	Title Owner Tax Map 33-4((1))3F
⑥ CHANTILLY INVESTORS I LLC		
⑦ CHANTILLY INVESTORS II LLC		
⑧ CHANTILLY INVESTORS III LLC		
⑨ CHANTILLY INVESTORS IV LLC		
⑩ CHANTILLY INVESTORS V LLC		
⑪ CHANTILLY INVESTORS VI LLC		
⑫ CHANTILLY INVESTORS VII LLC		
⑬ CHANTILLY INVESTORS VIII LLC		
⑭ CHANTILLY INVESTORS IX LLC		
⑮ CHANTILLY INVESTORS X LLC		
⑯ CHANTILLY INVESTORS XI LLC		
⑰ CHANTILLY INVESTORS XII LLC		

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852994

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

WEST\*GROUP PROPERTIES LLC  
160 Anderson Road, McLean VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

PARK\*GATE GROUP LLC  
WEST\*GROUP, INC (owns less than 10% of WEST\*GROUP PROPERTIES LLC)  
WEST\*PARK ASSOCIATES L.P. (owns less than 10% of WEST\*GROUP PROPERTIES LLC)  
WEST\*GATE, A Virginia Limited Partnership (owns less than 10% of WEST\*GROUP PROPERTIES LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

Gerald T. Halpin, President  
Thomas F. Nicholson, Vice President/Treasurer  
Charles B. Ewing, Jr., Vice President  
John C. Ulfelder, Vice President  
Kathryn A. MacLane, Vice President/Secretary

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852998

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

WEST\*GROUP MANAGEMENT LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

PARK GATE GROUP LLC  
WEST\*PARK ASSOCIATES L.P. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)  
WEST\*GATE, A Virginia L.P. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)  
WEST\*GROUP, Inc. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

PARK GATE GROUP LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

WEST\*PARK ASSOCIATES L.P.  
 WEST\*GATE, A Virginia Limited Partnership  
WEST\*GROUP, Inc. (owns less than 10% of PARK GATE GROUP LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Gerald T. Halpin, COB, President/Manager  
Thomas F. Nicholson, Vice President/Treasurer/Manager  
Charles B. Ewing, Jr., Vice President/Manager  
Kathryn A. MacLane, Vice President/Secretary/Manager  
John C. Ulfelder, Vice President/Manager

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Charles Irish, Jr. (nmi)  
John F. Amatetti

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Stonecroft LLC  
3901 Centerview Drive, Suite L  
Chantilly VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Durward Faries, Jr. (nmi)  
Tarry Faries (nmi)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852994

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑤ TIC CHANTILLY LLC  
c/o TIC PROPERTIES  
500 East North Street, Suite F  
Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

⑤ TIC PROPERTIES, LLC, its sole member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**  
John W. Boyd, Chief Executive Officer and Chief Financial Officer  
Paul M. Aiesi (aka Paul Aiesi), Chief Investment Officer  
Brandy D. Watson, Chief Marketing Officer

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑥ CHANTILLY INVESTORS I LLC  
c/o TIC PROPERTIES  
500 East North Street, Suite F Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Bart (nmi)Taylor, its sole member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**  
NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑦ CHANTILLY INVESTORS II, A Virginia Limited Liability Company  
c/o TIC PROPERTIES  
500 East North Street, Suite F  
Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Henry M. Lee Revocable Trust, its sole member, Wachovia Bank, N.A., a national Banking association, co-trustee, by Greg G. Heinz, Vice President f/b/o Ann W. Lee

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)  
NONE

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑧ CHANTILLY INVESTORS III LLC, A Virginia Limited Liability Co (owns 13% undivided tenant in common interest in TM 33-4-01-3F)  
c/o TIC PROPERTIES  
500 East North Street, Suite F Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

⑨ Kona Properties, LLC, a North Carolina limited liability company, its sole member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)  
NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004 (enter date affidavit is notarized)

852991

for Application No. (s): PCA 1999-SU-018 (enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Kona Properties, LLC, A North Carolina limited liability company
c/o TIC PROPERTIES
500 East North Street, Suite F
Greenville SC 29601

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Starr (nmi) Basmajian, sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS IV LLC, A Virginia Limited Liability Co.
c/o TIC PROPERTIES
500 East North Street, Suite F Greenville SC 29601

DESCRIPTION OF CORPORATION: (check one statement)

- [X] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

R.B.&B. Properties, L.C., a Utah limited liability company, its sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

③ R.B.&B. Properties, L.C., A Utah limited liability company  
c/o TIC PROPERTIES  
500 East North Street, Suite F  
Greenville, SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Richard (nmi) Bickerton, Member  
June (nmi) Bickerton, Member  
Lauren L. Rudd-Croft, Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**  
NONE

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑥ CHANTILLY INVESTORS V LLC, A Virginia Limited Liability Co.  
c/o TIC PROPERTIES  
500 East North Street, Suite F Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Thomas C. Tabor, sole member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**  
NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS VI, LLC, a Virginia Limited Liability Company  
c/o TIC PROPERTIES  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Evelyn (nmi) Tabor, Sole Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS VII LLC, A Virginia Limited Liability Co.  
c/o TIC PROPERTIES  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

The Lewis Family Bypass Trust B, its sole member, Richard H. Lewis, Trustee, f/b/o Robert S. Lewis

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS VIII, LLC, a Virginia Limited Liability Company  
co/ TIC PROPERTIES  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Bea H. Smith, Sole Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)  
NONE

-----

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS IX LLC, A Virginia Limited Liability Co.  
c/o TIC PROPERTIES  
500 East North Street, Suite F Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Elliot M. Cohen, Sole Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)  
NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS X, LLC, a Virginia Limited Liability Company  
c/o TIC PROPERTIES  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Roberta H. Cohen, Sole Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

CHANTILLY INVESTORS XI LLC, A Virginia Limited Liability Co.  
c/o TIC PROPERTIES  
500 East North Street, Suite F Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Richard L. Jones Marital Qtip Trust, its sole member, Wachovia Bank, N.A., a national Banking association, co-trustee, by Greg G. Heinz, Vice President and Lanelle Morse (aka Lanelle J. Morse), co-trustee, f/b/o Lanelle Morse (aka Lanelle J. Morse)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

NONE

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852994

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

17 CHANTILLY INVESTORS XII, LLC, a Virginia Limited Liability Company  
c/o TIC PROPERTIES  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Richard L. Jones Marital GST C1 Trust, its sole member, Wachovia Bank, N.A., a national Banking association, co-trustee, by Greg G. Heinz, Vice President and Lanelle Morse (aka Lanelle J. Morse), co-trustee, f/b/o Lanelle Morse (aka Lanelle J. Morse)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NONE

21 **NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

TIC PROPERTIES, LLC  
500 East North Street, Suite F, Greenville SC 29601

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

24 **NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

TIC Holdings, Inc.  
Paul M. Aiesi  
Brandy D. Watson

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

John W. Boyd, President, Sole officer

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

24 TIC Holdings, Inc.  
500 East North Street, Suite F  
Greenville SC 29601

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John W. Boyd

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

John W. Boyd, President, Sole officer

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

WEST\*GATE, A Virginia Limited Partnership  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- General Partner: (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- \*Westgate Virginia, Inc.
- Limited Partners (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- \*Westequitites Associates Limited Partnership
- Howard (nmi) Ulfelder, Jr.
- Howard Ulfelder Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Howard Ulfelder Irrevocable Trust f/b/o John C. Ulfelder
- Howard Ulfelder Irrevocable Trust f/b/o Thomas H. Ulfelder
- Howard Ulfelder 1983 Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr., Susanna (nmi) Ulfelder, Jennifer (nmi) Ulfelder, Steven (nmi) Ulfelder, David (nmi) Ulfelder and Abigal (nmi) Ulfelder
- Howard Ulfelder 1983 Irrevocable Trust f/b/o John C. Ulfelder, Susan (nmi) Ulfelder, William (nmi) Ulfelder and John (nmi) Ulfelder, Jr.
- Howard Ulfelder 1983 Irrevocable Trust f/b/o Thomas H. Ulfelder, Jean (nmi) Ulfelder, Emily (nmi) Ulfelder, Alex (nmi) Ulfelder, James (nmi) Ulfelder and Sarah (nmi) Ulfelder
- The Maple Family Trust f/b/o (Ruth (nmi) Covo - former) Joanne (nmi) Covo and Marilyn Covo Schmidt
- The Black Oak Trust f/b/o Joanne (nmi) Covo
- The White Oak Trust f/b/o Marilyn (nmi) Covo
- The Estate of Martha U. Seeley, Julie A. Seeley, Executor f/b/o John N. Seeley, Margaret R. Seeley and Julie A. Seeley
- Kristen (nmi) Covo

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852991

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Limited Partners (continued): (\*owns less than 10% of WEST\*GATE,A Virginia L.P.)  
Peter Paul Covo  
Nathaniel (nmi) Schmidt  
Matthew (nmi) Schmidt  
Sidney Ulfelder Irrevocable Trust f/b/o Sandra (nmi) Wallick  
Sidney Ulfelder Irrevocable Trust f/b/o Barbara (nmi) Smith  
Sidney Ulfelder Family Trust f/b/o Sandra (nmi) Wallick  
Sidney Ulfelder Family Trust f/b/o Barbara (nmi) Smith  
The Martha U. Seeley Family Trust f/b/o (Martha U. Seeley- former), John N. Seeley, Margaret R. Seeley, and Julie A. Seeley  
The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o John N. Seeley  
The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Margaret R. Seeley  
The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Julie A. Seeley  
Thomas H. Ulfelder  
John C. Ulfelder  
John N. Seeley  
Julie Ann Seeley  
Margaret R. Seeley  
Gerald T. Halpin  
Helen R. Halpin  
John N. Grover  
\*Weil Children Limited, A California Limited Partnership, Arthur S. Weil, General Partner  
Thomas F. Nicholson and Sheridan Nicholson Irr.Trust f/b/o Susanna (nmi) Nicholson, Bridget (nmi) Nicholson and Laura (nmi) Nicholson

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

8529416

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Andersonn Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,  
General Partner, Limited Partner, or General and Limited Partner)

- Limited Partners (continued): (\*owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- Charles B. Ewing, Jr.
- Emily W. Myatt
- The Raymond Friedman Trust f/b/o Myra (nmi) Friedman
- Myra (nmi) Friedman
- J. Norma and Barbara Rossen Family Trust f/b/o Joel Norman Rossen, Jonathan C. Rossen, C. David Rossen and Rebecca A. Davis
- George C. Pierce
- \*Enfield Associates
- Kurt and/or Susan Berlin (nmi)
- Harriet D. McLucas
- Bruce Mark Olcott
- Miriam B. and Harold M. Landau
- John B. Phillips
- Ruth E. Wachtel
- Janet L. Wachtel
- Alan L. Wachtel
- Estate of Lena Gitter, Rebecca L. Gitter, Personal Representative - former
- Rebecca L. Gitter
- Jennifer (nmi) Rollo
- Jonathan (nmi) Gitter
- Eleanor M. Celler
- The Jerome Neiderman Residuary Trust f/b/o Michael F. Niederman and Mark B. Niederman
- The Jerome Niederman Marital Trust f/b/o Michael F. Niederman and Mark B. Niederman
- Cheryl N. Lilienstein
- Richard (nmi) Niederman
- Robert (nmi) Niederman
- Peter T. Halpin

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852498

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- Limited Partners (continued): (owns less than 10% of WEST\*GATE, A Virginia Limited Partnership)
- John (nmi) Phillips
- Frances Gay Phillips
- Betty (nmi) Saliga
- Charles (nmi) Phillips
- Estate of Henry Phillips, Mildred (nmi)
- Phillips Administrator (former)
- Mildred (nmi) Phillips
- Ethel H. Ulfelder Rev. Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Ethel H. Ulfelder Rev. Trust f/b/o John C. Ulfelder
- Ethel H. Ulfelder Rev. Trust f/b/o Thomas C. Ulfelder
- Jacques (nmi) Wachtel
- Jacob (nmi) and Dorothy (nmi) Entel, Joint Tenants with Right of Survivorship
- Keith E. Rumbel
- Helen (nmi) Rumbel
- R. O. Webster
- The Elliot Mitchel Trust f/b/o Mildred (nmi) Mitchell
- Roger A. Golde
- Joseph Philipson Trust f/b/o Stella (nmi) Philipson, Jean (nmi) Philipson, David (nmi) Philipson, Alice (nmi) Philipson, Robert (nmi) Philipson, Stephanie (nmi) Raugust and Hiromi (nmi) Idehar
- Neiderman Family Trust f/b/o Richard (nmi) Niederman and Robert (nmi) Niederman
- Charles G. Lubar
- Nancy L. Sommers
- Joan L. Alvarez

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852998

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*PARK ASSOCIATES L.P.  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L. P.  
Gerald T. Halpin  
Charles B. Ewing, Jr.  
Thomas F. Nicholson  
\*Eagle Management Corporation  
\*Southfork Corporation  
\*The Seeley Family Corporation  
\*Fairfax Road Corporation

Limited Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L.P.  
The Martha U. Seeley Family Trust f/b/o  
John N. Seeley, Margaret Ruth Seeley,  
Julie Ann Seeley  
Howard Ulfelder Irrevocable Trust f/b/o  
Howard (nmi) Ulfelder, Jr.  
Howard Ulfelder Irrevocable Trust f/b/o  
John C. Ulfelder  
Howard Ulfelder Irrevocable Trust f/b/o  
Thomas H. Ulfelder  
The Maple Family Trust f/b/o (Ruth  
Ulfelder Covo - former) Joanne (nmi)  
Covo and Marilyn Covo Schmidt  
The Black Oak Trust f/b/o Joanne (nmi)  
Covo  
The White Oak Trust f/b/o Marilyn Covo  
Schmidt  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/15/70 f/b/o Julie  
Ann Seeley  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/15/70 f/b/o John  
Nicholas Seeley  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/14/70 f/b/o  
Margaret Ruth Seeley

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*PARK ASSOCIATES L.P. (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Limited Partners: (continued) (\*) owns  
less than 10% of WEST\*PARK  
ASSOCIATES L.P.

Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Barbara Ulfelder Smith  
Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Sandra Ulfelder Wallick  
\*The 1985 Group  
\*Westequities Associates Limited  
Partnership  
\*WEST\*GROUP, Inc.  
Ivy Trust f/b/o Laura (nmi) Nicholson

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: DEC 20 2004  
(enter date affidavit is notarized)

8529918

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: DEC 20 2004  
(enter date affidavit is notarized)

852996

for Application No. (s): PCA 1999-SU-018  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Kathryn A. MacLane contributed in excess of \$200 to:

- (1) Supervisor Linda Smyth
- (2) Supervisor Penny Gross
- (3) Supervisor Sharon Bulova

WEST\*GROUP PROPERTIES LLC contributed in excess of \$200 to Supervisor Michael Frey

**(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)**

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

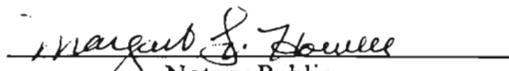
WITNESS the following signature:

(check one)

  
 Applicant  Applicant's Authorized Agent

Thomas D. Fleury, Sr.V.P. WEST\*GROUP MANAGEMENT LLC  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of December 2004, in the State/Comm. of Virginia, County/City of Fairfax.

  
Notary Public

My commission expires: Oct 31, 2007

REZONING AFFIDAVIT

APPENDIX 4

DATE: 12-10-04
(enter date affidavit is notarized)

I, Thomas D. Fleury, WEST\*GROUP MANAGEMENT LLC, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 845286

in Application No.(s): RZ 2004-SU-028
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application, and, if any of the foregoing is a TRUSTEE\*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Contains entries for WEST\*GROUP PROPERTIES LLC, WEST\*GROUP MANAGEMENT LLC, and VIKA, Incorporated.

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: 12-10-04  
(enter date affidavit is notarized)

845280

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
④ Geneva Enterprises, Inc. Donald B. Bavely, Agent Robert M. Rosenthal, Agent	1100 S. Glebe Road, Arlington, VA 22204	<b>Contract Purchaser</b> <b>Tax Map 33-4((1))3B and 3G</b>
⑤ CAPPO PROPERTIES, LLC Rodney A. Fields, Agent Jeffrey E. Cappo, Agent Ieva Berglands (nmi), Agent	3939 Holden Road, Ann Arbor, MI 48103	<b>Contract Purchaser</b> <b>Tax Map 33-4((1))3G (Part)</b>
⑥ Street Traffic Studies, Ltd. David A. Nelson, Agent	400 Crain Highway, N.W. Glen Burnie MD 21061	<b>Traffic Engineer for Applicant</b>

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: 12-10-04  
(enter date affidavit is notarized)

845284

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

- WEST\*GROUP PROPERTIES LLC
160 Anderson Road, McLean VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

- PARK\*GATE GROUP LLC
WEST\*GROUP, INC (owns less than 10% of WEST\*GROUP PROPERTIES LLC)
WEST\*PARK ASSOCIATES L.P. (owns less than 10% of WEST\*GROUP PROPERTIES LLC)
WEST\*GATE, A Virginia Limited Partnership (owns less than 10% of WEST\*GROUP PROPERTIES LLC)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

- Gerald T. Halpin, President
Thomas F. Nicholson, Vice President/Treasurer
Charles B. Ewing, Jr., Vice President
John C. Ulfelder, Vice President
Kathryn A. MacLane, Vice President/Secretary

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845288

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

② WEST\*GROUP MANAGEMENT LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

⑦ PARK GATE GROUP LLC  
WEST\*PARK ASSOCIATES L.P. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)  
WEST\*GATE, A Virginia L.P. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)  
WEST\*GROUP, Inc. (owns less than 10% of WEST\*GROUP MANAGEMENT LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑦ PARK GATE GROUP LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

② WEST\*PARK ASSOCIATES L.P.  
⑦ WEST\*GATE, A Virginia Limited Partnership  
WEST\*GROUP, Inc. (owns less than 10% of PARK GATE GROUP LLC)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Gerald T. Halpin, COB, President/Manager  
Thomas F. Nicholson, Vice President/Treasurer/Manager  
Charles B. Ewing, Jr., Vice President/Manager  
Kathryn A. MacLane, Vice President/Secretary/Manager  
John C. Ulfelder, Vice President/Manager

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

③ VIKA, Incorporated  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Charles Irish, Jr. (nmi)  
John F. Amatetti

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title; e.g. President, Vice-President, Secretary, Treasurer, etc.)

④ **NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Geneva Enterprises, Inc.  
1100 S. Glebe Road  
Arlington, VA 22204

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Robert M. Rosenthal	Nancy L. Rosenthal
Donald B. Bavely	Jane R. Rosenthal Cafritz
Marion (nmi) Rosenthal	James P. Smith
Brooke E. Peterson	

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title; e.g. President, Vice-President, Secretary, Treasurer, etc.)

Robert M. Rosenthal, Chairman	Michael L. Baron, Treasurer
Donald B. Bavely, President	Steve A. Ferouz, Asst. Treasurer
Jerry H. Griffin, VP/Secretary	Geridine S. Mendez, Asst. Secretary

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 12-10-04  
(enter date affidavit is notarized)

845284

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑤ CAPPO PROPERTIES, LLC  
3030 Holden Road  
Ann Arbor, MI 48103

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Jeffrey E. Cappo, Member  
Ieva Berglunds (nmi), Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

Jeffrey E. Cappo, Managing Member  
Ieva (nmi) Berglunds, Managing Member

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑥ Street Traffic Studies, Ltd.  
400 Crain Highway, N.W.  
Glen Burnie MD 21061

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David A. Nelson  
Michael M. Nalepa  
Carl F. Starkey  
Robert R. Zacherl

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: 12-10-04  
(enter date affidavit is notarized)

845284

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)\*

⑨ WEST\*GATE, A Virginia Limited Partnership  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner: (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership  
\*Westgate Virginia, Inc.

Limited Partners (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership  
\*Westequitites Associates Limited Partnership

- Howard (nmi) Ulfelder, Jr.
- Howard Ulfelder Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Howard Ulfelder Irrevocable Trust f/b/o John C. Ulfelder
- Howard Ulfelder Irrevocable Trust f/b/o Thomas H. Ulfelder
- Howard Ulfelder 1983 Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr., Susanna (nmi) Ulfelder, Jennifer (nmi) Ulfelder, Steven (nmi) Ulfelder, David (nmi) Ulfelder and Abigail (nmi) Ulfelder
- Howard Ulfelder 1983 Irrevocable Trust f/b/o John C. Ulfelder, Susan (nmi) Ulfelder, William (nmi) Ulfelder and John (nmi) Ulfelder, Jr.
- Howard Ulfelder 1983 Irrevocable Trust f/b/o Thomas H. Ulfelder, Jean (nmi) Ulfelder, Emily (nmi) Ulfelder, Alex (nmi) Ulfelder, James (nmi) Ulfelder and Sarah (nmi) Ulfelder
- The Maple Family Trust f/b/o (Ruth (nmi) Covo - former) Joanne (nmi) Covo and Marilyn Covo Schmidt
- The Black Oak Trust f/b/o Joanne (nmi) Covo
- The White Oak Trust f/b/o Marilyn (nmi) Covo
- The Estate of Martha U. Seeley, Julie A. Seeley, Executor f/b/o John N. Seeley, Margaret R. Seeley and Julie A. Seeley
- Kristen (nmi) Covo

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845284

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- Limited Partners (continued): (\*owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- Peter Paul Covo
- Nathaniel (nmi) Schmidt
- Matthew (nmi) Schmidt
- Sidney Ulfelder Irrevocable Trust f/b/o Sandra (nmi) Wallick
- Sidney Ulfelder Irrevocable Trust f/b/o Barbara (nmi) Smith
- Sidney Ulfelder Family Trust f/b/o Sandra (nmi) Wallick
- Sidney Ulfelder Family Trust f/b/o Barbara (nmi) Smith
- The Martha U. Seeley Family Trust f/b/o (Martha U. Seeley - former), John N. Seeley, Margaret R. Seeley, and Julie A. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o John N. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Margaret R. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Julie A. Seeley
- Thomas H. Ulfelder
- John C. Ulfelder
- John N. Seeley
- Julie Ann Seeley
- Margaret R. Seeley
- Gerald T. Halpin
- Helen R. Halpin
- John N. Grover
- \*Weil Children Limited, A California Limited Partnership, Arthur S. Weil, General Partner
- Thomas F. Nicholson and Sheridan Nicholson Irr. Trust f/b/o Susanna (nmi) Nicholson, Bridget (nmi) Nicholson and Laura (nmi) Nicholson

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Andersonn Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

- Limited Partners (continued): (\*owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- Charles B. Ewing, Jr.
- Emily W. Myatt
- The Raymond Friedman Trust f/b/o Myra (nmi) Friedman
- Myra (nmi) Friedman
- J. Norma and Barbara Rossen Family Trust f/b/o Joel Norman Rossen, Jonathan C. Rossen, C. David Rossen and Rebecca Davis
- George C. Pierce
- \*Enfield Associates
- Kurt and/or Susan Berlin (nmi)
- Harriet D. McLucas
- Bruce Mark Olcott
- Miriam B. and Harold M. Landau
- John B. Phillips
- Ruth E. Wachtel
- Janet L. Wachtel
- Alan L. Wachtel
- Estate of Lena Gitter, Rebecca L. Gitter, Personal Representative - former Rebecca L. Gitter
- Jennifer (nmi) Rollo
- Jonathan (nmi) Gitter
- Eleanor M. Celler
- The Jerome Neiderman Residuary Trust f/b/o Michael F. Niederman and Mark B. Niederman
- The Jerome Niederman Marital Trust f/b/o Michael F. Niederman and Mark B. Niederman
- Cheryl N. Lilienstein
- Richard (nmi) Niederman
- Robert (nmi) Niederman
- Peter T. Halpin

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: 12-10-04  
(enter date affidavit is notarized)

8452816

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

- Limited Partners (continued): (owns less than 10% of WEST\*GATE, A Virginia Limited Partnership)
- John (nmi) Phillips
- Frances Gay Phillips
- Betty (nmi) Saliga
- Charles (nmi) Phillips
- Estate of Henry Phillips, Mildred (nmi)
- Phillips Administrator (former)
- Mildred (nmi) Phillips
- Ethel H. Ulfelder Rev. Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Ethel H. Ulfelder Rev. Trust f/b/o John C. Ulfelder
- Ethel H. Ulfelder Rev. Trust f/b/o Thomas C. Ulfelder
- Jacques (nmi) Wachtel
- Jacob (nmi) and Dorothy (nmi) Entrl, Joint Tenants with Right of Survivorship
- Keith E. Rumbel
- Helen (nmi) Rumbel
- R. O. Webster
- The Elliot Mitchel Trust f/b/o Mildred (nmi) Mitchell
- Roger A. Golde
- Joseph Philipson Trust f/b/o Stella (nmi)
- Philipson, Jean (nmi) Philipson, David (nmi) Philipson, Alice (nmi) Philipson, Robert (nmi) Philipson, Stephanie (nmi)
- Raugust and Hiromi (nmi) Idehar
- Neiderman Family Trust f/b/o Richard (nmi) Niederman and Robert (nmi) Niederman
- Charles G. Lubar
- Nancy L. Sommers
- Joan L. Alvarez

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*PARK ASSOCIATES L.P.  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L. P.

- Gerald T. Halpin
- Charles B. Ewing, Jr.
- Thomas F. Nicholson
- \*Eagle Management Corporation
- \*Southfork Corporation
- \*The Seeley Family Corporation
- \*Fairfax Road Corporation

Limited Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L.P.

- The Martha U. Seeley Family Trust f/b/o
- John N. Seeley, Margaret Ruth Seeley,
- Julie Ann Seeley Howard Ulfelder
- Irrevocable Trust f/b/o Howard (nmi)
- Ulfelder, Jr.
- Howard Ulfelder Irrevocable Trust f/b/o
- John C. Ulfelder
- Howard Ulfelder Irrevocable Trust f/b/o
- Thomas H. Ulfelder
- The Maple Family Trust f/b/o (Ruth
- Ulfelder Covo - former) Joanne (nmi)
- Covo and Marilyn Covo Schmidt
- The Black Oak Trust f/b/o Joanne (nmi)
- Covo
- The White Oak Trust f/b/o Marilyn Covo
- Schmidt
- Rudolph G. Seeley and Martha U. Seeley
- Irrevocable Trust w/d/d 12/15/70 f/b/o Julie
- Ann Seeley
- Rudolph G. Seeley and Martha U. Seeley
- Irrevocable Trust w/d/d 12/15/70 f/b/o John
- Nicholas Seeley
- Rudolph G. Seeley and Martha U. Seeley
- Irrevocable Trust w/d/d 12/14/70 f/b/o
- Margaret Ruth Seeley

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code).

Ⓢ WEST\*PARK ASSOCIATES L.P. (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Limited Partners: (continued) (\*) owns  
less than 10% of WEST\*PARK  
ASSOCIATES L.P.

Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Barbara Ulfelder Smith  
Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Sandra Ulfelder Wallick  
\*The 1985 Group  
\*Westequities Associates Limited  
Partnership  
\*WEST\*GROUP, Inc.  
Ivy Trust f/b/o Laura (nmi) Nicholson

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 12-10-04  
(enter date affidavit is notarized)

845286

for Application No. (s): RZ 2004-SU-028  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)**

Kathryn A. MacLane contributed in excess of \$200 to:

- (1) Supervisor Linda Smyth
- (2) Supervisor Penny Gross
- (3) Supervisor Sharon Bulova

WEST\*GROUP PROPERTIES LLC contributed in excess of \$200 to Supervisor Michael Frey

**(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)**

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

Thomas D. Fleury, Sr. V.P. WEST\*GROUP MANAGEMENT LLC

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of December 2004, in the State/Comm. of Virginia, County/City of Fairfax.

Margaret J. Thomas  
Notary Public

My commission expires: Oct 31, 2004

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 12-10-04  
 (enter date affidavit is notarized)

I, Thomas D. Fleury, WEST\*GROUP MANAGEMENT LLC, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)       applicant  
                           applicant's authorized agent listed in Par. 1(a) below

845306

in Application No.(s): SE 2004-SU-027  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
① WEST*GROUP PROPERTIES LLC ✓ Gerald T. Halpin, Agent	1600 Anderson Road, McLean, VA 22102	<b>Applicant/Title Owner</b> Tax Map 33-4((1))3B and 3G
② WEST*GROUP MANAGEMENT LLC ✓ Thomas D. Fleury, Agent Patrick J. Shooltz, Agent Margaret F. Howell, Agent Keith S. Turner, Agent	1600 Anderson Road, McLean, VA 22102	<b>Applicant's authorized Agent</b>
③ Geneva Enterprises, Inc. ✓ Donald B. Bavely, Agent Robert M. Rosenthal, Agent	1100 S.Glebe Road, Arlington, VA 22204	<b>Contract Purchaser Tax Map 33-4((1))3B and 3G</b>
④ VIKA, Incorporated ✓ John F. Amatetti, Agent Steve Teets, Agent (former) Shawn Frost, Agent (former)	8180 Greensboro Drive McLean, VA 22102	<b>Engineer/Agent</b>

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: 12-16-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
⑤ CAPPO PROPERTIES LLC Rodney A. Fields, Agent Jeffrey E. Cappo, Agent leva (nmi) Berglunds, Agent	3939 Holden Road, Ann Arbor, MI 48103	<b>Contract Purchaser</b> <b>Tax Map 33-4((1))3G (Part)</b>
⑥ Service Neon Signs, Inc. Richard W. Pepper, Agent	6611 Iron Place Springfield, VA 22151	<b>Agent for Applicant/Contract Purchasers</b>

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 12-10-04
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) WEST\*GROUP PROPERTIES LLC
1600 Anderson Road
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

- 7 PARK GATE GROUP LLC EIP,LLP (former)
\*WEST\*GROUP, INC.
\*WEST\*PARK ASSOCIATES L.P.
\*WEST\*GATE, A Virginia Limited Partnership
(\*owns less than 10% of WEST\*GROUP PROPERTIES LLC)

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

② WEST\*GROUP MANAGEMENT LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

⑦ PARK GATE GROUP LLC ✓ \*(owns less than 10% of WEST\*GROUP  
 \*WEST\*GROUP, INC. MANAGEMENT LLC)  
 \*WEST\*PARK ASSOCIATES L.P. EIM, Inc. (former)  
 \*WEST\*GATE, A Virginia L.P.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑦ PARK GATE GROUP LLC  
1600 Anderson Road  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

⑧ WEST\*PARK ASSOCIATES L.P.  
 ⑨ WEST\*GATE, A Virginia Limited Partnership  
 WEST\*GROUP, INC. (owns less than 10% of PARK GATE GROUP LLC)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: 12-10-04  
(enter date affidavit is notarized)

845.306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

④ VIKA, Incorporated  
8180 Greensboro Drive  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Charles (nmi) Irish, Jr.  
John F. Amatetti

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

③ Geneva Enterprises, Inc.  
1100 S. Glebe Road  
Arlington, VA 22204

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Robert M. Rosenthal	Jane R. Rosenthal Cafritz
Donald B. Bavely	James P. Smith
Marion (nmi) Rosenthal	
Brooke E. Peterson	
Nancy L. Rosenthal	

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: 12-10-04  
(enter date affidavit is notarized)

845308

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

④ Service Neon Signs, Inc.  
6611 Iron Place  
Springfield, VA 22151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Mark S. Luxemburg

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

⑤ CAPPO PROPERTIES LLC  
3030 Holden Road  
Ann Arbor, MI 48103

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Jeffrey E. Cappel, Member  
Ieva (nmi) Berglunds, Member

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 12-10-04
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

WEST\*GATE, A Virginia Limited Partnership
1600 Anderson Road
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g.

General Partner. Limited Partner. or General and Limited Partner)

General Partner: (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership

\*Westgate Virginia, Inc.

Limited Partners (\*) owns less than 10% of WEST\*GATE, A Virginia Limited Partnership

\*Westequities Associates Limited Partnership

Howard (nmi) Ulfelder, Jr.

Howard Ulfelder Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr.

Howard Ulfelder Irrevocable Trust f/b/o John C. Ulfelder

Howard Ulfelder Irrevocable Trust f/b/o Thomas H. Ulfelder

Howard Ulfelder 1983 Irrevocable Trust f/b/o Howard (nmi) Ulfelder, Jr., Susanna (nmi) Ulfelder, Jennifer (nmi) Ulfelder, Steven (nmi)

Ulfelder, David (nmi) Ulfelder and Abigal (nmi) Ulfelder

Howard Ulfelder 1983 Irrevocable Trust f/b/o John C. Ulfelder, Susan (nmi) Ulfelder, William (nmi) Ulfelder and John (nmi) Ulfelder, Jr.

Howard Ulfelder 1983 Irrevocable Trust f/b/o Thomas H. Ulfelder, Jean (nmi) Ulfelder, Emily (nmi) Ulfelder, Alex (nmi) Ulfelder, James

(nmi) Ulfelder and Sarah (nmi) Ulfelder

The Maple Family Trust f/b/o (Ruth (nmi) Covo - former) Joanne (nmi) Covo and Marilyn Covo Schmidt

The Black Oak Trust f/b/o Joanne (nmi) Covo

The White Oak Trust f/b/o Marilyn (nmi) Covo

The Estate of Martha U. Seeley, Julie A. Seeley, Executor f/b/o John N. Seeley, Margaret R. Seeley and Julie A. Seeley

Kristen (nmi) Covo

(check if applicable) [x] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845308

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- Limited Partners (continued): (\*owns less than 10% of WEST\*GATE, A Virginia Limited Partnership
- Peter Paul Covo
- Nathaniel (nmi) Schmidt
- Matthew (nmi) Schmidt
- Sidney Ulfelder Irrevocable Trust f/b/o Sandra (nmi) Wallick
- Sidney Ulfelder Irrevocable Trust f/b/o Barbara (nmi) Smith
- Sidney Ulfelder Family Trust f/b/o Sandra (nmi) Wallick
- Sidney Ulfelder Family Trust f/b/o Barbara (nmi) Smith
- The Martha U. Seeley Family Trust f/b/o (Martha U. Seeley - former), John N. Seeley, Margaret R. Seeley, and Julie A. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o John N. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Margaret R. Seeley
- The Rudolph Seeley and Martha U. Seeley Irrevocable Trust f/b/o Julie A. Seeley
- Thomas H. Ulfelder
- John C. Ulfelder
- John N. Seeley
- Julie Ann Seeley
- Margaret R. Seeley
- Gerald T. Halpin
- Helen R. Halpin
- John N. Grover
- \*Weil Children Limited, A California Limited Partnership, Arthur S. Weil, General Partner
- Thomas F. Nicholson and Sheridan Nicholson Irr. Trust f/b/o Susanna (nmi) Nicholson, Bridget (nmi) Nicholson and Laura (nmi) Nicholson

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- Limited Partners (continued): (\*owns less than 10% of WEST\*GATE, A Virginia Limited Partnership)
- Charles B. Ewing, Jr.
- Emily W. Myatt
- The Raymond Friedman Trust f/b/o Myra (nmi) Friedman
- Myra (nmi) Friedman
- J. Norma and Barbara Rossen Family Trust f/b/o Joel Norman Rossen, Jonathan C. Rossen, C. David Rossen and Rebecca Davis
- George C. Pierce
- \*Enfield Associates
- Kurt and/or Susan Berlin (nmi)
- Harriet D. McLucas
- Bruce Mark Olcott
- Miriam B. and Harold M. Landau
- John B. Phillips
- Ruth E. Wachtel
- Janet L. Wachtel
- Alan L. Wachtel
- Estate of Lena Gitter, Rebecca L. Gitter, Personal Representative - former
- Rebecca L. Gitter
- Jennifer (nmi) Rollo
- Jonathan (nmi) Gitter
- Eleanor M. Celler
- The Jerome Neiderman Residuary Trust f/b/o Michael F. Niederman and Mark B. Niederman
- The Jerome Niederman Marital Trust f/b/o Michael F. Niederman and Mark B. Niederman
- Cheryl N. Lilienstein
- Richard (nmi) Niederman
- Robert (nmi) Niederman
- Peter T. Halpin

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑨ WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- Limited Partners (continued): (owns less than 10% of WEST\*GATE, A Virginia Limited Partnership)
- John (nmi) Phillips
- Frances Gay Phillips
- Betty (nmi) Saliga
- Charles (nmi) Phillips
- Estate of Henry Phillips, Mildred (nmi) Phillips Administrator (former)
- Mildred (nmi) Phillips
- Ethel H. Ulfelder Rev. Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Ethel H. Ulfelder Rev. Trust f/b/o John C. Ulfelder
- Ethel H. Ulfelder Rev. Trust f/b/o Thomas C. Ulfelder
- Jacques (nmi) Wachtel
- Jacob (nmi) and Dorothy (nmi) Entrl, Joint Tenants with Right of Survivorship
- Keith E. Rumbel
- Helen (nmi) Rumbel
- R. O. Webster
- The Elliot Mitchel Trust f/b/o Mildred (nmi) Mitchell
- Roger A. Golde
- Joseph Philipson Trust f/b/o Stell (nmi) Philipson, Jean (nmi) Philipson, David (nmi) Philipson, Alice (nmi) Philipson, Robert (nmi) Philipson, Stephanie (nmi) Raugust and Hiromi (nmi) Idehar
- Neiderman Family Trust f/b/o Richard (nmi) Niederman and Robert (nmi) Niederman
- Charles G. Lubar
- Nancy L. Sommers
- Joan L. Alvarez

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

9

WEST\*GATE, A Virginia Limited Partnership (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

- Limited Partners (continued): (owns less than 10% of WEST\*GATE, A Virginia Limited Partnership)
- John (nmi) Phillips
- Frances Gay Phillips
- Betty (nmi) Saliga
- Charles (nmi) Phillips
- Estate of Henry Phillips, Mildred (nmi)
- Phillips Administrator (former)
- Mildred (nmi) Phillips
- Ethel H. Ulfelder Rev. Trust f/b/o Howard (nmi) Ulfelder, Jr.
- Ethel H. Ulfelder Rev. Trust f/b/o John C. Ulfelder
- Ethel H. Ulfelder Rev. Trust f/b/o Thomas C. Ulfelder
- Jacques (nmi) Wachtel
- Jacob (nmi) and Dorothy (nmi) Entrl, Joint Tenants with Right of Survivorship
- Keith E. Rumbel
- Helen (nmi) Rumbel
- R. O. Webster
- The Elliot Mitchel Trust f/b/o Mildred (nmi) Mitchell
- Roger A. Golde
- Joseph Philipson Trust f/b/o Stella (nmi)
- Philipson, Jean (nmi) Philipson, David (nmi) Philipson, Alice (nmi) Philipson, Robert (nmi) Philipson, Stephanie (nmi)
- Raugust and Hiromi (nmi) Idehar
- Niederman Family Trust f/b/o Richard (nmi) Niederman and Robert (nmi) Niederman
- Charles G. Lubar
- Nancy L. Sommers
- Joan L. Alvarez

(check if applicable) [] There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

WEST\*PARK ASSOCIATES L.P.  
1600 Anderson Road  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

General Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L. P.  
Gerald T. Halpin  
Charles B. Ewing, Jr.  
Thomas F. Nicholson  
\*Eagle Management Corporation  
\*Southfork Corporation  
\*The Seeley Family Corporation  
\*Fairfax Road Corporation

Limited Partners: (\*) owns less than 10%  
of WEST\*PARK ASSOCIATES L.P.  
The Martha U. Seeley Family Trust f/b/o  
John N. Seeley, Margaret Ruth Seeley,  
Julie Ann Seeley  
Howard Ulfelder Irrevocable Trust f/b/o  
Howard (nmi) Ulfelder, Jr.  
Howard Ulfelder Irrevocable Trust f/b/o  
John C. Ulfelder  
Howard Ulfelder Irrevocable Trust f/b/o  
Thomas H. Ulfelder  
The Maple Family Trust f/b/o (Ruth  
Ulfelder Covo - former) Joanne (nmi)  
Covo and Marilyn Covo Schmidt  
The Black Oak Trust f/b/o Joanne (nmi)  
Covo  
The White Oak Trust f/b/o Marilyn Covo  
Schmidt  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/15/70 f/b/o Julie  
Ann Seeley  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/15/70 f/b/o John  
Nicholas Seeley  
Rudolph G. Seeley and Martha U. Seeley  
Irrevocable Trust w/d/d 12/14/70 f/b/o  
Margaret Ruth Seeley

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: 12-10-04  
(enter date affidavit is notarized)

845306

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

⑧ WEST\*PARK ASSOCIATES L.P. (continued)  
1600 Anderson Road  
McLean, VA 22102

(check if applicable) [ ] The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Limited Partners: (continued) (\*) owns  
less than 10% of WEST\*PARK  
ASSOCIATES L.P.

- Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Barbara Ulfelder Smith
- Sidney Ulfelder Irrevocable Trust u/d/d  
12/15/70 f/b/o Sandra Ulfelder Wallick
- \*The 1985 Group
- \*Westequities Associates Limited  
Partnership
- \*WEST\*GROUP, Inc.
- Ivy Trust f/b/o Laura (nmi) Nicholson

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a  
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 12-10-04  
(enter date affidavit is notarized)

845307

for Application No. (s): SE 2004-SU-027  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2004-SU-027  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 12-10-04  
(enter date affidavit is notarized)

845 301

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)**

Kathryn A. MacLane contributed in excess of \$200 to:  
(1) Supervisors Linda Smyth  
(2) Supervisor Penny Gross  
(3) Supervisor Sharon Bulova  
WEST\*GROUP PROPERTIES LLC contributed in excess of \$200 to Supervisor Michael Frey

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

Thomas D. Fleury, Sr. V.P. WEST\*GROUP MANAGEMENT LLC  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of December, 2004, in the State/Comm. of Virginia, County/City of Fairfax.

Margaret S. [Signature]  
Notary Public

My commission expires: Oct 31, 2007



April 27, 2004  
Revised August 3, 2004  
Revised December 15, 2004

Ms. Barbara A. Byron, Division Director  
Zoning Evaluation Division  
Office of Comprehensive Planning  
12055 Government Center Parkway  
Fairfax VA 22035

Re: Stonecroft Business Park  
Zoning Map Amendment

Dear Ms. Byron:

We respectfully request approval of a Zoning Map Amendment from the I-5 Zoning District to the C-8 Zoning District, Water Supply Protection Overlay and Air Noise Overlay District and a Category 5 Special Exception to permit vehicle sale, rental and ancillary service establishments and waiver of certain sign regulations. The PCA application is requesting that WEST\*GROUP Parcels 3B and 3G be deleted to allow the concurrent zoning map amendment of the property referenced above.

Background.

In November 1999 WEST\*GROUP purchased approximately 50 acres of a 100 acre parcel of land identified as 33-2((1)) pt. 6A and 33-4((1)) pt. 3, having rezoned it from C-8 with a Category 5 Special Exception for auto related uses to the I-5 Zone via Rezoning Application RZ 1999 SU-018 (concurrent with PCA 94-Y-033).

At the time of the 1999 purchase and rezoning, the seller, AJB, felt that with online purchase of automobiles, Costco and other discount buying, its original dream of a 100-acre auto park was unrealistic. Likewise WEST\*GROUP thought that buying 50 acres within blocks of bi-directional two feeder source, electric and fiber optic lines from every carrier that exists would create the best telecom, call center, flex office park between Tysons and Richmond.

The market has not performed as anticipated by both AJB and WEST\*GROUP. WEST\*GROUP invested millions in infrastructure (streets, sewer, water, storm water management/BMP facility), built one 100,000 square foot building in 2001 that is still vacant, and sold one 7.6 acre site to Fed Ex for below market price. Meanwhile AJB has sold or committed 100% sold out of its auto lots and the sales price is three times the price of flex land, ready to build. The "tech wreck" (Yahoo boo hoo) has created an extensive vacancy in office, flex and industrial space in the Route 50 Dulles Airport perimeter and Route 28 corridor.

Geneva Enterprises (Rosenthal Automotive) has approached us and we have a contract to sell them the remaining 27 acres of our Stonecroft Business Park for development as 4 to 6 auto dealerships and related uses. Apparently there is an unsatisfied demand for dealerships to be located co-terminus with AJB's Dulles Auto Park and Rosenthal's proposed development could relieve that demand in the very near future. This concentration of auto park use is, in fact, contemplated by the provisions of the applicable Fairfax County Master Plan for this land use area.

Justification.

1. The rezoning of the land to C-8 and use as auto dealerships would create an immediate increase in real estate tax revenue to the County as well as new taxes on sales and service of automobiles.
2. The traffic that will be generated by automobile dealerships will be spread over evenings and weekends and not during the peak hour trips that would have been generated by 661,000 square feet of industrial flex space remaining to be developed in the current I-5 zone.
3. The current I-5 plan shows a heavily landscaped berm along Stonecroft Boulevard, three feet in height, and this berm is proposed to remain providing a buffer along Stonecroft Boulevard.
4. All dealerships would be served from the interior roadway (Stonecroft Center Court), with no other curb cuts on Stonecroft Boulevard.
5. Parking for employees would be placed on the roof to avoid overcrowding of parking lots with inventory and customers.
6. There is no market for flex space and the existing flex building remains vacant so that future flex development is unwarranted at this site.

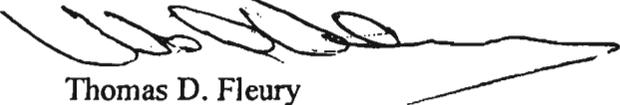
This application meets all the requirements for Land Use recommendations cited for Land Unit H of the Dulles Suburban Center, including the visual screening of the site from Willard (Stonecroft) Road and the existing six foot asphalt path along the entire frontage. Screening, if necessary, can be provided between the Fed Ex building and our existing building. However, the matrix in Section II Landscaping of the Zoning Ordinance requires none. All storm water and BMP facilities are in place and sewer and water serve each site.

Please consider this application favorably and we look forward to working with Supervisor Frey, Planning Commission Koch, the citizens and staff to bring this application to a successful conclusion.

Please give me a call if you need any additional information.

Very truly yours,

WEST\*GROUP



Thomas D. Fleury  
Senior Vice President

Rosenthal Auto Park  
Request for Waiver of Certain Sign Area  
Limitations pursuant to 9-620 of the Zoning Ordinance

Letter of Justification

Rosenthal Automotive is currently requesting a rezoning of approximately 26.77 acres of land from the I-5 Zoning District to the C-8 Zoning District, a Special Exception for auto sales; a Special Exception for an increase in lighting and a Proffer Condition Amendment to create a new auto park with 5 – 7 dealerships. Section 9-620 of the Zoning Ordinance states that a waiver is appropriate when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use. A special exception is appropriate in this instance due to unique circumstances that impact the property and the applicant's ability to provide for a reasonable identification of its use.

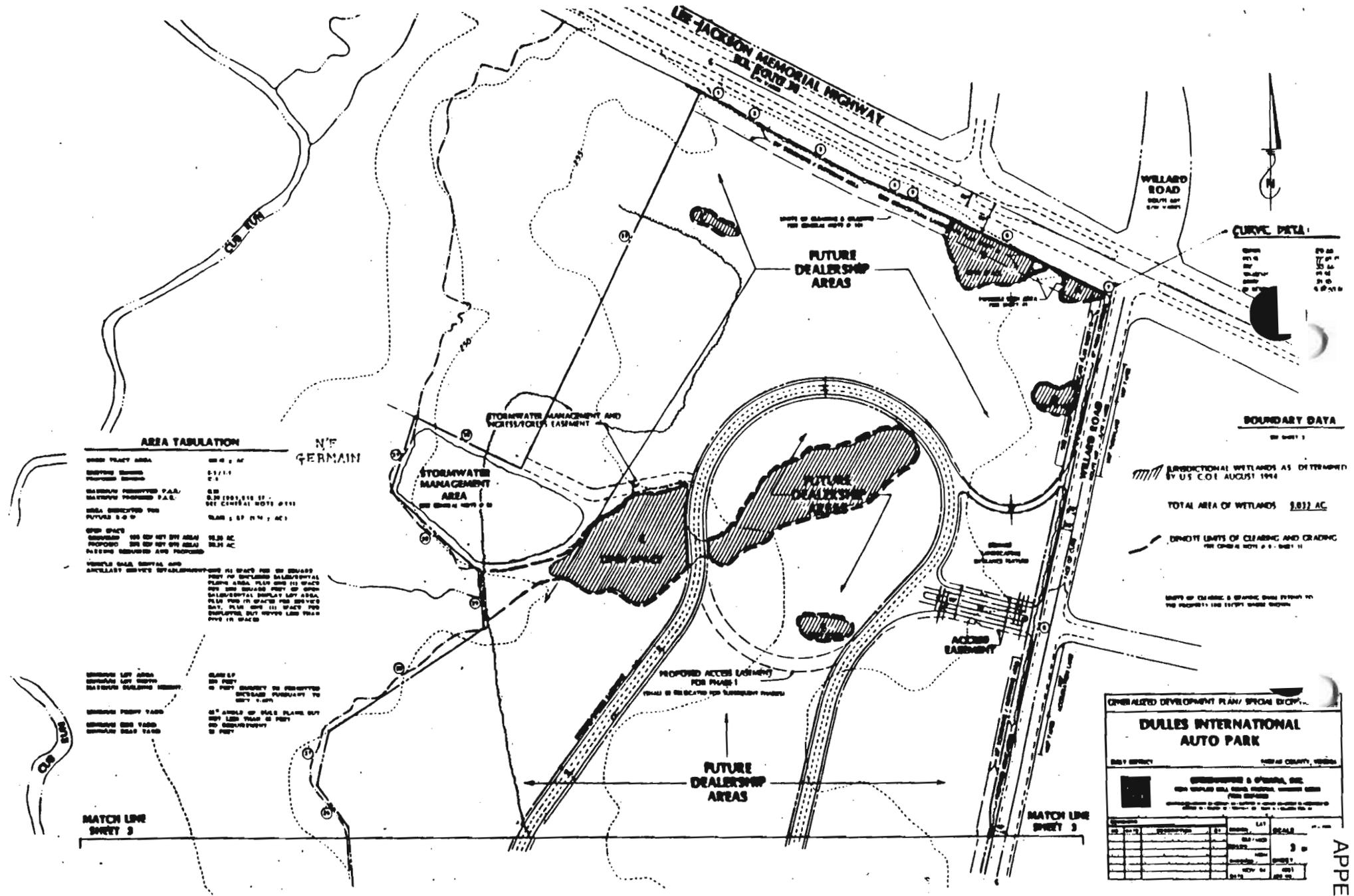
Background:

Immediately to the north of the proposed Rosenthal Auto Park site is the existing Dulles Auto Park with multiple dealerships and a freestanding sign on the Route 50 frontage of 300 square feet and 20' in height where an 80 square foot, 20' high sign met the sign requirements. The proposed Rosenthal Auto Park has no frontage on Rt. 50, but fronts Stonecroft Boulevard, a four lane divided arterial road (See VDOT letter dated June 2, 2004, attached). The proposed sign is 30' in height and the sign board measures 9'-6" x 22'-4" or 216 square feet double faced on a field stone planter/base. The sign is backlit and contains names and logos of individual dealerships.

The site cannot be seen from Stonecroft Boulevard due to a heavily landscaped berm along the entire Stonecroft frontage. The entrance location is 1650' from the Dulles Auto Park and the sign must be readable and effective to identify not only the proposed Auto Park, but also the individual dealerships within the Auto Park. Realistically, the Auto Park must be identified from the Rt. 50/Stonecroft intersection, over 20,000' or a third of a mile from the site.

The entire marketing approach of the Rosenthal Auto Park, generally considered too far off a major thoroughfare (Rt. 50), is to pick up synergy from the Dulles Auto Park and identify them from the Auto Park Drive entrance.

The 216 square feet per side is 72% of the Dulles Auto Park sign. This appears to not only be appropriate, but essential to the success of the Rosenthal Auto Park.



**AREA TABULATION**

STORMWATER MGMT. AREA	28.0 AC

STORMWATER MGMT. AREA  
 STORMWATER MGMT. AREA

STORMWATER MGMT. AREA  
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 STORMWATER MGMT. AREA

MATCH LINE SHEET 3

MATCH LINE SHEET 3

**CURVE DATA**

Curve 1	100'	100'	100'
Curve 2	100'	100'	100'
Curve 3	100'	100'	100'
Curve 4	100'	100'	100'
Curve 5	100'	100'	100'
Curve 6	100'	100'	100'
Curve 7	100'	100'	100'
Curve 8	100'	100'	100'
Curve 9	100'	100'	100'
Curve 10	100'	100'	100'

**BOUNDARY DATA**

JURISDICTIONAL WETLANDS AS DETERMINED BY U.S. COI AUGUST 1984  
 TOTAL AREA OF WETLANDS 8,832 AC  
 DIRECT LIMITS OF CLEARING AND GRADING FOR CURVE DATA SHEET 11  
 LIMITS OF CLEARING & GRADING SHALL BE WITHIN THE PROPERTY LINE UNLESS OTHERWISE SHOWN

**GENERAL DEVELOPMENT PLAN / SPECIAL DEVELOPMENT**

**DULLES INTERNATIONAL AUTO PARK**

PREPARED BY: [Logo] [Company Name]

DATE: [Date]

SCALE: 1" = 40'

NO.	DESCRIPTION	DATE	BY	SCALE
1	PRELIMINARY	10/1/84	[Name]	1" = 40'
2	REVISED	11/1/84	[Name]	1" = 40'
3	REVISED	12/1/84	[Name]	1" = 40'
4	REVISED	1/1/85	[Name]	1" = 40'
5	REVISED	2/1/85	[Name]	1" = 40'
6	REVISED	3/1/85	[Name]	1" = 40'
7	REVISED	4/1/85	[Name]	1" = 40'
8	REVISED	5/1/85	[Name]	1" = 40'
9	REVISED	6/1/85	[Name]	1" = 40'
10	REVISED	7/1/85	[Name]	1" = 40'

**SHEET 2**

APPENDIX 6



**PROFFERS**

RZ 94-Y-033

November 17, 1994

Pursuant to Section 15.1-491(a) Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors rezoning the application property (the "Subject Property") to the C-8 District, the applicant proffers to the following:

1. **EXHIBITS -**

- a. Proffered Exhibits. The applicant commits to develop the Subject Property in substantial conformance with the following exhibits:
  - i. The Generalized Development Plan/Special Exception plat ("GDP/SE" plat), Sheets 2 and 3 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
  - ii. Conceptual Landscape Plan, dated November 1994, Sheets 4 and 5 of 17, prepared by Greenhorne & O'Mara, Inc.
  - iii. Entry Feature and Visitor Center, Sheet 7 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
  - iv. Route 50 Sign and Flag, Sheet 8 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
  - v. Pedestrian Access Details, Sheet 9 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- b. Illustrative Exhibits. The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final building and individual dealership lot size and location may change at time of final site plan submission, but shall be generally consistent in character with that depicted on the Illustrative Exhibits. Specific features, such as architecture, Floor Area Ratio, entry, peripheral lot and parking lot landscaping will be provided throughout the site in conformance with the proffered paragraphs herein and with the proffered exhibits.
  - i. Route 50 and Willard Road Screening Elevations, Sheet 6 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.

- ii. Conceptual Dealership Layout, Sheet 10 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.
- iii. Conceptual Dealership Elevations, Sheet 11 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.
- iv. Illustrative Visitor Center Layout, Sheet 12 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- v. Illustrative Food Court/Day Care/Gas Service Layout, Sheet 13 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- vi. Conceptual Auto Unloading Area Layout, Sheet 14 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- vii. Proposed Frontage and Loop Road Improvements, Sheet 15 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- viii. Concept Study, Sheet 16 of 17, dated November 1994, prepared by Greenhorne & O'Mara, Inc.
- ix. Illustrative Plan, Sheet 17 of 17, dated November 1994, prepared by Gutierrez & Shlanta Architects, Ltd. and Greenhorne & O'Mara, Inc.

2. USES - Permitted uses shall be limited to:

- a. Vehicle Sale, Rental and Ancillary Services Establishment.
- b. Fast food restaurant. (A freestanding food court type building).
- c. Service station, limited to gasoline service only.
- d. Child care for customer and employee use only.
- e. Car Wash.
- f. Body Shop.
- g. Visitor Center.

- h. Personal Services (Beauty/Barber Shop)
- 3. **FLOOR AREA RATIO (FAR)** - The maximum floor area ratio shall not exceed 0.20. The maximum number of vehicle sales buildings shall be 14. Notwithstanding the maximum overall site 0.20 FAR, individual lots within the development may exceed a 0.20 FAR.
- 4. **BUILDING HEIGHT** - The maximum building height shall be limited to 40 feet.
- 5. **ARCHITECTURE** - All of the vehicle sales buildings shall be constructed with the same exterior materials and will have a common architectural design and building facade. Rear building facades visible from Route 50 and Willard Road, the body shop, food court and Day Care buildings shall be architecturally treated to be similar with the front facades.
- 6. **PEDESTRIAN CROSSINGS** - There shall be a minimum of three (3) painted crosswalks across the interior loop road with corresponding directional signs for pedestrian access purposes.
- 7. **SIGNAGE/ENTRANCE FEATURE** - A freestanding sign shall be permitted along the Subject Property's Route 50 frontage in substantial conformance with the Signage Plans (Sheets 6 and 7 of 17), prepared by Greenhorne & O'Mara, Inc., dated November 1994. Building mounted signs and directional signs shall be permitted in conformance with applicable provisions of the Fairfax County Zoning Ordinance. The applicant reserves the right to provide additional signs subject to the provisions of Article 12 of the Zoning Ordinance and with all required approvals without the need for approval of a Proffered Condition Amendment.
- 8. **LANDSCAPING** - Landscaping shall be provided on-site in substantial conformance with the GDP/SE plat and the Conceptual Landscape Plan, prepared by Greenhorne & O'Mara, Inc., dated November 1994. Landscaping shall be provided in substantial conformance with the following guidelines:
  - a. **Street Trees.** Street trees shall be planted on both sides of the interior loop road. The trees shall be planted approximately 40 to 50 feet on center. The trees shall be a minimum of 2.5 inches caliper at planting. Species of trees shall be one or more of the species noted on the Conceptual Landscape Plan, to be determined in consultation with the Urban Forester.

- b. Dealership Entry Features. Each dealership shall have an identifiable entry along the interior loop road. Entry features shall be provided as shown on Sheet 8 of 17 and shall include:
  - i. A five foot wide sidewalk running directly from the edge of the loop road to the main entrance to the dealership building.
  - ii. A receiving area for the auto park's shuttle service.
  - iii. Peripheral parking lot landscaping on both sides of the path connecting the individual dealership parking lots. Landscaping shall consist of shrubs, ornamental trees and seasonal flowers.
  - iv. Building foundation plantings consisting of shrubs and seasonal flowers.
- c. Parking Lot Landscaping. Parking lot islands with shade trees shall be planted within each dealership's visitor and employee parking lots. One tree and island shall be provided at a minimum for every 12 parking spaces. There shall be no parking lot landscaping island requirement to landscape new or used car storage areas. New or used car storage areas shall be designated as such on the site plan(s).
- d. Buffer Strips Between Dealerships. A minimum eight foot wide buffer strip shall be provided between every dealership lot. The buffer strip shall run from a point adjacent to the rear of a dealership building to the rear property line of each dealership lot. Trees, as shown on the Conceptual Landscape Plan, interspersed with evergreen trees shall be planted (at a minimum of 2.5 inch caliper at time of planting) and 30 feet on center within the buffer strip.
- e. Body Shop Landscaping. The body shop lot shall be landscaped as follows:
  - i. Evergreen trees shall be planted (a minimum of 6 feet in height at time of planting) in a staggered row along the front property line and at least 2 other property lines. The trees shall be planted 15 to 20 feet on center or as determined to be appropriate by the Urban Forester.
  - ii. A 25 foot wide undisturbed buffer strip, shall be provided along the property line directly adjacent to the 100 year floodplain.
- f. Tree Cover. The cumulative coverage of the landscaping provided as outlined in Sub-Paragraph 6.a. through e. above in conjunction with Paragraphs 9 and

10 below shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%) of the gross site. Individual dealership lots and phased site plans may provide less than seventeen percent (17%) tree coverage.

9. **ROUTE 50 BUFFER** - A buffer, a minimum of 50 feet in width, shall be provided along the Subject Property's Route 50 frontage as shown on the GDP/SE plat and Conceptual Landscape Plan. The buffer area shall consist of a combination of existing vegetation in the areas designated as wetlands, berms and landscaping as shown on the Conceptual Landscape Plan in coordination with the Urban Forester. The intent of this proffer is to visually screen car storage and rear buildings from Route 50. A small segment of the buffer area will be improved with the monument sign and associated landscaping as shown on the GDP/SE plat and the Project Sign Plan.
10. **WILLARD ROAD BUFFER** - A buffer, a minimum of 25 feet in width shall be provided along the Subject Property's Willard Road frontage as shown on the GDP/SE Plat and Conceptual Landscape Plan. The intent of this proffer is to visually screen car storage and rear of buildings from Willard Road. The buffer may be supplemented with additional vegetation to include evergreen trees and/or additional understory plantings if determined necessary by the Urban Forester to meet this objective.
11. **TREE PRESERVATION** - Existing vegetation shall be preserved within the limits of clearing and grading, as shown on the GDP/SE plat, as follows:
  - a. Within the buffer along the Subject Property's Route 50 frontage.
  - b. Within the wetland areas in the interior of the Subject Property.
  - c. A 50 foot wide buffer adjacent to any archeological site found on-site or along the Subject Property's boundary, as determined by a Phase I Study and as determined necessary by Heritage Resources Branch. Upon recovery of artifacts, any such buffer areas may be removed or disturbed, as approved by Heritage Resources Branch and DEM.
12. **VISITOR PARKING/VISITOR CENTER** - A visitor parking lot and visitor center shall be constructed along Subject Property's Willard Road frontage as shown on the GDP/SE plat and in substantial conformance with the Illustrative Visitor Center Layout exhibit prepared by Greenhorne & O'Mara, Inc., dated November 1994. The visitor center will be constructed prior to the issuance of a building permit for the

6th vehicle sales building. The visitor center will be operated during normal hours of operation.

13. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES** - Storm water management ponds shall be constructed on-site as shown on the GDP/SE plat. The two ponds and open space areas will be provided and constructed to meet Best Management Practices ("BMP") criteria. Sand filters, as approved by DEM, may be utilized where necessary to assist in removing hydrocarbon runoff on the Subject Property. Access and maintenance easements shall be granted to Fairfax County, as determined necessary by DEM.
14. **RECYCLING** - All uses within the auto park shall participate in a recycling program to recycle paper, aluminum, glass, used oil and other appropriate materials. The car wash facilities will be designed to recycle "a minimum of 80% of the car wash work water," in accordance with Chapter 65 of the Fairfax County Code. The body shop shall store, contain and dispose of all automobile engine fluids, in containers and per a disposal/recycling program. Prior to site plan approval, the applicant will consult with the Fairfax County Fire Marshal to develop and implement a written plan to cause proper disposal of all petroleum products, antifreeze, solvent, and other potential pollutants used, stored or collected on the Subject Property.
15. **WILLARD ROAD RIGHT-OF-WAY** - Upon final site plan approval for the first building on site, or upon demand by either the Virginia Department of Transportation (VDOT) or Fairfax County, whichever first occurs, the applicant or assigns shall dedicate to the Board of Supervisors and convey in fee simple variable rights-of-way along the Subject Property's frontage on Willard Road as necessary to accommodate the improvements described in Paragraph 16 below. The applicant shall also provide to Fairfax County ancillary easements along portions of the Subject Property's Willard Road frontage, as determined by DEM for future improvements to Willard Road.
16. **WILLARD ROAD IMPROVEMENTS** - Prior to the issuance of the first Non-Residential Use Permit (Non-RUP), the applicant shall construct, subject to the approval of VDOT and the Fairfax County Office of Transportation (OT) in conjunction with the Department of Environmental Management (DEM), improvements to Willard Road. The intent of this proffer is to ensure that pavement shall be fully finished and available for use by traffic. Final VDOT approval shall not be required prior to issuance of the aforementioned first Non-RUP. The road improvement shall include:

- a. A full width four lane divided cross section with turn lanes and transitions as may be deemed necessary by VDOT and OT from the southern right-of-way line of Route 50 extending south to the auto park's entrance located opposite Pepsi Place.
- b. A temporary cul-de-sac shall be constructed by the applicant at the existing southern terminus of Willard Road, approximately 2,200 feet south of Route 50.
- c. Applicant shall attempt to acquire, from the southernmost entrance to the Subject Property to Route 50 necessary right-of-way along the eastern side of Willard Road to accommodate the proposed widening and turn lanes on northbound Willard Road. If the right-of-way is unavailable, the applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at applicant's expense. The applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:
  - i. Plans and profiles showing the necessary right-of-way property;
  - ii. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;
  - iii. A twenty (20) year title search certificate of the right-of-way property to be acquired; and
  - iv. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the applicant upon demand.
- d. At time of completion of the interior loop road, the applicant shall construct an emergency only second entrance/exit into the auto park, as shown on the GDP/SE plat. The emergency service road shall be of sufficient width and

constructed with sufficient weight bearing material, as approved by DEM and the Fairfax County Fire Marshal.

- e. The applicant shall escrow sufficient funds, as determined by DEM, to construct one-half of a four lane divided section plus turn lanes from the site entrance opposite Pepsi Place to the southernmost property line and for removal of the temporary cul-de-sac to be constructed by the applicant, within 30 days of written request by either VDOT or Fairfax County or at the time of final site plan approval for the last vehicle sales building whichever occurs first.
  - f. A "slip ramp" entrance into the auto park southbound Willard Road as shown on the GDP/SE plat, if approved by VDOT.
17. **ROUTE 50 IMPROVEMENTS** - Prior to the issuance of the first Non-RUP, the applicant shall construct the following road improvements subject to the approval of VDOT and OT in conjunction with DEM to include:
- g. One (1) left turn lane on westbound Route 50 onto southbound Willard Road. An additional left turn lane, necessary to provide dual left turn lanes, shall be provided prior to the issuance of the third Non-RUP.
  - b. A right turn deceleration lane on eastbound Route 50 along the site's Route 50 frontage.
  - c. An acceleration lane on eastbound Route 50 which transitions into the existing deceleration lane east of the Subject Property.
  - d. Design, equipment and installation of a traffic signal at the intersection of Route 50 and Willard Road. Such signalization to be installed and operational prior to the issuance of the second Non-RUP.
  - e. Route 50/Airline Parkway. Striping improvements to provide two left turn lanes on southbound Airline Parkway onto eastbound Route 50, as determined by VDOT. Applicant will provide signal modifications, as may be deemed necessary by VDOT.

18. **TRAILS** - Pedestrian/bike trails shall be constructed as follows:
  - h. A 5 to 8 foot wide trail or sidewalk, as determined by DEM, located both on-site within easements and within portions of right-of-way (to avoid wetlands) shall be constructed along the Subject Property's Route 50 frontage.
  - i. A 5 to 8 foot wide trail or sidewalk, as determined by DEM, located entirely within right-of-way shall be constructed along the Subject Property's Willard Road frontage.
19. **SPECIAL EXCEPTION USES** - The child care center, food court, car wash and service station is intended for the use of auto park employees, agents and auto park customers only. There shall be no advertisement or signage at Route 50 or Willard Road to the public which promotes patronage of these accessory uses by the general public. Customer patronage of these uses (except for the food court) shall be regulated by the management of the auto park through issuance of customer coupons or other means of identification. The child care center, food court, car wash and service station shall be completed prior to the issuance of a building permit for the 10th dealership building.
20. **CHILD CARE CENTER** - The center building, child care operation and outside play area shall meet all state and Fairfax County requirements and regulations applicable to commercial child care centers. The center building shall be located in the southern portion of the Subject Property and inside the loop road. The building and play area shall be developed in general conformance with the layout depicted on the Food Court/Day Care/Gas Service exhibit.
21. **UNLOADING OF TRAILERS** - There shall be a reserved area within the "Display Area," as shown on the Conceptual Development Plan or other area outside the confines of the interior street system and individual dealership parking areas, for the loading and unloading of vehicles from trailers. Unloading and loading of vehicles from trailers within the loop road or visitor parking areas shall be strictly prohibited and enforced.
22. **OFF-STREET PARKING** - Each dealership lot shall be developed with at least the minimum number of parking spaces for visitors and employees as required by the Zoning Ordinance for the corresponding gross floor area, service bays and numbers of employees. Visitor parking shall be clearly marked and located directly in front and/or on the side of the main entrance to the dealership building. Employee parking and parking for vehicles being serviced shall be clearly marked and segregated from visitor parking. New car storage shall be located behind the

dealership buildings. Parking of vehicles within any open space, landscaped areas and on the loop road shall be strictly prohibited.

23. **ARCHEOLOGY** - Prior to any land disturbing activity on the Subject Property, the Applicant shall obtain a Phase I archeological survey of Site 1, 2, 5 and 6 per the memorandum from the Heritage Recourse Branch, dated August 10, 1994. The survey shall be performed by a qualified archaeological survey firm approved by the County Archaeologist. The results of such survey shall be reviewed and approved by the County Archaeologist. If determined necessary by the County Archaeologist from the result of the Phase I survey, the Applicant shall either have performed at his expense any necessary Phase II and/or Phase III archaeological survey and/or recovery work or shall leave the surveyed area undisturbed for a time period mutually agreed to by and between Heritage Resources Brand and the applicant. The scope of work and final report shall be subject to County Archaeologist approval. In addition, the County Archaeologist shall be notified at least 30 days prior to any land disturbing activity on the Subject Property and shall be permitted to recover any artifacts uncovered by any land disturbing activity.
24. **INTERPARCEL ACCESS** - At time of site plan approval for the northwestern portion of the Subject Property, the applicant shall record an ingress/egress easement for the benefit of tax map 33-2-((1))-6. The easement and access road shall be in the general location depicted on the GDP/SE plat.
25. **SHUTTLE SERVICE** -
  - j. Prior to the issuance of a Non-RUP for the eighth vehicle sales building, the applicant shall provide a free shuttle bus service within the auto park for customer use during normal vehicle sales hours of operation.
  - k. Prior to the issuance of a Non-RUP for the third vehicle sales building, the applicant shall provide a free shuttle bus service for vehicle service customers to Dulles International Airport and/or the closest mass transit station.

Proffers  
RZ 94-Y-033  
Page 11

AJB ASSOCIATES, INC.

By:   
JOHN WRIGHT  
Assistant Secretary

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11/18/94



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite  
Fairfax, Virginia 22035-6

Tel: 703-324-3151 Fax: 703-324-3

V I R G I N I A

December 30, 1994

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201

RE: Special Exception  
Number SE 94-Y-038  
(Concurrent with RZ 94-Y-033)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on December 12, 1994 the Board approved Special Exception Number SE 94-Y-038 in the name of AJB Associates, Incorporated, located at Tax Map 33-2 ((1)) 6A and 33-4 ((1)) 3, for multiple vehicle sales; rental and ancillary service establishments; fast food restaurants within a Highway Corridor Overlay District; a child care center; a service station; and a car wash pursuant to Sections 4-804; 7-607; and 9-620 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 conformance with the approved Special Exception Plat entitled **Dulles International Auto Park** and prepared by **Greenhorne & O'Mara, Inc.** which is dated **November 1994** and these conditions.

General Conditions for the Auto Park

4. The limits of clearing and grading delineated on Sheets 2 and 3 of the Generalized Development/Special Exception (GDP/SE) Plat shall serve as the permanent limits of clearing and grading, subject to the location of any necessary utility lines, which utilities shall be located and installed in the least disruptive manner possible, as reviewed and determined by the Department of Environmental Management (DEM) and the Urban Forester. Selective clearing within Wetland Areas A and B to open up sight lines for the proposed sign along Route 50 and within all other open space areas to remove undesirable vegetation may be permitted with approval from the Urban Forester. Permitted selective clearing shall be performed with hand-carried or walk behind tools and machinery such as hand saws, chain saws, small stump grinders, bush hogs, etc. The use of driver operated or large wheeled machines for this purpose will not be permitted, without specific approval from the County Urban Forester.
5. All buildings shall be setback a minimum of 100 feet from the edge of the right-of-way line for Route 50, after improvements, and a minimum of 50 feet from the edge of the right-of-way line for Willard Road, after improvements.
6. All exterior lighting shall be of a low intensity design which focuses the light directly onto the site. Shields shall be installed as necessary to prevent the light from projecting beyond the site. Freestanding light poles and building mounted security lights shall not exceed 35 feet in height.
7. There shall be no exterior loud speakers within the auto park.
8. Any on-site employee training programs or conferences shall be limited to persons employed within the Auto Park.
9. Special events sponsored by the Auto Park Management shall require the approval of a temporary special permit in accordance with Paragraph 4 of Section 8-801 of the Zoning Ordinance. Such temporary special permit shall be granted for not more than four consecutive days. Temporary Special Permit approval shall not be required for sales events sponsored by individual dealerships in the normal course of business.

10. No buntings, flags, balloons or other type of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, including but not limited to, Route 50 or Willard Road except in association with the four permitted promotional events noted in Condition 9 above. Any such decorative materials displayed in conjunction with the seasonal events shall be removed at the close of the event.

Child Care Center, Food Court, Service Station and Car Wash

11. The Child Care Center, Food Court, Service Station and Car Wash shall be developed in substantial conformance with the site layout depicted on Sheet 13 of the Generalized Development/Special Exception (GDP/SE) Plat.
12. The maximum number of children permitted in the Child Care Center at any one time shall not exceed 200 children.
13. The child care center shall be subject to the applicable provisions of Chapter 30 of the Code and Section 63.1-196 of the Code of Virginia.
14. A maximum of five food vendors providing cafeteria style service shall be permitted within one food court building. There shall be no drive-thru windows permitted in association with the food court. The food court shall be oriented to cater primarily to employees and/or customers of the Auto Park.
15. The service station shall be provide gas-only service. The number of multi-product dispenser gasoline pumps shall be limited to five. Final orientation of the pump islands shall be determined by DEM at the time of site plan approval. The pump islands may be reoriented to align in a northeast/southwest axis to permit better on-site circulation and reduce potential traffic conflicts with the car wash operation. No quick-service food store may be permitted in association with the service station.
16. The car wash building shall be limited to a maximum of two bays.

Signage

17. The freestanding sign on Route 50 shall be limited to a maximum of 300 square feet of sign area calculated in accordance with Paragraph 3 of Section 12-105 of the Zoning Ordinance. The height of the sign shall not exceed 20 feet from grade level. The sign shall be limited to identifying the name of the Auto Park. No individual enterprises within the Auto Park shall be identified on the sign.

18. All other signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.
19. A copy of the approved development conditions for this Special Exception shall be posted in a conspicuous place in the first vehicle sales building constructed on site until the visitor center is constructed. Upon completion of the visitor center, the approved development conditions shall then be posted in a conspicuous place and shall be made available to all departments of Fairfax County during the hours of operation of the use.
20. Evergreen trees shall be planted along the subject property's western property line, excluding areas contiguous to the two storm water management ponds as shown on the GDP/SE Plat. The trees shall be a minimum of 6 feet in height and shall be planted 30 feet on center.
21. There shall be no test driving of vehicles on Pleasant Valley Road.
22. The applicant shall submit to the Planning Commission at the time of site plan submission for the first car dealership, architectural elevations showing general architectural building materials and overall building mass for review and approval.

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.

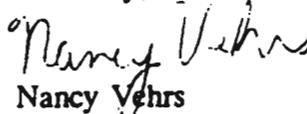
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional 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.

The Board also waived the service drive requirements for the site's Route 50 frontage.

In addition, the Board directed that staff prepare proposed amendments to the Zoning Ordinance which would allow the Auto Park to have free-standing signs at the Willow Road entrance and allow for free-standing dealership identification signs as is permitted for office parks.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs

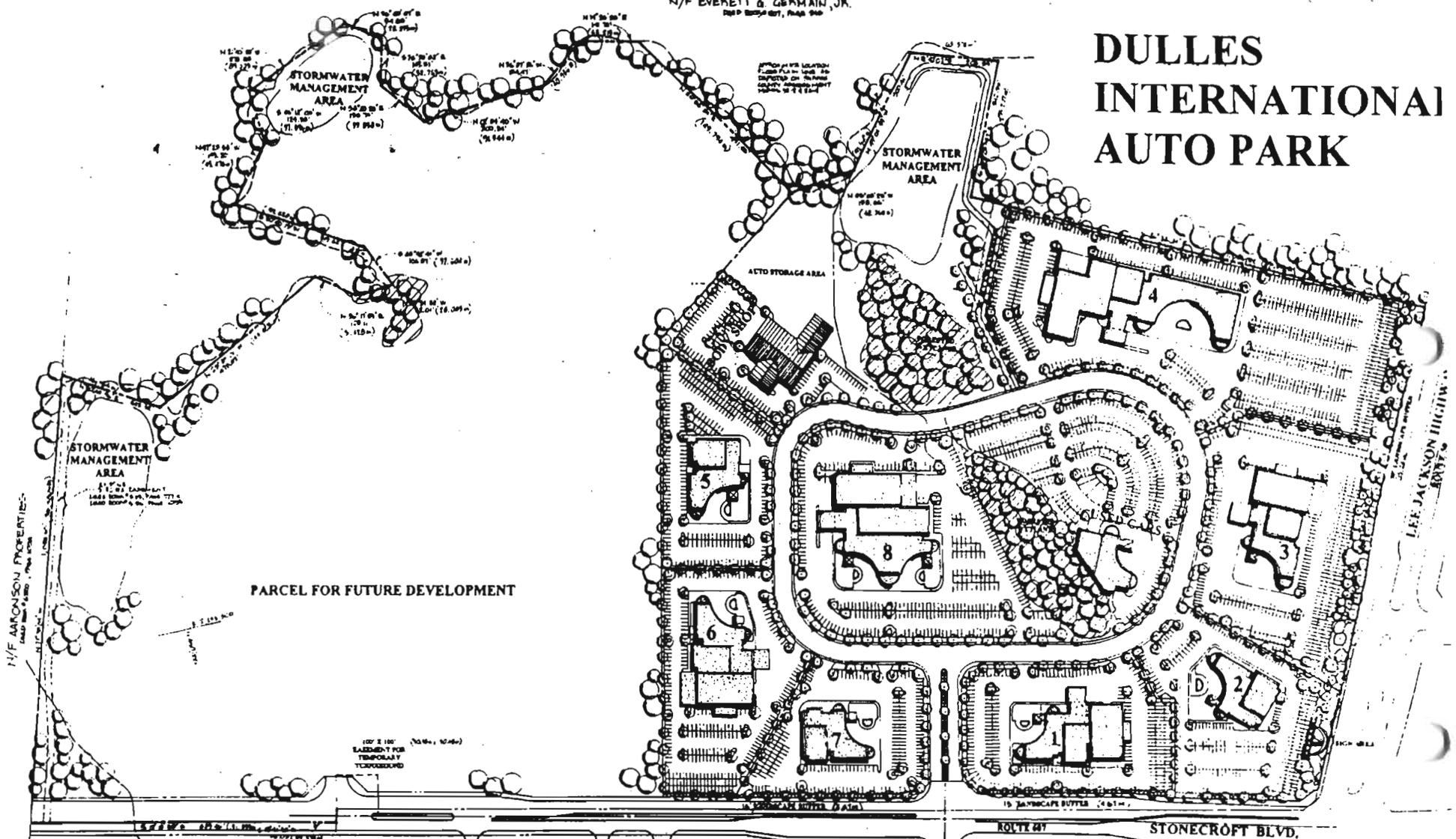
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acq. & Planning Dvs., Park Authority

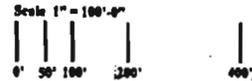
N/F EVERETT & GERMAIN, JR.  
200 P 20054 027, PAGE 046

# DULLES INTERNATIONAL AUTO PARK



PARCEL FOR FUTURE DEVELOPMENT

## ILLUSTRATIVE DEVELOPMENT PLAN



Prepared By: Greenhorne & O'Mara, Inc.  
11211 Waples Mill Road  
Fairfax, Virginia 22030  
Ph. (703) 385-9800  
Fax. (703) 385-5721

APPENDIX 7

N/F FAIRFAX PARK LIMITED PARTNERSHIP  
66 DULLES MEADOWS M.H.P.

N/F AARONSON PROPERTIES  
1400 20th St. N.W.  
Washington, D.C. 20036

LEE JACKSON HIGHWAY

ROUTE 417 STONECROFT BLVD.

**PROFFERS****PCA 94-Y-033****July 14, 1999**

Pursuant to Section 15.2-2303(A) Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors' approval of the following amendment to the proffers as approved in RZ 94-Y-033, the Applicant proffers the following which shall supersede all previously approved proffers:

**1. EXHIBITS -**

- a. **Proffered Exhibits.** The Applicant commits to develop the Subject Property in substantial conformance with the following exhibits:
  - i. The Generalized Development Plan/Special Exception plat ("GDP/SE" plat), Sheets 2 and 3 of 13, dated December 1998 and revised June 1999 as revised through July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - ii. Conceptual Landscape Plan, Sheets 4 and 5 of 13, dated December 1998 and revised June 1999, prepared by Greenhorne & O'Mara, Inc.
  - iii. Route 50 Sign and Flag, Sheet 7 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - iv. Pedestrian Access Details, Sheet 8 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  
- b. **Illustrative Exhibits.** The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final building and individual dealership lot size and location may change at time of final site plan submission, but shall be generally consistent in character with that depicted on the Illustrative Exhibits. Specific features, such as architecture, Floor Area Ratio, entry, peripheral lot and parking lot landscaping will be provided throughout the site in conformance with the proffered paragraphs herein and with the proffered exhibits.
  - i. Route 50 and Stonecroft Boulevard Screening Elevations, Sheet 6 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - ii. Conceptual Dealership Layout, Sheet 9 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - iii. Conceptual Dealership Perspective View, Sheet 10 of 13, dated June 1999, prepared by Intec Group, Inc.

- iv. Proposed Frontage and Loop Road Improvements, Sheet 11 of 13, dated July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - v. Concept Study, Sheet 12 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
  - vi. Illustrative Plan, Sheet 13 of 13, dated December 1998 and revised July 6, 1999, prepared by Greenhorne & O'Mara, Inc.
2. **USES** - Permitted uses shall be limited to:
  - a. Vehicle sale, rental and ancillary service establishment.
  - b. Service station - a maximum of four pump islands, limited to gasoline service only.
  - c. Car wash.
  - d. Body shop. There shall be only one body shop serving the auto park, located on the western side of the Property. The Applicant shall include language in the dealership association documents which sets forth this limitation.
3. **FLOOR AREA RATIO (FAR)** - The maximum floor area ratio shall not exceed 0.20. The maximum number of vehicle sales buildings shall be 10. Notwithstanding the maximum overall site 0.20 FAR, individual lots within the development may exceed a 0.20 FAR.
4. **BUILDING HEIGHT** - The maximum building height shall be limited to 40 feet.
5. **ARCHITECTURE** - All of the vehicle sales buildings shall be constructed with the same exterior materials and will have a common architectural design and building facade. Rear building facades visible from Route 50 and Stonecroft Boulevard and the body shop buildings shall be architecturally treated to be similar with the front facades.
6. **PEDESTRIAN CROSSINGS** - There shall be a minimum of three (3) painted crosswalks across the interior loop road with corresponding directional signs for pedestrian access purposes.
7. **SIGNAGE/ENTRANCE FEATURE** -
  - a. A freestanding sign shall be permitted along the Subject Property's Route 50 frontage in substantial conformance with the Signage Plans (Sheet 7 of 13), prepared by Greenhorne & O'Mara, Inc., dated December 1998. Building mounted signs and directional signs shall be permitted in conformance with applicable provisions of the

Fairfax County Zoning Ordinance. The Applicant reserves the right to provide additional signs subject to the provisions of Article 12 of the Zoning Ordinance and with all required approvals without the need for approval of a Proffered Condition Amendment.

- b. The flagpole lighting shall be designed to be focused directly on the flag and to prevent off-site light spillage.
8. **LANDSCAPING** - Landscaping shall be provided on-site in substantial conformance with the GDP/SE plat and the Conceptual Landscape Plan, prepared by Greenhorne & O'Mara, Inc., dated November 1994. Landscaping shall be provided in substantial conformance with the following guidelines:
- a. Street Trees. Street trees shall be planted on both sides of the interior loop road. The trees shall be planted approximately 40 to 50 feet on center. The trees shall be a minimum of 2.5 inches caliper at planting. Species of trees shall be one or more of the species noted on the Conceptual Landscape Plan, to be determined in consultation with the Urban Forester.
  - b. Dealership Entry Features. Each dealership shall have an identifiable entry along the interior loop road. Entry features shall be provided as shown on Sheet 9 of 13 and shall include:
    - i. Peripheral parking lot landscaping on both sides of the path connecting the individual dealership parking lots. Landscaping shall consist of shrubs, ornamental trees and seasonal flowers.
    - ii. Building foundation plantings consisting of shrubs and seasonal flowers.
    - iii. A 5-foot wide sidewalk from the closest edge of pavement of the interior loop road to the main entrance of each dealership building.
  - c. Parking Lot Landscaping. Parking lot islands with shade trees shall be planted within each dealership's visitor and employee parking lots. One tree and island shall be provided at a minimum for every 12 parking spaces. There shall be no parking lot landscaping island requirement to landscape new or used care storage areas. New or used car storage areas shall be designated as such on the site plan(s).
  - d. Buffer Strips Between Dealerships. A minimum eight-foot wide buffer strip shall be provided between every dealership lot. Trees, as shown on the Conceptual Landscape Plan, interspersed with evergreen trees shall be planted (at a minimum of 2.5 inches caliper at time of planting) and 30 feet on center within the buffer strip.

- e. Body Shop Landscaping. The body shop lot shall be landscaped as follows:
    - i. Evergreen trees shall be planted (a minimum of six feet in height at time of planting) in a staggered row along the front property line and at least two other property lines. The trees shall be planted 15 to 20 feet on center or as determined to be appropriate by the Urban Forester.
    - ii. A 25-foot wide undisturbed buffer strip, shall be provided along the property line directly adjacent to any 100-year floodplain.
  - f. Buffer Along Southern Property Line. A minimum 7.5-foot wide buffer strip shall be provided along the southern property line, as shown on the Conceptual Landscape Plan in coordination with a similar buffer strip on the contiguous property. In consultation with the Urban Forester and in coordination with the buffer proposed in conjunction with RZ 1999-SU-018, the buffer shall consist of either the retention of existing trees and understory vegetation, a heavily landscaped berm, as shown on Sheet 5 of 13, or a combination thereof.
  - g. Tree Cover. The cumulative coverage of the landscaping provided as outlined in Sub-Paragraph 6.a. through e. above and in conjunction with Paragraphs 9 and 10 below shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%) of the gross site. Individual dealership lots and phased site plans may provide less than seventeen percent (17%) tree coverage.
9. **ROUTE 50 BUFFER** - A buffer, a minimum of 50 feet in width, shall be provided along the Subject Property's Route 50 frontage as shown on the GDP/SE plat and Conceptual Landscape Plan. The buffer area shall consist of a combination of existing vegetation in the areas designated as wetlands, berms and landscaping as shown on the Conceptual Landscape Plan in coordination with the Urban Forester. The intent of this proffer is to visually screen car storage and rear buildings from Route 50. A small segment of the buffer area will be improved with the monument sign and associated landscaping as shown on the GDP/SE plat and the Project Sign Plan.
10. **STONECROFT BOULEVARD BUFFER** - A buffer, a minimum of 15 feet in width including berms shall be provided along the Subject Property's Stonecroft Boulevard frontage as shown on the GDP/SE Plat and conceptual Landscape Plan. The buffer shall be supplemented with additional vegetation to include evergreen trees and/or additional understory plantings if determined necessary by the Urban Forester, to affectively screen parking areas from view of Stonecroft Boulevard.

11. **TREE PRESERVATION** - Existing vegetation shall be preserved within the limits of clearing and grading, as shown on the GDP/SE plat, as follows:
  - a. Within the buffer along the Subject Property's Route 50 frontage.
  - b. Within the undisturbed wetland areas in the interior of the Subject Property.
12. **STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES** - Stormwater management pond shall be constructed on-site as shown on the GDP/SE plat. The pond and open space area will be provided and constructed to meet Best Management Practices ("BMP") criteria. Sand filters, as approved by the Department of Public Works and Environmental Services (DPWES), may be utilized where necessary to assist in removing hydrocarbon runoff on the Subject Property. Access and maintenance easements shall be granted to Fairfax County, as determined necessary by DPWES.
13. **RECYCLING** - All uses within the auto park shall participate in a recycling program to recycle paper, aluminum, glass, used oil and other appropriate materials. The car wash facilities will be designed to recycle "a minimum of 80% of the car wash work water," in accordance with Chapter 65 of the Fairfax County Code. The body shop shall store, contain and dispose of all automobile engine fluids, in containers and per a disposal/recycling program. Prior to site plan approval, the Applicant will consult the Fairfax County Fire Marshall to develop and implement a written plan to cause proper disposal of all petroleum products, antifreeze, solvent, and other potential pollutants used, stored or collected on the Subject Property.
14. **ON-SITE RIGHT-OF-WAY** - Upon final site plan approval for the first building, or upon demand by either the Virginia Department of Transportation (VDOT) or Fairfax County, whichever first occurs, the Applicant shall dedicate and convey in fee simple, right-of-way to the Board of Supervisors along the Subject Property's frontage on Stonecroft Boulevard and ancillary easements generally as shown on the GDP/SE plat and generally consistent with the "Stonecroft Boulevard Road Improvement Plan" (Project #064196) prepared by Greenhorne & O'Mara, Inc.
15. **OFF-SITE RIGHT-OF-WAY** - Applicant shall attempt to acquire, from the existing Route 50 right-of-way to the Subject Property's proposed entrance, the necessary right-of-way along the eastern side of Stonecroft Boulevard to accommodate the proposed roadway improvements, including turning lanes, consistent with the Stonecroft Boulevard Road Improvement Plan (Project #064196). If the right-of-way is unavailable, the Applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at Applicant's expense. The Applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plans and profiles showing the necessary right-of-way property;
- b. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;
- c. A 60-year title search certificate of the right-of-way property to be acquired; and
- d. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the Applicant upon demand.

**16. OFF-SITE TRANSPORTATION IMPROVEMENTS -**

Applicant shall, in conjunction with the Applicant of RZ 1999-SU-018, commit to construct all improvements to Route 50 and Stonecroft Boulevard in accordance with the Route 50/Stonecroft Boulevard Road Improvement Plan (VDOT Project #064106) as outlined below and as shown on the attached Exhibit A. These intersection and roadway improvements shall be in the following two phases:

- a. Phase 1. Applicant shall construct all intersection improvements at Route 50 and Stonecroft Boulevard in accordance with the referenced VDOT Plans to include the following:
  - i. Two (2) left turn lane on westbound Route 50 onto southbound Stonecroft Boulevard.
  - ii. A right turn deceleration lane on eastbound Route 50 along the Dulles Auto Park Route 50 frontage.
  - iii. An acceleration lane on eastbound Route 50 which transitions into the existing acceleration lane on eastbound Route 50 further to the east of the referenced intersection.

The Phase 1 improvements shall be completed and available for public use, although not necessarily accepted for State maintenance, prior to the issuance of the 1st Non-RUP for the Dulles Auto Park and the issuance of the 1st Non-RUP for the Stonecroft Business Park, or by July 31, 2000, whichever occurs first.

- b. **Phase 2.** Applicant shall construct a full four lane divided section with turn lanes of Stonecroft Boulevard from the aforesaid Phase 1 limits to a point slightly south of the Stonecroft Business Park entrance in accordance with the referenced VDOT Plans and Exhibit A. In addition, Applicant shall install a traffic signal in accordance with VDOT standards at the Route 50/Stonecroft Boulevard intersection. The Phase 2 improvements shall be completed and available for public use, although not necessarily accepted for State maintenance, prior to issuance of the 2nd Non-RUP for the Dulles Auto Park and the 3rd Non-RUP for the Stonecroft Business Park, or by July 31, 2000, whichever occurs first.
  - c. At the time of site plan approval for the first building within the Dulles Auto Park or within 30 days of written request by VDOT or the County, whichever occurs first, the Applicant shall escrow \$134,250 with DPWES for construction of Stonecroft Boulevard as a one-half section of a four lane divided roadway from the terminus of the aforementioned Phase 2 improvements to the southern property line of the Stonecroft Business Park. The amount of escrow shall include the value of a northbound 12-foot wide left hand turn lane, 300 feet in length with a 120-foot taper. This \$134,250 escrow represents one-half of the total cost (\$268,500) to complete the aforementioned improvements. The remaining \$134,250 shall be paid by the Applicant in conjunction with RZ 1999-SU-018. Using the Board of Supervisors approval as the base date, the amount of escrow shall be adjusted in accordance with the construction cost index as published in the Engineering News Record by McGraw-Hill.
17. **TRAILS** - Pedestrian/bike trails shall be constructed as follows:
- a. An 8-foot wide trail, as determined by DPWES, located both on-site within easements and within portions of right-of-way (to avoid wetlands) shall be constructed along the Subject Property's Route 50 frontage.
  - b. A 6 or 8-foot wide asphalt trail, width to be determined by DPWES prior to commencement of the construction of the roadway, located entirely within right-of-way shall be constructed along the Subject Property's Stonecroft Boulevard frontage.
18. **SPECIAL EXCEPTION USES** - The optional car wash and service station is intended for the use of auto park employees, agents and auto park customers only. There shall be no advertisement or signage at Route 50 or Stonecroft Boulevard to the public which promotes patronage of these accessory uses by the general public.
19. **OFF-STREET PARKING** - Each dealership lot shall be developed with at least the minimum number of parking spaces for visitors and employees as required by the Zoning Ordinance for the corresponding gross floor area, service bays and numbers of employees.

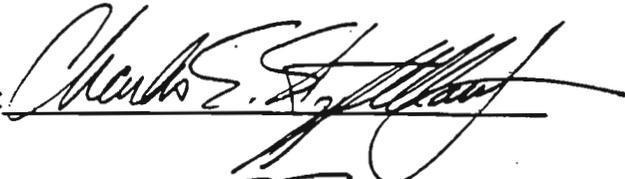
Visitor parking shall be clearly marked and located directly in front and/or on the side of the main entrance to the dealership building. Employee parking and parking for vehicles being serviced shall be clearly marked and segregated from visitor parking. New car storage shall not be located along the loop road or the front entrance of each dealership building. Parking of vehicles within any open space, landscaped areas and on the loop road shall be strictly prohibited.

20. **ARCHAEOLOGY** - The Applicant shall notify the County Archaeologist a minimum of 20 days prior to any land disturbing activity on the site. The Applicant shall permit the County Archaeology to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere with or delay construction.
21. **INTERPARCEL ACCESS** - At time of site plan approval for the northwestern portion of the Subject Property, the Applicant shall record an ingress/egress easement for the benefit of tax map 33-2 ((1)) 6. The easement and access road shall be in the general location depicted on the GDP/SE plat.
22. **SHUTTLE SERVICE** - Prior to the issuance of a Non-RUP for the third vehicle sales building, the Applicant shall provide a free shuttle bus service for vehicle service customers to Dulles International Airport and/or a mass transit station.
23. **BUS SHELTER** - Prior to the issuance of a Non-RUP for the third vehicle sales building, the Applicant shall construct a bus shelter within Stonecroft Boulevard right-of-way along the Property's frontage. The location of the bus shelter shall be determined in consultation with the County Department of Transportation. The Applicant shall be responsible for removal of trash from the bus shelter.
24. **OPEN SPACE RESTORATION** - The Applicant shall restore the open space area adjacent to the stormwater management pond and the auto body area as shown on the GDP/SE Plant with native species seedings in accordance with PFM specifications, as approved by the Urban Forester.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Proffers  
PCA 94-Y-033  
Page 9

AJB ASSOCIATES, INC.

By: 

Name: CHARLES S. STRINGFELLOW, JR.

Title: VICE-PRESIDENT/TREASURER



# FAIRFAX COUNTY

APPENDIX 7

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

September 1, 1999

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Keith C. Martin, Esquire  
Walsh, Colucci, Stackhouse  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Arlington, Virginia 22201-3359

RE: Special Exception Amendment Number SEA 94-Y-038  
(Concurrent with PCA 94-Y-033 and RZ 1999-SU-018)  
(AMENDED)

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 26, 1999, the Board approved Special Exception Amendment Number SEA 94-Y-038 in the name of AJB Associates, Incorporated, located at Tax Map 33-2 ((1)) Pt. 6A and 33-4 ((1)) Pt. 3, for multiple vehicle sales, rental and ancillary service establishment, a service station, car wash and a waiver of certain sign regulations, pursuant to Sections 4-804, 8-707 and 9-620 of the Fairfax County Zoning Ordinance by requiring conformance with the following development conditions. These conditions supersede those previously approved in conjunction with SE 94-Y-038.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Dulles International Auto Park" consisting of 13 Sheets and prepared by Greenhome & O'Mara, Inc. which is dated June 1999 and these conditions. Minor modifications may be permitted in accordance with Section 9-004 of the Zoning Ordinance.

**General Conditions for the Auto Park**

4. The limits of clearing and grading delineated on Sheets 2 and 3 of the Generalized Development/Special Exception Amendment (GDP/SEA) Plat shall serve as the permanent limits of clearing and grading, subject to the location of any necessary utility lines, which utilities shall be located and installed in the least disruptive manner possible, as reviewed and determined by DPWES and the Urban Forester. Selective clearing within Wetland Areas to open up sight lines for the proposed sign along Route 50 and within all other open space areas to remove undesirable vegetation may be permitted with approval from the Urban Forester. Permitted selective clearing shall be performed with hand-carried or walk behind tools and machinery such as hand saws, chain saws, small stump grinders, bush hogs, etc. The use of driver operated or large wheeled machines for this purpose will not be permitted, without specific approval from the Urban Forester.
5. All buildings shall be setback a minimum of 100 feet from the edge of the right-of-way line for Route 50, after improvements, and a minimum of 50 feet from the edge of the right-of-way line for Stonecroft Boulevard.
6. All exterior lighting shall feature full cut-off shielding so that all glare is minimized and directed downward with no glare emitting above the horizontal plane. Any building mounted security lighting shall also provide for full cut-off shielding. All lights shall not exceed 25 feet in height.
7. There shall be no exterior loudspeakers within the auto park.
8. Any on-site employee training programs or conferences shall be limited to persons employed within the Auto Park.
9. Special events sponsored by the Auto Park Management shall require the approval of a temporary special permit in accordance with Paragraph 4 of Section 8-801 of the Zoning Ordinance. Such temporary special permit shall be granted for not more than four consecutive days. Temporary Special Permit approval shall not be required for sales events sponsored by individual dealerships in the normal course of business.
10. No bunting, flags, balloons or other type of decorative materials used for promotional purposes shall be located in such a manner as to be visible from off-site, including but not limited to, Route 50 or Stonecroft Boulevard except in association with the permitted promotional events noted in Condition 9 above. Any such decorative materials displayed in conjunction with the seasonal events shall be removed at the close of the event.

11. There shall be no loading or unloading of vehicles along the Loop Road.
12. Evergreen trees shall be planted along the subject property's western property line, excluding areas contiguous to the two stormwater management ponds as shown on the GDP/SE Plat. The trees shall be a minimum of 6 feet in height and shall be planted 30 feet on center.
13. There shall be no test driving of vehicles on Pleasant Valley Road.
14. The applicant shall submit to the Planning Commission at the time of site plan submission for the first car dealership, architectural elevations showing general architectural building materials and overall building mass for review and approval. The applicant shall also submit to the Planning Commission for review and approval, prior to site plan approval for the first vehicle sales building, the tree preservation and/or landscape plans for the Route 50 buffer and the buffer along the southern property boundary to be established in coordination with the buffer to be established in conjunction with RZ 1999-SU-018.
15. A copy of the approved development conditions for this Special Exception Amendment shall be posted in a conspicuous place in all vehicle sales buildings constructed on site and shall be made available to all departments of Fairfax County during the hours of operation of the use.

#### **Service Station and Car Wash**

16. The service station shall be provide gas-only service. The number of multi-product dispenser gasoline pumps shall be limited to four. The final orientation of the pump islands and car wash shall be approved by DPWES at the time of site plan approval to ensure adequate on-site circulation. No quick-service food store may be permitted in association with the service station.
17. The car wash building shall be limited to a maximum of two bays.

#### **Signage**

18. The freestanding sign on Route 50 shall be limited to a maximum of 300 square feet of sign area calculated in accordance with Paragraph 3 of Section 12-105 of the Zoning Ordinance. The height of the sign shall not exceed 20 feet from grade level. The sign shall be limited to identifying the name of the Auto Park. No individual enterprises within the Auto Park shall be identified on the sign. Lighting for the sign shall be focused directly onto the sign to prevent off-site light spillage.

19. All other signs shall be permitted in accordance with Article 12 of the Zoning Ordinance.

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 Amendment shall not be valid until this has been accomplished.

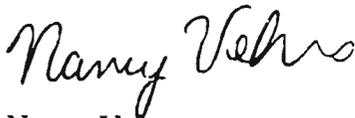
Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may 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 Amendment. 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.

**The Board also:**

- **Waived the service drive requirement along Route 50.**
- **Directed that the Director of the Department of Public Works and Environmental Services be authorized to approve a modification of the peripheral parking lot landscaping for both the auto park site and the Stonecroft Business park site only as is necessary to ensure that the minimum landscape buffer of 15 feet is maintained along Stonecroft Boulevard for both applications.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors



**WEST\*GROUP MANAGEMENT LLC**  
**TMP 33-4-((1))-Pt.3 & 33-2-((1))-Pt. 6A**  
**50.5997 Acres**

**PROFFER STATEMENT - RZ 1999-SU-018**

July 23, 1999

Pursuant to Section 15.2-2303 (A) of the Code of Virginia 1950, as amended and Section 18-203 of the Zoning Ordinance of Fairfax County (1978, as amended), the Property Owner and Applicant and its successors or assigns (hereinafter collectively referred to as the "Applicant") hereby proffer that, subject to the Board of Supervisors' approval of the rezoning application as proposed from the C-8 District to the I-5 District, the development of the parcels under consideration and shown on the Generalized, Development Plan ("GDP"), dated June 21, 1999, prepared by Greenhorne & O'Mara, Inc. ("Property"), shall be subject to the terms and conditions listed below. In the event this application is denied, these proffers shall be null and void immediately, and have no further force and effect. Further, these proffers and GDP supersede all other previous proffers and development plans for the subject property.

**General**

1. Applicant reserves the right to determine final building footprints, dimensions and locations at the time of final site plan design. However, subject to the provisions of Section 18-204 of the Zoning Ordinance, the Property shall be developed in conformance with the following elements of the Generalized Development Plan ("GDP") prepared by Greenhorne & O'Mara, Inc., dated June 21, 1999:

- a. The Property shall have an FAR limit of 0.35 FAR or 771,447 gross square feet. Individual land bays may be developed at an intensity of up to 0.7 FAR, but in no event shall the Property have an over-all FAR exceeding 0.35 FAR.
- b. Building heights shall not exceed four (4) stories or a maximum of 60 feet unless an increase is permitted by the Board pursuant to Sec. 9-607 of the Zoning Ordinance.
- c. The Property shall be developed in accordance with the I-5 minimum yard requirements but building setbacks shall be a minimum of 50 feet from Stonecroft Boulevard and the loading areas for Lots 1 and 7 shall be oriented away from Stonecroft Boulevard.
- d. A minimum of 20% of the Property shall be retained as open space. Open space areas shall include the proposed stormwater management facility, the wetland area, RPA and floodplain areas and the buffers along Stonecroft Boulevard and the common property line with the Auto Park as well as other landscaped areas within the Property.

- e. The lot lines shown on the GDP are for illustrative purposes only and may be reconfigured at the sole discretion of Applicant provided that:
- i. No buildable lot shall be less than 20,000 square feet or less than 100 feet in width.
  - ii. The total number of buildable lots shall not exceed 10 without a PCA and amendment to the GDP.
  - iii. Outlots (unbuildable lots or dedications of land for public uses) may be smaller than 20,000 square feet and 100 feet in width.
  - iv. The development of the individual lots, with regard to specific design elements such as building entrance features/landscaping, peripheral and interior parking lot landscaping and streetscape along the public access road shall be in general conformance with the illustrative exhibits as set forth on Sheets 3 of 5 and 4 of 5 and with this proffer statement.

### **Landscaping and Screening**

2. Landscaping and screening shall be provided in general conformance with the illustrative exhibits as set forth on Sheets 2 of 5, 3 of 5, 4 of 5 and 5 of 5. More specifically, the following buffer and wetland preservation shall be incorporated with the subsequent Stonecroft Business Park development plans:

- (i). Along the common property line with the Auto Park, Applicant shall provide a buffer varying in width from 7.5 feet to 100 feet. The total area of this buffer along the common property line shall not be less than one (1) acre. This buffer shall consist of either the retention of existing trees and understory vegetation, or a heavily landscaped berm as generally shown on Sheet 5 of 5 of the GDP, or a combination thereof. The buffer shall be developed on a site by site basis in conjunction with the site plans for Lots 1, 2, 3 and 4. In the event the buffer area includes utilization of existing specimen trees and native understory, the area shall be delineated and preserved in accordance with the Public Facilities Manual and industry standards and under the direct supervision of a third party landscape architect, arborist or urban forester whose license is recognized by the County or State.
- (ii). Applicant shall preserve the wetland area and RPA/EQC area in the southwest corner of the Property as delineated on Sheet 2 of 5 of the GDP.
- (iii). The cumulative coverage of the landscaping provided as outlined in Paragraphs 1d, 1e(iv), 2(i), 2(ii) and 5 herein shall result in a minimum composite site plan tree coverage calculation of seventeen percent (17%)

of the gross site. Individual lots and phased site plans may provide less than seventeen percent (17%) tree coverage.

### Uses

3. The proposed development shall exclude the following uses:
  - a. Crematory, human or animal
  - b. Kennels
  - c. Storage yards
  - d. Lumber yards and building material yards
  - e. Recycling center

### Stormwater Management

4. Stormwater Management (including BMPs) shall be provided for the total site, for an individual lot, for multiple lots or any combination thereof, unless otherwise modified or waived by the Director of DPWES. If the subject property is served by a singular stormwater management/BMP facility, the singular facility shall be placed in a location generally consistent with the location as shown on the GDP. All SWM/BMP facilities shall be in accordance with the Public Facilities Manual and approved by the Director of DPWES. Landscaping, if so permitted by DPWES and the Urban Forester, may be provided around the perimeter of the facility(ies).

### Stonecroft Boulevard Buffer

5. A fifteen- (15) foot wide landscape berm shall be provided along the Property frontage with Stonecroft Boulevard. Landscaping materials within this buffer shall be similar in quality and quantity as illustrated on the Conceptual Landscape Plan (see sheet 5 of the GDP). This planting design may be supplemented with additional plantings to include evergreen trees and understory plantings as determined as appropriate by the Urban Forester.

### Stonecroft Boulevard Trail

6. A 6 or 8-foot wide asphalt trail (width to be determined by Fairfax County prior to commencement of the construction of the roadway) shall be provided within the right-of-way along the Property's frontage with Stonecroft Boulevard.

### Off-Street Parking

7. Each land bay shall accommodate the minimum number of parking spaces as required per the Zoning Ordinance for the corresponding gross floor area and specific use(s).

### On-Site Transportation Improvements

8. The internal spine road depicted on the GDP shall be designed and constructed in accordance with VDOT public street standards and dedicated for public maintenance. During final engineering design, the specific alignment for this spine road may vary from the GDP location due to final lot layout, geological constraints and/or topographic requirements. Applicant shall provide a four-foot sidewalk on one-side of the spine road.

#### **On-Site Right-of-Way**

9. Upon final site plan approval for the first building, or upon demand by either VDOT or Fairfax County, whichever first occurs, Applicant shall dedicate and convey in fee simple, right-of-way to the Board of Supervisors along the Property frontage on Stonecroft Boulevard from its northern property line to its proposed entrance consistent with the "Stonecroft Boulevard Road Improvement Plan (Project #064196) prepared by Greenhorne & O'Mara, Inc. and shall dedicate and convey in fee simple, 60 feet of right-of-way along the Property frontage on Stonecroft Boulevard from its proposed entrance to its southern property line.

#### **Off-Site Right-of-Way**

10. Applicant shall attempt to acquire, from the existing Route 50 right-of-way to the subject property's proposed entrance, the necessary right-of-way along the eastern side of Stonecroft Boulevard to accommodate the proposed roadway improvements, including turning lanes, consistent with the Stonecroft Boulevard Road Improvement Plan (Project #064196). If the right-of-way is unavailable, Applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at Applicant's expense. Applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plan and profiles showing the necessary right-of-way property;
- b. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;
- c. A sixty (60) year title search certificate of the right-of-way property to be acquired; and
- d. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by Applicant upon demand.

## **Off-Site Transportation Improvements**

11. Applicant shall, in conjunction with Applicant of PCA 94-Y-033, commit to construct all improvements to Route 50 and Stonecroft Boulevard in accordance with the Route 50/Stonecroft Boulevard Road Improvement Plan (VDOT Project #064196) as outlined below and as shown on attached Exhibit A. These intersection and roadway improvements shall be in the following two phases:

**Phase 1.** Applicant shall construct all intersection improvements at Route 50 and Stonecroft Boulevard in accordance with the referenced VDOT plans to include the following:

- a. Two left turn lanes on westbound Route 50 onto southbound Stonecroft Boulevard in accordance with the referenced VDOT plans.
- b. A right turn deceleration lane on eastbound Route 50 along the Dulles Auto Park Route 50 frontage.
- c. An acceleration lane on eastbound Route 50 which transitions into the existing acceleration lane on eastbound Route 50 further to the east of the referenced intersection.

The Phase 1 improvements shall be completed and available for public use, although not necessarily accepted for State maintenance, prior to the issuance of the first Non-RUP for the Dulles Auto Park and the issuance of the first for the Stonecroft Business Park, but no later than July 31, 2000, whichever occurs first.

**Phase 2.** Applicant shall construct a full four lane divided section of Stonecroft Boulevard from the aforesaid Phase 1 limits to a point slightly south of the Stonecroft Business Park entrance in accordance with the referenced VDOT Plans and Exhibit A. In addition, Applicant shall install a traffic signal in accordance with VDOT standards at the Route 50/Stonecroft Boulevard intersection. The Phase 2 improvements shall be completed and available for public use, although not necessarily accepted for State maintenance, prior to the issuance of the second Non-RUP for the Dulles Auto Park and prior to the issuance of the third Non-RUP for the Stonecroft Business Park, but no later than July 31, 2000.

## **Stonecroft Boulevard Contribution**

12. At the time of site plan approval for the first building within the Stonecroft Business Park or within 30 days of written request by VDOT or the County, whichever occurs first, Applicant shall escrow \$134,250 with DPWES for the construction of Stonecroft Boulevard as a one-half section of a four lane divided roadway from the terminus of the aforementioned Phase 2 improvements to the southern property line of the Stonecroft Business Park. The amount of the escrow shall include the value of a northbound 12-foot wide left-hand turn lane, 300 feet in length with a 120-foot taper.

This \$134,250 escrow represents one-half of the total cost (\$268,500) to complete the aforementioned improvements. The remaining \$134,250 shall be paid by the applicant in conjunction with PCA 94-Y-033. Using the Board of Supervisors approval as the base date, the amount of escrow shall be adjusted in accordance with the construction cost index as published in the Engineering News Record by McGraw-Hill.

### Archeology

13. Applicant shall notify the County Archaeologist a minimum of 10 days prior to any land disturbing activity associated with development of the Business Park. Applicant shall permit the County Archaeologist to recover any artifacts that are exposed during construction, with the understanding that this action will not interfere or delay the issuance of necessary permits, the commencement of construction, or the ongoing construction activities within the Stonecroft Business Park.

### Architectural Theme

14. In order to insure a consistent architectural theme and character throughout the Stonecroft Business Center, Applicant shall utilize a combination of similar building materials and architectural design features for building facades and incorporate common landscaping features, walkways, signage, lighting and other similar design elements.

Applicant shall adopt restrictive covenants applicable to all lots within the Business Park to be implemented through an architectural review process with the objective to create a coordinated image for the Stonecroft Business Park.

### Signage

15. All signs shall be of a size, location and setback consistent with the applicable provisions of the Zoning Ordinance. All signs shall incorporate similar design elements such as building materials, color, font-style and lighting to insure a coordinated image for the Stonecroft Business Park, subject to allowances for individual company logos.

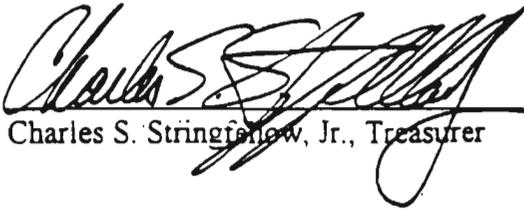
16. These proffers shall be binding on Applicant and its successors and assigns.

17. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

**WEST\*GROUP MANAGEMENT LLC**

By: G. T. Halpin  
G. T. Halpin, President

**AJB Associates, Inc.**

By:   
Charles S. Stringfellow, Jr., Treasurer

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Comprehensive Plan Land Use Analysis: RZ 2004-SU-028;  
SE 2004-SU-027  
PCA 1999-SU-018  
West Group Properties, LLC  
Stonecroft Business Park

**DATE:** 15 December 2004

This memorandum, prepared by Denise M. James, AICP, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject application and the Generalized Development Plan (GDP) and Special Exception (SE) plat dated April 28, 2004 as revised through December 9, 2004. The extent to which the proposed use, intensity and development plans are consistent with the land use guidance contained in the Comprehensive Plan is noted.

**DESCRIPTION OF THE APPLICATION**

The applicant proposes a rezoning and special exception in order to develop multiple automobile sales and service establishments consisting of 4-6 different auto dealerships to be located on the east side of Stonecroft Boulevard. The requested zoning actions would delete approximately 26.77 acres of land from a previously approved I-5 development and rezone the site to the C-8 District. The special exception also requests increased sign height and area over what the Zoning Ordinance would allow. The proposed development plan proposes the following:

- Four (4) buildings are proposed (each approximately 70,000 square feet; 40 feet in building height with rooftop parking) resulting in approximately 280,000 gross square feet.

An overall floor area ratio (FAR) of .50 is tabulated on the development plan. The development also tabulates a minimum open space requirement of 15% and a total of 153 parking spaces are required. However, the development plan notations indicate that the actual number of parking spaces to be provided will be based on individual lots or dealership developments as they are submitted and approved through the site plan

process. The generalized development plan depicts parking spaces far in excess of what is required by Zoning Ordinance.

## **LOCATION AND CHARACTER OF THE AREA**

The application property is located on the east side of Stonecroft Boulevard approximately 1,500 feet south of the intersection of Stonecroft Boulevard and Lee Jackson Memorial Highway, Rt. 50. The property is situated on either side of Stonecroft Center Court, a public street terminating in a cul-de-sac at the western edge of the site. A Federal Express mail facility and a one story office/industrial flex building owned by the West Group are developed on the site with access from Stonecroft Center Court. An existing auto sales and service development, known as the Dulles Auto Park, is developed to the immediate north of the site, extending out to Rt. 50. Other industrial/office flex type uses are planned and/or developed in the immediate area.

## **PLANNING HISTORY**

The application property was originally rezoned to the C-8 District as part of the approvals for rezoning and special exception applications RZ 94-Y-033 and SE 94-Y-038. The approved development allowed the establishment of an auto sales park consisting of over 100 acres of land and would have permitted up to 14 dealerships in combination with a child care center, a fast food court, car wash and a gasoline sales only service station. Subsequently, the approval of proffered condition amendment PCA 94-Y-033 deleted approximately 50 acres in the southernmost portion of the site and revised the layout, signage and uses on the remaining acreage, resulting in the establishment of the existing Dulles Auto Park. A concurrent application was also approved, rezoning application RZ 99-Y-018, which rezoned the deleted acreage to the I-5 District to permit the development of a business park for industrial, office and/or industrial flex uses; the existing office building and mail facility currently developed on the application property were developed as a result of that approval.

## **COMPREHENSIVE PLAN CITATIONS**

**Plan Map:** Industrial, Public Park

**Plan Text:** In the Area III volume, Dulles Suburban Center, as amended through February 10, 2003, Land Unit H, pages 110-112; 126-129, the Plan states:

- “1. Land Unit H is planned for industrial, research and development, and industrial/flex uses up to a maximum FAR of .35.

2. An auto park may be appropriate as an optional use on Parcels 33-2((1))6 and 6A, if the conditions listed below are met. An auto park is defined as a large tract of land that accommodates two or more dealers engaged in automobile sales and service, as well as related ancillary services.

Conditions:

- The auto park is a minimum of 50 acres in size;
  - A unified development plan is provided for the entire site, recognizing that development may be phased as dealerships are added to the park;
  - The primary uses in the auto sales park are all related to vehicle sales and service. Ancillary uses to serve customers may also be considered;
  - Development should be oriented to Willard Road, preferably with building placement designed to screen outside display and storage facilities from Route 50. Substantial setbacks, screening and landscaping should be provided along Willard Road to establish a campus-style setting. Signage at the auto park entrance(s) may be appropriate. . . .
6. Strip or freestanding commercial development is not planned for and is not appropriate along Route 50. Landscaping and facade improvements, including consistent signage, should be encouraged to enhance the appearance of existing retail uses.”

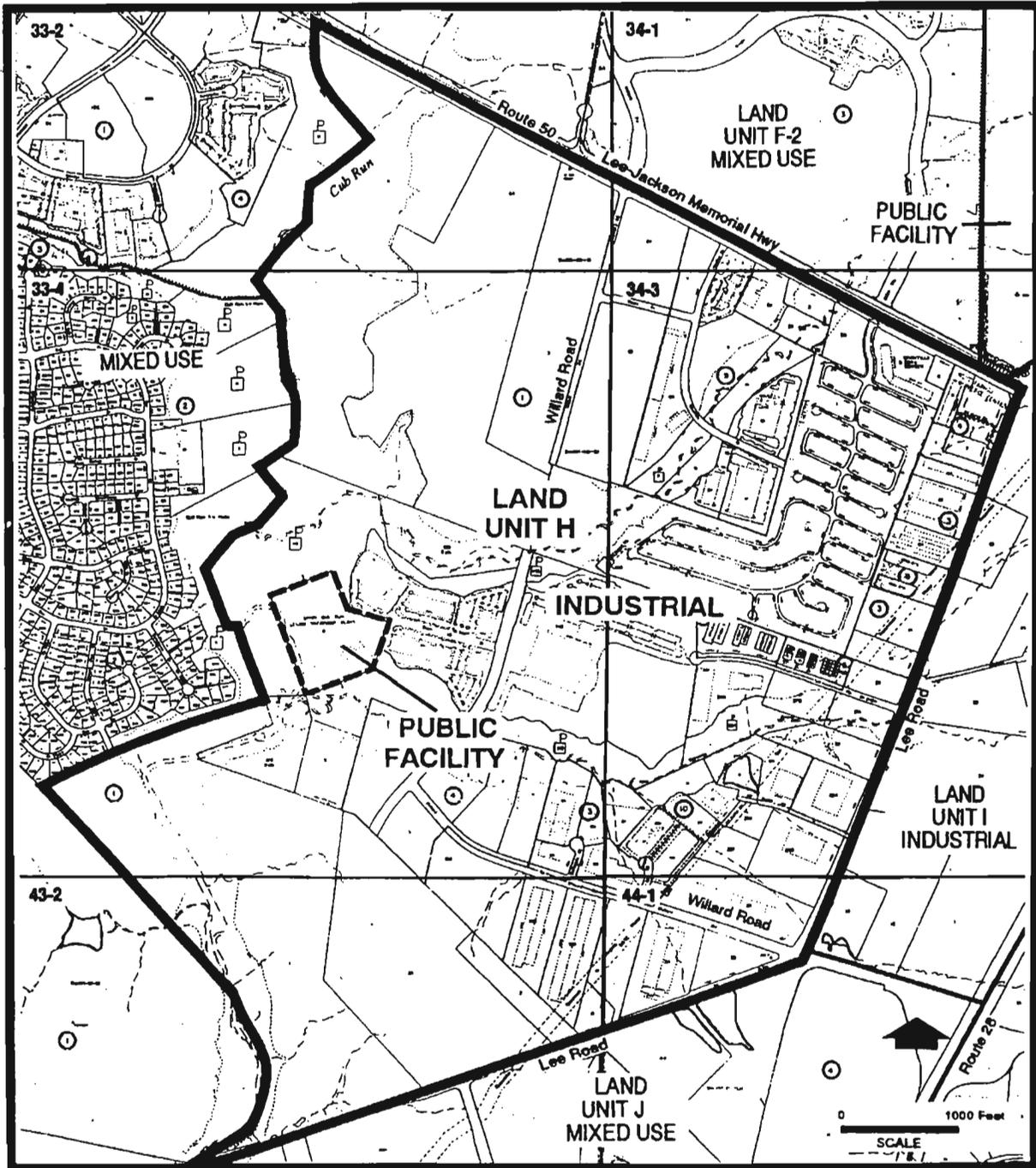
## ANALYSIS

**Issue: Conformance with the Comprehensive Plan** The Comprehensive Plan provides an option which permits the establishment of multiple auto dealerships as part of single ‘auto park’ use, predicated on the fulfillment of several conditions. Based on the planning and zoning history of the application property, the application property was, at one time, part of an approved development plan which included multiple dealerships and accessory and ancillary uses. The applicant is again requesting approval to establish multiple auto dealerships but without addressing any of the Comprehensive Plan criteria associated with the Plan option for development of an auto park. Based on the Comprehensive Plan guidance, staff believes that the establishment of a second auto park along Stonecroft Boulevard is not appropriate, even though the site was once included as part of a land assemblage that was planned and approved for an auto park.

- The proposed development is not a minimum of 50 acres in size as recommended by the Comprehensive Plan.
- The proposal does not reflect a unified development plan that incorporates both the existing and proposed dealership uses. Moreover, the proposed

dealerships would be interspersed with existing developments and traffic patterns that are currently established on the site. It has not been demonstrated that the proposed auto park would relate in any way to these existing uses.

- Substantial setbacks, screening and landscaping are not provided along Stonecroft Boulevard (referred to as Willard Road in the Comprehensive Plan) such that the Plan intent to establish a campus-style setting is achieved. The proposal provides for limited open space and landscaping and fails to demonstrate a campus-like layout and design that reflects the Plan recommendation.
- The development plan indicates that multiple additional uses may be established on the site which are not directly related as accessory or ancillary to the proposed auto park.
- The proposal seeks a .50 FAR which exceeds the recommended Plan guidance for development of office and industrial flex uses at .35 FAR.



**LAND UNIT H  
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION**

**FIGURE 29**

Staff believes that development of a second, non-integrated auto park should be precluded in light of the previous zoning action which reduced the acreage and implemented the internal road design and layout as approved for the existing Dulles Auto Park. Expansion of the existing auto park to incorporate additional dealerships may be feasible only if such expansion included the land area associated with the existing auto park, included internal interparcel access and included commitments to an integrated design, access and ancillary uses so that the Plan recommendation for a unified development plan could be accomplished.

Staff further believes that that Plan envisioned an option for an auto park as a single entity which may consist of two or more dealerships. Development of additional auto dealerships in the area that do not conform to the Plan recommendations could create an undesirable precedent which may encourage the proliferation of other dealerships and other associated auto-oriented uses along Stonecroft Boulevard. The potential to create such an auto-oriented commercial strip along Stonecroft Boulevard could detract from the character of the area and potentially detract from the ability to develop the area with the office/industrial uses that are currently planned for this land unit.

Finally, staff notes that, if approved, the proposed development may offer a substantial environmental benefit in the form of tree preservation over the currently approved layout of office/industrial flex buildings. A significant stand of upland hardwood trees has been identified in a 50-75 foot wide swath along the northern property boundary. Staff strongly recommends that, if approved, the development plan, including number of dealerships, building layout and parking design, be modified to preserve these trees with such conditions and commitments provided to ensure their long term protection and survival as may be deemed appropriate and satisfactory by the Urban Forester.

#### **Dulles Suburban Center Criteria**

In addition to the Plan conformance issues discussed above, the proposal raises several significant concerns with respect to the Design Guidelines for the Dulles Suburban Center, especially with respect to signage, lighting, and landscaping. The following recommendations are provided in order to address the Comprehensive Plan design guidance.

- The proposal should include a comprehensive lighting plan for both street and building security lighting in order to provide unity and a coordinated appearance. Lower level bollard-style lighting should be provided for any roof top parking; low-level berms, planter walls and/or shrubs should be provided to screen headlight glare. Timers should be provided so that nighttime lighting for vehicle display is reduced after-hours.

- The proposal for an over-sized free-standing sign along Stonecroft Boulevard should also be reconsidered. The Dulles Suburban Center Guidelines specifically discourage freestanding and pole-mounted signs. However, attractive building-mounted and ground-mounted signs are encouraged. The applicant should consider providing building mounted signage on those building that are readily visible from the street; additional signage that could be incorporated within a monument sign as part of a well designed and landscaped entry feature or incorporated as part of low, landscaped planter wall, should be considered as alternatives to seeking additional sign area as proposed.
- A consistent streetscaping treatment should be provided along Stonecroft Boulevard and along the public street and cul-de-sac that provides for a safe attractive pedestrian environment. A streetscape planting strip of at least 25 feet in depth should be provided along Stonecroft Boulevard to screen the expansive surface parking, improve the views along the street and to better ensure the long-term survival of trees and shrubs. Streetscaping should be designed with appropriate plantings and barriers that would protect the streetscape from becoming additional locations on site for vehicle display and sales. In keeping with the Dulles Suburban Center Guidelines, a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets should be provided with the development plan. The landscape plan should provide for color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.
- The existing high quality trees and vegetation identified on the site should be preserved to greatest extent possible extent. Tree save areas should be delineated and labeled on the development plan and appropriate commitments provided in order to ensure that these trees will be protected in perpetuity and will not be subject to disturbance and/or removal for utilities, stormwater management or other development elements that may arise as part of the site plan approval process.
- The proposed development is dominated by surface parking even through roof-top parking is to be provided as shown on the development plan. A breakdown and tabulation of parking should be provided and identified on the development plan in order to denote and segregate parking for vehicle display, service maintenance and loading zones, employee and visitor parking areas. Pedestrian walkways and interior parking lot landscaping should be provided to break up the expanse of pavement and provide for improved pedestrian access and convenience. A circulation plan should be provided which accommodates unloading for tractor-trailers and new car carriers and which does not conflict with or impede customer parking, pedestrian circulation or interfere with existing traffic patterns for

Barbara A. Byron, Director  
RZ 2004-SU-028, SE 2004-SU-027  
PCA 1999-SU-018  
Page 8

vehicle trips not associated with the dealership. All parking and loading for auto dealerships should occur on site and not on public rights-of-way. Roof top landscaping and/or parapet walls to screen parking and minimize lighting glare should be provided.

Although the Plan conformance issue remains outstanding, staff believes that Dulles Suburban Center Design Guidelines as discussed above should, at a minimum, be fully addressed in order for this application to be considered for approval.

PGN:DMJ

## ADDITIONAL COMPREHENSIVE PLAN GUIDANCE

**Plan Text:** In the Fairfax County Comprehensive Plan, Area III, 2003 Edition, Dulles Suburban Center as amended through February 10, 2003, beginning on page 126, under the heading *Design Guidelines* the Plan states:

### **“I. DESIGN GUIDELINES FOR DULLES SUBURBAN CENTER**

Objective: The design guidelines are intended to facilitate the integration of new development with existing and future development, to ensure that the various land uses function well together from the point of view of the user, thus contributing to the overall positive image of the Suburban Center as a high quality area to live, work, shop or visit.

#### SITE PLANNING

##### General

- Provide buffers and screening where necessary to protect adjacent neighborhoods or other less intense uses, recognizing that preservation of natural beauty in transitional areas enhances the visual quality of the development.
- Where feasible, minimize areas of impervious surface through shared parking, decked or structured parking; or increased building height; or other measures as appropriate.
- Plan development to ensure substantial usable open space.
- Minimize the disturbance of environmental resources and topography, by integrating existing vegetation, trees and topography into site design.
- Preserve or recover and record significant heritage resources, integrating them into site design where feasible.
- Separate auto and truck traffic on site for light industrial development, providing separate truck parking, loading and vehicle maintenance areas. For plants with large truck traffic volumes, provide vehicle entrances and exits separate from those for visitors.
- Design retail shopping development in physically unified complexes, not as scattered free-standing structures.
- Design safe separate pedestrian and vehicular circulation patterns for retail development, to encourage shoppers to walk from store to store.
- Limit access to arterial roads from retail development, relying on service roads or access to secondary roads that have access to arterials.

### **Transit Access**

- Provide pedestrians, including those with disabilities, with safe and convenient access between bus stops and building entrances, using the shortest route possible.
- Provide bus shelters that protect patrons from the weather, and that are safe, easy to maintain, and relatively vandal-proof.
- Plan transportation facilities, such as bus pullouts, in the initial design of the road network. Design roads to accommodate heavy-weight and large-vehicle requirements.

### **Vehicular and Pedestrian Access**

- Provide separate auto and pedestrian circulation systems for a safe environment that encourages walking rather than auto use for short trips.
- Design safe pedestrian crossings at roads with good lighting and access elements such as ramps for persons with disabilities.
- Provide pedestrian links to adjacent development and to the regional and countywide trail systems, connecting local sites with the larger community and enhancing the continuity of the larger systems.
- Use a hierarchical system of internal drives and roadways; do not access parking directly onto major arterial roads.
- Encourage bicycle use with bicycle routes and secure convenient bicycle storage for use by commuters, recreational users, and people cycling to the local shopping center.

### **Parking and Loading Areas**

- Encourage parking in either structures, decks or well-screened, off-street parking areas on the sides or at the back of buildings. If it is not possible to accommodate parking behind or beside buildings, minimize parking in front of buildings.
- Locate priority parking spaces for carpools and vanpools close to the employee entrance of the building or parking structure, to encourage ride-sharing.
- Integrate the design of parking structures with that for the buildings served. Landscape both on the parking structure and adjacent to it, to make the structure more attractive.
- Design Park and Ride Lots to be compatible with adjacent development and cause as little disruption as possible to the surrounding natural setting. Trees and other vegetation should be preserved as screening.

- Segregate service, maintenance and loading zones from employee and visitor vehicle parking areas.
- Screen parking lots to control the view from the street right-of-way, adjacent development, and buildings being served by the lot. Use plant materials, walls, fences or earth berms. Break up large parking lots into smaller lots by using planting areas as dividers.
- Locate or screen the lights within parking lots to minimize glare on adjacent buildings or residential areas.

#### **Open Space/Environmental and Heritage Resources Protection**

- Provide for a continuous open space system linking activity nodes internally and externally. Use natural environmental areas as transitions between developments, as visual amenities, passive recreation corridors, and as wildlife corridors.
- Increase the benefit from stormwater detention facilities by designing them as open space amenities, i.e., small parks with landscaping and seating and/or picnic areas.
- Use grass swales for surface drainage whenever possible rather than channelization.

#### **Buffers and Screening**

- Use natural landscape to create edges and provide buffering to help define development.
- Utilize architectural and landscape elements (such as walls, berms, trees, varying scales and building masses, etc.) as visual buffers between commercial and non-commercial uses, as well as to mitigate impacts of highway noise.
- Screen from public view rooftop mechanical equipment, materials storage, utility substations and the like.
- Mitigate the impact of blank walls on the side and back of retail buildings with landscaping, screening and buffering. Avoid long expanses of blank walls along major roads, when feasible.

#### **Utility/Service Areas**

- Place utilities underground to the extent possible. Keep utility corridors separate from landscaping corridors to avoid disturbing vegetation during utility maintenance.

- Provide for safe and well-screened on-site storage of refuse generated by commercial and industrial uses, including walled enclosures for dumpsters. Design recycling facilities to be accessible but well-screened.

## ARCHITECTURAL DESIGN

### Scale/Mass/Form/Facades

- When development is near existing residential areas, provide general consistency of scale and mass between residential and non-residential development.
- Establish an architectural theme for multi-building complexes, utilizing similar materials and relating building elements such as entries, windows, and roof lines.
- Incorporate plazas at major building entrances or in the center of a group of buildings. Such plazas could feature special paving, seating, planting, water features such as fountains, and public art.

## STREETSCAPE

### Landscaping

- Provide a well-landscaped, high-quality image both toward the street and on any facade that can be seen from adjacent buildings or side streets.
- Provide color, texture and seasonal visual interest at major architectural and site focal points by using flowers and ornamental, deciduous and evergreen shrubs, trees, etc.
- Preserve existing high quality vegetation and integrate it with development to the greatest possible extent. Restore disturbed natural areas to be a visually appealing landscape.
- Select low-maintenance landscape materials for areas not likely to receive consistent maintenance.

### Signage/Street Furniture

- Create a signage style for a given development complex and carry it out consistently at major roads entering the complex and at building site entries. Comprehensive sign systems that establish a distinctive theme and identity and eliminate visual clutter are desirable. Building-mounted signs and ground-mounted shopping center signs incorporated within a planting strip are encouraged. Freestanding and pole-mounted signs are discouraged.
- At major intersections, place street signs on mast arms overhead.

- Provide street furniture including utilitarian items such as benches, trash receptacles, and planters. Street furniture should be durable, require low maintenance, and be easily repaired or replaced.
- Use benches or other seating in courtyards, along pathways, near building entries, or in any other public area. Seating should be located so as not to impede pedestrian traffic.
- Place trash receptacles conveniently and strategically along major walkways, near building entrances, and in seating areas. Locate receptacles so, as not to impede pedestrian traffic.
- Within the Sully Historic District all signs, fences, street furniture, outdoor graphics should be designed and installed to be compatible with the Sully Historic Site in terms of mass, scale, color and visual impact.

### **Lighting**

- Develop a comprehensive lighting plan for a given development complex, in order to provide unity and a coordinated appearance, thus contributing to a positive sense of orientation and identity for motorists and pedestrians.
- Provide exterior lighting that enhances nighttime safety and circulation, as well as highlighting special features to act as landmarks for motorists.

Design lighting in a manner that minimizes glare onto

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *gwn*  
Environment and Development Review Branch, DPZ

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ 2004-SU-028**  
**SE 2004-SU-027**  
**PCA 1999-SU-018**  
Stonecroft Business Park

**DATE:** 16 December 2004

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the generalized development plan/rezoning/special exception plat dated December 9, 2004. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 4 through 9, the Plan states:

“The core of Fairfax County’s Environmental Quality Corridor (EQC) system is its stream valleys. Streams provide habitat for aquatic species and are an integral component of stream valley habitat systems. Streams also serve to replenish water sources that may ultimately provide drinking water and are places of natural beauty, that provide recreational and aesthetic opportunities, contributing to the quality of life in Fairfax County. Much of the County’s parkland consists of stream valley parks, and much of the County’s existing and planned trail system is located near streams. Land use and development activities have the potential to degrade the ecological quality of streams through the direct transport of pathogens and pollutants, as well as through hydrologic changes that can alter the character of flow in streams,

resulting in alterations to stream morphology (e.g., stream bank erosion). The protection and restoration of the ecological quality of streams is important to the conservation of ecological resources in Fairfax County. Therefore, efforts to minimize adverse impacts of land use and development on the County's streams should be pursued. . . .

**Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy k. For new development and redevelopment, apply better site design and low-impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall

impervious cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with State regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

**Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance . . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 13 through 15, the Plan states:

**"Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a. For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to nonpoint source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements . . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is fifty (50) feet plus four (4) additional feet for percent (%) of slope measured perpendicular to the stream bank. ...Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation."

In the Fairfax County Comprehensive Plan, Policy Plan, 2003 Edition, Environment section as amended through November 15, 2004, on pages 15 and 16, the Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new

development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

**Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights-of-way."

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

### **Environmental Quality Corridor (EQC)/Resource Protection Area (RPA)**

**Issue:**

The development depicts a small area in the southern corner of the proposed development near Stonecroft Boulevard where a portion of the Cain Branch EQC/RPA crosses the subject property. It appears that this area has been properly delineated on the development plans.

**Resolution:**

It does not appear that any further action is required at this time for this area.

### **Water Quality**

**Issue:**

The applicants have indicated that there will be no additional stormwater management facilities provided with the proposed development as the existing facilities were designed to accommodate runoff from future development in this area. Staff had previously raised some concerns

regarding the adequacy of the existing facilities to account for the amount of runoff which might be generated from widespread impervious surface areas that are being proposed with this development. Staff had encouraged the applicants to preserve more of the existing vegetation in order to offset these concerns. Staff had also encouraged the applicants to confirm the adequacy of the existing facilities and to add landscaping wherever possible on the proposed development.

**Resolution:**

The latest development plans have added a number of improvements which seem to alleviate the majority of staff's concerns in this area. The applicants have provided a substantial tree save area on the northern portion of the proposed development as had been requested by DPZ and Urban Forestry staff. The applicants have made a more substantial commitment to on-site landscaping and they have provided additional information regarding the adequacy of the existing stormwater management facilities to accommodate the additional runoff from the proposed development. Any final determination regarding stormwater management facilities will be made by the Department of Public Works and Environmental Services.

**Tree Cover**

**Issue:**

Staff had previously raised concerns that the applicants were proposing to clear and grade the entire site. Urban Forestry staff and DPZ staff had expressed a strong desire to preserve some portion of a significant stand of willow oaks and other mature trees in the northern portion of the proposed development.

**Resolution:**

The latest development plans indicate a substantial tree save area for that portion of the site which was noted by staff as being most desirable. Staff feels that this issue has been adequately addressed.

PGN: JRB

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT 

FILE: 3-4 (RZ 1999-SU-018)  
3-4 (RZ 2004-SU-028)  
3-5 (SE 2004-SU-027)

SUBJECT: PCA 1999-SU-018; RZ 2004-SU-028; SE 2004-SU-027 - West\*Group  
Properties, LLC  
Land Identification Map: 33-4 ((1)) 3B, 3C, 3D1, 3G

DATE: December 17, 2004

Comments by the Department of Transportation (FCDOT) regarding the subject application are noted below. These comments are based upon a review of a generalized development plan (GDP) revised to November 29, 2004, proffers dated November 29, 2004, and a trip generation study all made available to this department.

The Comprehensive Plan makes specific recommendations regarding land use and transportation in the area. It encourages uses that fall below the recommended development thresholds in order to reduce the number of auto trips during peak traffic hours. As demonstrated in the chart below, the proposed uses by the applicant reduce the number of peak hour trips generated by the site.

	Trips	
	AM	PM
Comprehensive Plan development level (0.35 FAR)	1205	1040
Proposed development - office park/auto sales	835	840

Ms. Barbara A. Byron  
December 17, 2004  
Page 2

A signal is being proposed by the applicant if warrants are met. The applicant proposes to submit a warrant study for VDOT review with submission of the second site plan for the development. A preliminary warrant study has already been submitted to FCDOT staff indicating that a signal will be needed at full buildout of the site. FCDOT staff also asked the applicant to anticipate a development access point for property on the east side of Stonecroft Boulevard opposite the entrance to Stonecroft Center Court in the analysis. The analysis indicates that the provision of this entrance provides additional justification for a signal at this location.

AKR/MAD

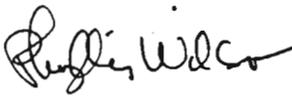
cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Kristen Shield, Staff Coordinator  
Department of Planning and Zoning

**DATE:** December 13, 2004

**FROM:** Phyllis Wilson, Urban Forester II  
Urban Forestry Division, OSDS 

**SUBJECT:** RZ 2004-SU-028, Stonecroft Business Park

**RE:** Site Vegetation Assessment Request

**General Comment:**

The subject site contains several acres of outstanding and valuable mature forest along the northern boundary. This forest contains predominately willow oak, with other native trees including hickory and other oak species. This type of forest association is relatively rare in Northern Virginia, and may be the last such healthy forest community of this type in the Sully District.

Preservation of this forest is important not only because of the visual softening the forested area brings to the existing and proposed vehicle sales and storage uses, and associated asphalt surfaces, but also because of the important but unseen contribution this healthy functioning forest performs toward enhanced water and air quality for this area. It is important to preserve this forest area in as large a contiguous area as possible in order to permit the trees to continue to maximize performance of these natural enhancements to the quality of our environment, as well as adequately perform all the shared and natural self-support functions which trees must perform to maintain themselves and contribute to neighboring trees and the greater conjoined forest community. Also important is the possible genetic contribution these native trees may make toward a hardier urban forest of the future.

It is apparent on the GDP, as revised through December 9, 2004, that the applicant fully recognizes the value of this forested area. A large continuous swath of this forested area is shown preserved and protected. In review of the draft proffer language, dated November 29, 2004, I have further recommendations included below that will further promote the long term viability of this forest.

**Specific Comments:**

1. **Comment:** In Paragraph 2a, it is stated that a conservation easement would be established for the area of preserved forest, if desired by DPWES at time of site plan review. Be informed that commitment of a conservation easement on this preserved forest area is

very desirous by DPWES. Perpetual protection for this area is paramount in the current and future contributions of this area to the urban forest of this County.

**Recommendation:** Fully commit to the establishment of a conservation easement on the preserved forest area along the northern property boundary through proffer language and/or GDP plan notes, at the planning stage of this application. Commitment to the conservation easement at the planning stage of this application may obviate future issues and questions at the plan review stage, and may lessen the time required to review the site plan.

It would be agreeable to this office if the terms of the easement permits passive recreational uses within the preserved forest canopy, as currently proposed by the draft proffers. However, in order to continue beneficial natural forest maturation progression within this forest, the terms of the conservation easement should state that removal of dead trees should be permitted only in areas where dead/dying trees pose a hazard to the areas containing the designated passive recreational uses within the forested area.

2. **Comment:** Included among the uses specifically proposed within the preserved forest is accommodations for playing the game of "horse shoes." This particular activity is not passive, and eventually would cause damage to the extensive feeder root mass existing just beneath the soil surface. This bruising, breaking and compaction of soil around sensitive tree roots could cause eventual root rot and tree decline. This forest is currently very healthy, in great part, because the root zones have remained undisturbed and undamaged.

**Recommendation:** Delete from the proffers the language proposing and permitting the playing of horse shoes, or any other ground disturbing activity, within the preserved tree canopy area. Truly passive uses of the forested area are acceptable, but concentrated uses can also cause compaction of soil and radical changes to the functioning of the root zone environment. Heavily frequented areas such as trails and designated picnic locations should be protected by application and maintenance of 3-4 inches of mulch spread in those areas. Proffer language committing to this simple and inexpensive conservation application could help to assure that the needs of humans are served, and vital tree health functions are protected from elevated negative impacts.

You may contact me at 703-324-1770 if you have any questions.

PAW/

cc: RA file

**FAIRFAX COUNTY WATER AUTHORITY**

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION  
C. DAVID BINNING, P.E., DIRECTORTELEPHONE  
(703) 289-6325FACSIMILE  
(703) 289-6382

September 23, 2004

Ms. Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5505

Re: RZ 04-SU-028  
SE 04-SU-027  
PCA 99-SU-018  
Water Service Analysis

Dear Ms. Byron:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is located within the Fairfax Water service area.
2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located at the property. See the enclosed property map and Generalized Development Plan.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely, -



Jamie Bain Hedges, P.E.  
Manager, Planning Department

Enclosures (as noted)



**FAIRFAX COUNTY PARK AUTHORITY**  
.....  
**M E M O R A N D U M**

APPENDIX 13



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

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division

**DATE:** October 21, 2004

**SUBJECT:** RZ 2004-SU-027/PCA 1999-SU-018/SE 2004-SU-027  
Stonecroft Business Park  
Tax Map Numbers: 33-4 ((1)) 3B, 3G

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

cc: Kirk Holley, Manager, Park Planning Branch  
Cindy Messinger, Director, Resource Protection Group  
Chron Binder  
File Copy

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: Barbara Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

DATE: 12/17/2004

FROM: Carl Bouchard, Director  
Stormwater Planning Division  
Department of Public Works & Environmental Services

SUBJECT: Review of RZ2004-SU-028, Stonecroft Business Park  
West Group Properties LLC  
033-4-01-00-0003-B

Site Data: 26.77 acres  
I-5 to C-8  
Cub Run

The following DPWES Stormwater Management (SWM) recommendations are from SWPD, MSMD, and LDS and are not intended to constitute total County input. It is understood that the current requirements pertaining to Federal, State, and County regulations, including the County Code, Zoning Ordinance, and the Public Facilities Manual will be fully complied with throughout the development process. The SWM recommendations are to be considered additional measures over and above the minimum current regulations or deficiencies in the current Rezoning application.

- 1) Applicant shall: Ensure off-site facility is designed to provide detention for the site per PFM section 6-0300; Ensure runoff is adequately conveyed to off-site facility per PFM section 6-0200; Obtain written permission to use the offsite facility for detention; Enter into a private maintenance agreement (for private facilities).
- 2) Applicant shall provide a written description of existing outfall conditions including any existing ponds or structures downstream to where the drainage area of the receiving watercourse exceeds 100 times the area of the site or to a floodplain that drains an area of at least 1 square mile, (ZO requirement).  
NOTE: Initial investigation of the outfall from the existing SWM facility indicates that the outfall is inadequate.
- 3) Applicant should use the following LID practices to the full extent as allowed by the PFM and the letters to Industry: Use Soil Amendments in addition to Raingardens, Biofiltration systems and gravel detention trenches, throughout the property and on the edge of parking areas to break up stormwater flow; Use porous pavers in driveways, paths, and in parking areas; and most importantly; and Construct green roofs on buildings.
- 4) This site is in the "Watershed Restoration Level I" management category as determined by the Stream Protection Strategy Baseline Report 2001. The primary goal of this category is to re-establish healthy biological communities by taking measures to identify and remedy cause(s) of stream degradation both broad-scale and site-specific. In this regard, this site should be developed with water quality enhancing projects including BMPs and LID, and downstream corridor restoration projects should be considered.

CEB/RZ2004-SU-028

RS  
JK

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

September 23, 2004

**TO:** Barbara Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning

**FROM:** Michael Torres (246-3968)  
System Management  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis for Rezoning Application RZ 2004-SU-028 and Special Exception Amendment SE 2004-SU-027 and Proffered Condition Amendment PCA 1999-SU-018

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by Fairfax County Fire and Rescue Department Station #15, Chantilly
2. After construction programmed for FY 20\_\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

- a. currently meets fire protection guidelines.
- b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
- c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
- d. does not meet current fire protection guidelines without an additional facility. The application property is \_\_\_ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

**9-503 Standards for all Category 5 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 5 special exception uses shall satisfy the following standards:

1. Except as qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-518

**Additional Standards for Vehicle Sale, Rental and Ancillary Service Establishments**

1. Outdoor storage, parking and display areas shall be permitted only on the same lot with and ancillary to a sales room, rental office or service facility, which shall be entirely enclosed on all sides.
2. The outdoor area devoted to storage, loading, parking and display of goods shall be limited to that area so designated on an approved special exception plat. Such areas shall not be used for the storage or display of vehicles that are not in operating condition.
3. Notwithstanding the bulk regulations of the zoning district in which located, any such outdoor area that is located on the ground and is open to the sky may be located in any required yard but not nearer to any front lot line than ten (10) feet, except as may be qualified by the provisions of Article 13.

All structures shall be subject to the bulk regulations of the zoning district in which located, except structures which are completely underground may be located in any required yard, but not closer than one (1) foot to any lot line.
4. All such uses shall be provided with safe and convenient access to a street. If any outdoor area is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
5. All outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with Par. 11 of Sect. 11-102, and shall be improved in accordance with construction standards presented in the Public Facilities Manual.
6. All lighting fixtures used to illuminate such outdoor areas shall be designed to comply with the performance standards as to glare of the zoning district in which such facility is located.

Such facilities shall not be lighted at any time other than during the same hours that the facility is open for business, except for necessary security lighting.
7. In the C-3, C-4, I-3, I-4, I-5 and PRM Districts, only vehicle rental establishments may be allowed and such use shall be subject to Paragraphs 1 through 6 above and the following:
  - A. Vehicle rental establishments shall be limited to the rental of automobiles and passenger vans and the rental of trucks or other vehicles shall not be permitted.
  - B. There may be a maximum of twenty-five (25) rental vehicles stored on site and such vehicles shall be stored in a portion of the parking lot designated on the special exception plat for the storage of rental vehicles.
  - C. There shall be no maintenance or refueling of rental vehicles on-site.

9-620

**Waiver of Certain Sign Regulations**

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

**GLOSSARY**

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of-way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT (SWM):** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		