



County of Fairfax, Virginia

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

March 21, 2012

David S. Houston
Pillsbury Winthrop Shaw Pittman, LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

RE: Rezoning Application RZ 2011-SU-024
(Concurrent with Special Exception Application SE 2011-SU-009)

Dear Mr. Houston:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 20, 2012, granting Rezoning Application RZ 2011-SU-024 in the name of Pohanka Stonecroft LLC. The Board's action rezones certain property in the Sully District from the I-5, AN and WS to C-8, AN and WS Districts and permits vehicle sale, rental, and ancillary service establishment and vehicle major service establishment with an overall Floor Area Ratio (FAR) of 0.18. The subject property is located in the N.E. quadrant of the intersection of Stonecroft Boulevard and Stonecroft Center Court on approximately 9.86 acres of land [Tax Map 34-3 ((1)) 1D], and is subject to the proffers dated February 17, 2012.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

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

March 21, 2012

Cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of March, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-SU-024
(Concurrent with Special Exception Application SE 2011-SU-009)**

WHEREAS, Pohanka Stonecroft LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5, AN and WS Districts to the C-8, AN and WS Districts, and

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

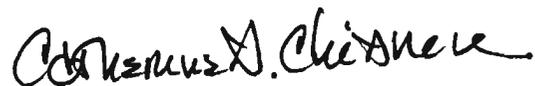
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-8, AN and WS Districts, and said property is subject to the use regulations of said C-8, AN and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 20th day of March, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

Pohanka Stonecroft LLC

RZ 2011-SU-024

February 17, 2012

Pursuant to Section 15.2-2303(a) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) ("Zoning Ordinance"), and subject to the Board of Supervisors approval of the requested rezoning from the I-5 District to the C-8 District on property identified as Tax Map 33-4-((1))-1D ("Property"), the Applicant/Owner, for itself, its successors and assigns, ("Applicant") hereby proffers that development of the Property shall be in accordance with the following proffered conditions ("Proffers"). All other existing proffers affecting the Property shall remain in full force and effect and are not modified by these Proffers except where inconsistent, in which case these Proffers shall supersede. In the event that this application is denied, these Proffers shall be immediately null and void and shall have no further force or effect on the Property.

A. GENERAL

1. Generalized Development Plan. Development of the Property shall be in substantial conformance with the combined Generalized Development Plan and Special Exception Plat ("GDP"), prepared by Burgess & Niple, entitled "Generalized Development Plan/Special Exception Plat, RZ 2011-SU-024, SE 2011-SU-009" and consisting of a total of 7 sheets, dated June 2011, as revised through February 1, 2012.
2. Minor Modifications. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP, including building footprint adjustments, at the time of site plan based on final engineering and design so long as the minimum required open space identified on the GDP tabulations and the minimum dimensions to the lot lines are not significantly diminished, and the minimum setback requirements continue to be met.
3. Maximum Intensity. A maximum of 74,700 square feet of gross floor area shall be permitted overall on the Property. The overall maximum floor area ratio shall not exceed 0.18 FAR as provided on the GDP.
4. Density Credit. Advance density credit shall be reserved as may be permitted by the provisions of Section 2-308 of the Zoning Ordinance for all eligible dedications as may be required by Fairfax County Department of Transportation ("FCDOT") or the Virginia Department of Transportation

(“VDOT”) pursuant to the Public Facilities Manual (“PFM”), at or prior to time of subdivision and/or site plan approval.

5. Uses. The primary uses on the Property shall be a vehicle sale, rental and ancillary service establishment and a vehicle major service establishment. Ancillary uses to the primary uses may include, but not be limited to, the following: vehicle rental establishments; light vehicle service establishments; new vehicle storage; retail sales; car wash and fueling station for use by the dealership; telecommunication and renewable energy facilities; and other typical ancillary uses and services associated with the primary uses.
6. Architecture. The architectural design of the buildings shall be in substantial conformance with the character of the elevations shown on Sheet 5 of the GDP. Building materials for the Property, as generally reflected on Sheet 5, shall be selected from among the following: exterior insulation finishing system, siding, brick, hardi-plank, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural detail and accents may include other materials. The elevations may be refined or modified as a result of final design and engineering so long as the character and quality of the buildings remain in substantial conformance with those shown.
7. Building Height. Building heights shall not exceed a maximum of forty (40) feet, unless an increase is permitted by the County pursuant to Section 9-607 of the Zoning Ordinance.
8. Phasing. The Applicant reserves the right to develop the Property with one building at a time. If only one building is initially constructed, then the land for the other building may be used as additional storage and display parking spaces until the second building is constructed.

B. ENVIRONMENTAL

9. Landscaping. Landscaping shall be provided in general as shown on Sheet 2 of the GDP. The exact number, size and spacing of trees and other plant materials shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Division (“UFMD”), Department of Public Works and Environmental Services (“DPWES”). The Applicant shall provide maintenance and replacement of landscaping as necessary. Any new trees proposed to be located within an existing public utility easement shall be coordinated with the holder of the easement and with UFMD for viability. Any such trees which are proposed in an existing easement, but are not able to be located as shown on the GDP, shall be relocated elsewhere on the Property, as approved by UFMD.
10. Stormwater Management. Stormwater management/Best Management Practices (“BMP”) requirements applicable to the Property are intended to be

met by the existing stormwater management pond located on the Property. Should it be determined by DPWES in conjunction with site plan review that the pond does not fully satisfy the applicable stormwater management/BMP requirements, the Applicant shall provide supplemental stormwater management/BMP controls as may be necessary to fully satisfy the requirements.

11. Native and Other Tree Species. To the extent possible, the Applicant shall incorporate native species and other tree species beneficial for wildlife, air quality and/or energy conservation into the landscape plan that is submitted in conjunction with the site plan, subject to review and approval by UFMD.
12. Outdoor Lighting. Parking lot or exterior lighting located on the Property shall be directed inward and/or downward and designed with shielded fixtures in order to minimize glare onto adjacent properties and in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. The outdoor display areas shall not exceed a maximum maintained lighting level of thirty (30) footcandles, as measured horizontally at grade.
13. Green Building Construction Practices. The Applicant shall incorporate into the design and implement the items listed on the Green Building Construction Practices checklist attached as Exhibit A ("Sustainability Checklist"). The Sustainability Checklist will reflect the sustainable elements the Applicant agrees to incorporate into the Property. In addition, the Applicant shall, at the time of site plan review and building plan review, provide, from a LEED-accredited professional ("LEED-AP") either under the direction of or as a professional engineer or licensed architect, a certification statement confirming the Sustainability Checklist elements shall be incorporated into the design and construction of the Property ("Design Certification"). The Design Certification shall also confirm that the sustainable elements would be sufficient to generate significant energy savings and meet sustainability objectives as detailed in Exhibit A.

Prior to building plan approval for the Property, the Applicant shall execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM. The amount of the escrow shall be \$2.00 per square foot of gross floor area of the building then being proposed (because the buildings depicted on the GDP for the Property may be developed in phases). The green building escrow shall be in addition to and separate from other bond requirements. This escrow shall be released once the following conditions have been met:

- Receipt, prior to final construction bond release, of a certification statement, including supporting documentation, from the Applicant's LEED-AP confirming that the Sustainability Checklist elements (or such alternative elements approved in advance by the Chief of the

Environment and Development Review Branch (“EDRB”) of the Department of Planning and Zoning (“DPZ”) after consultation with the Applicant’s LEED-AP) were incorporated into the design and construction of the Property (“Construction Certification”); and

- Concurrence and acceptance of the Applicant’s LEED-AP’s Construction Certification by the EDRB.

If the Chief of EDRB does not concur or accept the Construction Certification and determines that the Sustainability Checklist elements have not been constructed or have not been implemented as agreed, the Chief of EDRB shall so notify the Applicant’s LEED-AP. The Applicant’s LEED-AP and the Chief of EDRB shall meet to discuss the alleged deficiencies and to develop appropriate resolutions, which may include substitute techniques or elements that achieve the same intended sustainability or energy conservation benefit. Thereafter, if the Applicant fails to take necessary corrective or curative actions and submit a revised Construction Certification within ninety (90) days, then the entirety of the green building escrow for the Property shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives; provided, however, that if such corrective and curative actions cannot reasonably be completed within said ninety (90) days, and the Applicant has commenced such actions, the time period may be extended as determined appropriate by the Zoning Administrator, an release of escrowed funds shall be made to the Applicant or to the county during the extension.

C. MISCELLANEOUS

14. Dumpsters. All dumpsters and compactors shall be fully screened from view from Stonecroft Boulevard through the use of solid, opaque enclosures or building location.
15. Reservation of Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall reserve a pad area on or near the Property along Stonecroft Boulevard for the future installation by others of a bus stop.
16. Outdoor Storage. There shall be no outdoor storage or sales of materials on the Property, with the exception of vehicles for sale.
17. Loading and Unloading of Vehicles. No loading or unloading of vehicles shall be permitted along Stonecroft Boulevard.
18. Wind Turbine Facility. As an accessory structure, the Applicant shall construct, install and operate a wind turbine facility as a renewable energy source. The development of the facility shall be subject to any regulations, approvals or restrictions by any other governmental or public agency that govern its construction and operation. The location of the turbine shall be as

shown on the GDP. The height and blade width of the turbine shall not exceed that depicted on the detail plan attached hereto as Exhibit B.

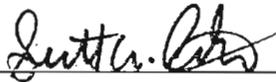
19. Signage. All signage on the Property shall conform to Article 12 of the Zoning Ordinance, except for those modifications in sign area and height specifically approved by the Board and consistent with the sign details shown on the GDP. In addition, pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
20. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a PCA or SEA without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA or SEA does not adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of this application shall otherwise remain in full force and effect.
21. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the Property or any portion of the Property.

[SIGNATURE BEGINS ON THE FOLLOWING PAGE]

TITLE OWNER/APPLICANT
Of Tax Map 34-3 ((1)) 1D

Pohanka Stonecroft LLC

By: Pohanka of Chantilly, Inc., Sole Member

By: 

Name: Scott A. Crabtree

Its: President and Director

[SIGNATURE ENDS]

Exhibit A

Green Building Construction Practices – Checklist

The following is a list of the green building construction practices the Applicant proposes at the Property. The Applicant shall consider alternative techniques and practices to those contained in this list if there are technological advances and proven performance results that demonstrate at least the same amount of sustainability or energy conservation.

Proof of installation is understood as a signed and sealed letter from the LEED-AP and Architect of Record (if not one and the same) acknowledging the installation of each of the Checklist items.

1. The Applicant shall reduce utilities (natural gas and electricity) usage per square foot of gross floor area in the new dealership building by at least fifteen percent (15%) compared to the Applicant's affiliate's other three automobile dealerships in Fairfax County and at least equal to the Applicant's affiliate's Pohanka Honda of Fredericksburg dealership in Fredericksburg, Virginia. The Applicant shall provide proof of energy savings by comparing the new dealership building's utilities invoices for the first 90 days of operation after issuance of the Non-Residential Use Permit against the existing dealership buildings' invoices for the same period (based on building per square foot basis).
2. The Applicant shall provide secure bicycle racks and/or storage for 5 bicycles within 200 yards of a building entrance. The Applicant shall provide proof of installation and plan location.
3. The Applicant shall provide one shower and changing facility for employees within 200 yards of a building entrance. The Applicant shall provide proof of installation, plan location and manufacturers' product data for the showerhead.
4. The Applicant shall provide preferred parking for carpool or vanpool parking for 3 spaces. The location of the spaces shall be labeled on the site plan and the spaces shall be demarked with Reserved for Carpool/Vanpool Parking sign. The Applicant shall provide proof of installation and plan location.
5. The Applicant shall provide preferred parking for low-emissions vehicles parking for 4 spaces. The location of the spaces shall be labeled on the site plan and the spaces shall be demarked with Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation and plan location.
6. The Applicant shall provide a light pollution reduction strategy for interior and exterior lighting as listed in items 1 and 2 below. (Current energy codes

do not require either item). The Applicant shall provide proof of installation and plan locations.

- Interior Lighting - The input power of interior lighting shall be reduced (by automatic device of) below the interior lighting power maximum allowances per International Energy Conservation Code (IECC) Table 505.5.2 for all nonemergency interior luminaries with a direct line of sight to any openings in the envelope (translucent or transparent) between 11 p.m. and 5 a.m. After-hours override may be provided by a manual or occupant-sensing device provided the override lasts no more than 30 minutes.
 - Exterior Lighting - The input power of exterior lighting shall be reduced (by automatic device of) by 60% starting 30 minutes after closing (approximately 11:30 p.m.) to 5 a.m. (The Zoning Ordinance currently requires a minimum of 50% reduction of exterior lighting within 30 minutes of closing time).
7. The Applicant shall install a carwash as depicted on the site plan and building plan that shall capture and re-use an optimum of 80% and a minimum of 60% of the graywater generated from carwash operations, unless a more stringent recycling level is required per County code. The Applicant shall provide proof of installation and manufacturers' product data including water usage calculations for the anticipated water usage as well as the reclaimed water usage.
 8. The Applicant shall provide a means of aerating water in the existing on-site storm water pond to support healthy non-predatory fish and aquatic life after consultation with DPWES and subject to any regulations or restrictions by any government or public agency. The Applicant shall provide proof of installation and manufacturers' product data.
 9. The Applicant shall install a roofing membrane with a Solar Reflectance Index (SRI) equal to or greater than 78 for a minimum of 75% of the total roof area. The Applicant shall provide proof of installation, roof area calculations and manufacturers' product data.
 10. The Applicant shall install motion sensor faucets and flush valves and ultra-low-flow plumbing fixtures that have a maximum water usage as listed below. The Applicant shall provide proof of installation and manufacturers' product data.

| | |
|--|------|
| Water Closet (gallons per flush, gpf) | 1.28 |
| Urinal (gpf) | 0.5 |
| Showerheads (gallons per minute, gpm*) | 2.0 |
| Lavatory faucets (gpm**) | 1.5 |
| Kitchen and janitor sink faucets | 2.20 |
| Metering faucets | 0.25 |

* When measured at a flowing water pressure of 80 pounds per square inch (psi).

** When measured at a flowing water pressure of 60 pounds per square inch (psi).

11. The Applicant shall install landscaping in accordance with Proffer Nos. 9 and 11 that does not require a permanent site irrigation system from the public water supply. As stated in the Proffers, the number size and space of trees (including native and other species) and plant materials shall be submitted as a landscape plan that is part of the site plan, and shall be subject to review and approval of UFMD. A temporary irrigation system shall be allowed for the first year to allow plant establishment from the date of installation. The Applicant shall provide proof of installation, landscape plan and installation date.
12. The Applicant shall install dual (passive infrared and ultrasonic) technology occupancy sensors in all bathrooms, offices, break room, general office, conference room, training room, and storage areas. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).
13. The Applicant shall install daylight sensors that shall provide automatic dimming of the lighting in the showroom, training room, perimeter offices, conference room, and break room. The Applicant shall provide proof of installation, plan locations and projected energy saving data from the manufacturer (if available).
14. The Applicant shall install only LED or fluorescent lamps in all interior building lighting fixtures. The Applicant shall provide a maximum lighting power allowance of 1.25 watts/square foot (code maximum is 1.5 watts/square foot for retail area and 0.9 watts/per square foot for the service department area). The Applicant shall provide proof of installation, energy usage calculations and manufacturers' product data.
15. The Applicant shall generate on-site renewable energy through the construction of a wind turbine, as shown on the GDP, subject to any regulations, approvals or restrictions by any governmental or public agency that governs the construction and operation of the turbine. The energy generated shall be integrated into the main electric power grid for the Property. The Applicant shall provide proof of installation, installation

location, manufacturers' product data, and projected annual energy generation.

16. The Applicant shall install Energy Star appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, televisions, vending machines, water coolers, and other appliances and office equipment (if available). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data, including the Energy Star energy guide.
17. The Applicant shall install at least one 8 foot or larger industrial ceiling fans to increase air movement. The Applicant shall provide proof of installation, installation locations, manufacturers' product data and projected energy savings data from the manufacturer (if available).
18. The Applicant shall install a minimum of 2 high-speed (60 inches/second minimum speed) overhead doors at the main entrances to the service department. The Applicant shall provide proof of installation, installation locations, manufacturers' product data and projected energy savings data from the manufacturer.
19. The Applicant shall increase the R-value of thermal insulation for the roof to R-24 (minimum code requires R-20) and for the cavity walls to R-30 (minimum code requires R-20.5) to reduce heat loss/gain. The Applicant shall provide proof of installation and manufacturers' product data.
20. The Applicant shall install a vestibule at the main front entrance opening to a space greater than 2,000 square feet (minimum code is 3,000 square feet). The Applicant shall provide proof of installation and installation location.
21. The Applicant shall install walk-off mat (minimum size of 36"x 48" at all customer entrance locations (minimum of 4 locations). The Applicant shall provide proof of installation, installation locations, and manufacturers' product data.
22. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by both customers and employees. The Applicant shall provide dedicated recycling areas in the customer lounge, the employee break room, and the service department. There shall be a dedicated area on the Property for the storage of the recycled materials. The Applicant shall provide proof of installation, installation locations and a copy of the Applicant's recycling hauling contract.
23. The Applicant shall use finish products that include a minimum of 10% of total recycled content (combined pre-consumer and post-consumer recycled content) for floor and wall tiles and wall coverings. The Applicant shall use

carpet and ceiling tiles that include a minimum of 40% of total recycled content (combined pre-consumer and post-consumer recycled content). The Applicant shall provide proof of installation and the manufacturers' product data indicating the recycled content.

24. The Applicant shall install carbon dioxide (CO₂) monitors with demand control mechanical ventilation. CO₂ monitors shall be located in all occupied spaces with a design occupancy of 25 or more people per 1,000 square feet. Monitors shall be located between 3 and 6 feet above the floor. The Applicant shall configure all monitoring equipment to generate increased ventilation to restore proper ventilation levels per ASHRAE62.1-2007, or its equivalent. The Applicant shall provide proof of installation, the manufacturers' product data and installation locations.
25. The Applicant shall provide natural lighting through the use of windows and/or skylights to a minimum of 75% of the spaces. Areas excluded are the mechanical room and parts storage. The Applicant shall provide proof of installation, installation locations on the architectural plans and installation area calculation indicating 75% of the building area.
26. The Applicant shall prohibit smoking from inside the buildings and shall designate tobacco use areas a minimum of 50 feet away from building entries, outdoor air intakes and operable windows. The Applicant shall provide signage to allow smoking in designated areas and prohibit smoking in all other locations. The Applicant shall provide proof of installation and site locations.
27. The Applicant shall install HVAC unit filters with a minimum efficiency reporting value (MERV) rating of 8. (There is no known code minimum, but MERV ratings start at 1 as the lowest efficiency). The Applicant shall provide proof of installation and the manufacturers' product data.
28. The Applicant shall comply with volatile organic compound (VOC) limits established by the following list below. The Applicant shall provide proof of installation and the manufacturers' product data for finish adhesives, paint and coatings.

| <u>Application</u> | <u>(VOC Limit g/L less water)</u> |
|---------------------------------|-----------------------------------|
| Carpet Adhesive | 50 |
| Rubber floor adhesive | 60 |
| Ceramic tile adhesive | 65 |
| Anti-corrosive/ anti-rust paint | 250 |
| Clear wood finishes | 350 |
| Dry-fog coatings | 400 |
| Paint (flat, semi, and gloss) | 250 |
| Concrete curing compounds | 350 |

| | |
|------------------|-----|
| Floor coatings | 420 |
| Primers | 350 |
| Stains, interior | 250 |

29. The Applicant shall install carpet and carpet padding that shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide proof of installation and the manufacturers' product data.
30. The Applicant shall install vinyl composition tile and rubber tile flooring that shall meet the requirements of the FloorScore certification program. The Applicant shall provide proof of installation and the manufacturers' product data and certification letter.
31. The Applicant shall not use any particle board, medium density fiberboard (MDF), plywood, wheatboard, strawboard, or panel substrates on the interior of the building which contain urea formaldehyde resins. Materials considered fixtures, furniture and equipment (FF&E) are not considered base building elements and are not included. The Applicant shall provide proof of installation and the manufacturers' product data.
32. The Applicant shall install regional and locally sourced asphalt and concrete materials from local providers. The Applicant shall provide proof of installation and invoice receipts.
33. The Applicant shall provide recycled crushed concrete for all concrete sub-base in lieu of gravel. The Applicant shall provide proof of installation and invoice receipts.
34. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract as proof of compliance.
35. The Applicant shall provide at least one electric vehicle charging station. The Applicant shall provide proof of installation and plan location.

Green Operating Practices

In addition to the items on the Checklist above, the Applicant shall, to the extent practicable and in good faith, incorporate the following green operating practices into the business:

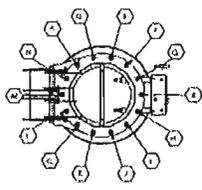
1. recycle all waste oil;
2. use vegetable oil for service lifts;
3. implement a battery/light bulb recycling program;
4. print brochures, pamphlets and other marketing materials on recycled paper;
5. provide education for customers on benefits of recycling, re-use and reduction in waste;
6. recycle computer equipment, printers, cartridges, etc.;
7. use "green" cleaning products for janitorial services;
8. use environmentally friendly refrigerants for the HVAC system to minimize global warming gasses released into the atmosphere;
9. provide vampire load management;
10. hibernate or turn off computer and office equipment;
11. educate salespeople about any green aspects of the vehicles sold at the dealership so that they may answer customer questions;
12. operate a service department seven days a week with extended hours to reduce peak hour traffic loads;
13. require no appointment for service; and
14. service and fix a minimum of 70% of vehicles while the customer waits to reduce overall number of trips to and from the dealership, and to reduce the need for loaner vehicles.

Exhibit B

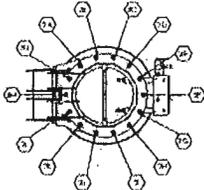
Wind Turbine Facility Detail Plan

(Attached)

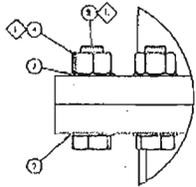
| REV. NO. | DATE | DESCRIPTION | BY |
|----------|---------|--|----|
| 1 | 10/1/80 | ASSEMBLY, TOWER, BLADES & HUB UNIT | JL |
| 2 | 10/1/80 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | JL |
| 3 | 10/1/80 | REVISIONS TO TOWER, BLADES & HUB UNIT | JL |
| 4 | 10/1/80 | REVISIONS TO TOWER, BLADES & HUB UNIT | JL |



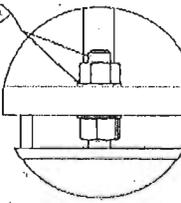
DETAIL B
BLADE ATTACHMENT POINT



DETAIL C
HUB ATTACHMENT POINT



DETAIL A
BLADE ATTACHMENT POINT



DETAIL D
HUB ATTACHMENT POINT

| NO. | DESCRIPTION | DATE |
|-----|--|---------|
| 1 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | 10/1/80 |

FOR THE HUB AND BLADE ATTACHMENT POINTS:

1. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

2. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

3. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

4. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

5. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

6. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

7. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

8. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

9. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

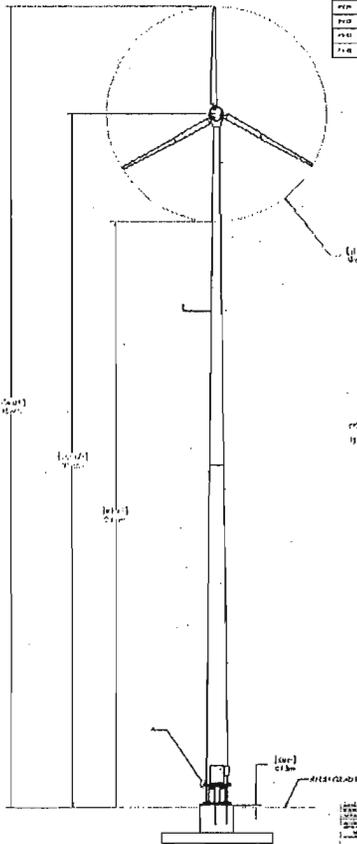
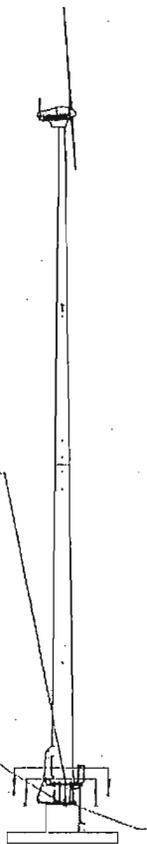
10. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

11. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

12. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

13. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

14. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:



| REV. NO. | DATE | DESCRIPTION | BY |
|----------|---------|--|----|
| 1 | 10/1/80 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | JL |
| 2 | 10/1/80 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | JL |
| 3 | 10/1/80 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | JL |
| 4 | 10/1/80 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | JL |

NOTES:
1. THE HUB AND BLADE ATTACHMENT POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

NOT FOR CONSTRUCTION
USED FOR DESIGN AND CONSTRUCTION
OF THE TOWER, BLADES & HUB UNIT

| NO. | DESCRIPTION | DATE |
|-----|--|---------|
| 1 | CONSTRUCTION OF TOWER, BLADES & HUB UNIT | 10/1/80 |

DEVELOPMENT CONDITIONS

SE 2011-SU-009

January 13, 2012

If it is the intent of the Board of Supervisors to approve SE 2011-SU-009 located on 4175 Stonecroft Boulevard [Tax Map 34-3 ((1)) 1D], to permit a vehicle sale, rental and ancillary service establishment and vehicle major service establishment pursuant to 4-804 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 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.
4. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Generalized Development Plan / Special Exception Plat, Pohanka Stonecroft, LLC", consisting of seven sheets, prepared by Burgess & Niple dated June 2011, as revised through December 9, 2011, and these conditions. Minor modifications to the approved special exception may be permitted as determined by the Zoning Administrator.
5. The proposed wind turbine facility indicated on the GDP/SE Plat shall be painted a neutral white, gray or earth-tone color and shall not contain any commercial copy or other ornamentation that would allow it to be considered a sign under Article 12 of the Zoning Ordinance.
6. All ancillary service and vehicle major service repair work shall be conducted inside of the building. Any visibly damaged vehicles undergoing or awaiting repair at the autobody establishment shall be stored at the rear of the site, out of view from Stonecroft Boulevard.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the proposed buildings. 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.

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT

RZ 2011-SU-024 , SE 2011-SU-009

POHANKA STONECROFT LLC

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JUNE, 2011

REVISED: JULY 27, 2011

REVISED: OCTOBER 19, 2011

REVISED: NOVEMBER 3, 2011

REVISED: DECEMBER 9, 2011

REVISED: FEBRUARY 1, 2012

ZONING REQUIREMENTS C-8 DISTRICT:

MINIMUM LOT SIZE: 40,000 SQUARE FEET
MINIMUM LOT WIDTH: 200 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MINIMUM YARD REQUIREMENTS:
FRONT: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: NO REQUIREMENT
REAR: 20 FEET
MAXIMUM FLOOR AREA RATIO: 0.50
LANDSCAPED OPEN SPACE: 15% OF THE GROSS SITE AREA

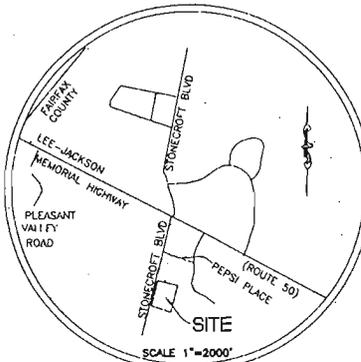
SITE TABULATION:

| | |
|--|--|
| TOTAL SITE AREA: | 9.86 ACRES |
| TOTAL MAXIMUM BUILDING GROSS FLOOR AREA: | 74,700 GROSS SQ. FT. |
| FLOOR AREA RATIO: | PERMITTED: 0.50 PROPOSED: 0.19 |
| BUILDING HEIGHT: | PERMITTED: 40 FEET PROPOSED: 36 FEET |
| OPEN SPACE: | MINIMUM (REQUIRED): 15% (84,430 SQ. FT.) PROPOSED(MINIMUM): 32% (132,937 SQ. FT.) |

SITE TABULATION NOTES:

- AS AN OPTION, WITH FINAL BUILDING DESIGN A PARTIAL SECOND FLOOR/MEZZANINE AREA MAY BE INCLUDED IN THE SALES AREA OF THE SHOWROOM AND SERVICE BUILDING, RESULTING IN AN INCREASE IN THE GROSS FLOOR AREA OF THAT BUILDING BEYOND THE 33,300 SQUARE FEET INDICATED. IN THAT CASE, THE FOOTPRINTS OF THE BUILDINGS WILL BE AMENDED SO THAT THE TOTAL GROSS FLOOR AREA OF ALL THE BUILDINGS ON THE SITE, INCLUDING THE MEZZANINE, WILL NOT EXCEED 74,700 GROSS SQUARE FEET.
- THE BUILDING FLOOR AREAS REPRESENTED IN THE TABULATION AND ON SHEET 2 ARE GROSS FLOOR AREAS AS DEFINED IN THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS, OR PORTIONS THEREOF, MAY HAVE CELLAR SPACES, WHICH SPACES WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 11-1-101(2) OF THE ZONING ORDINANCE.
- THE TOTAL GROSS FLOOR AREA AND BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS, AND OPEN SPACE AND PERIPHERAL DIMENSIONS ARE TO BE CONSIDERED MINIMUMS. ALL ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 9-004(1) AND SECTION 18-204(3) OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP THE PROPOSED IMPROVEMENTS IN PHASES AND TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA THAN THAT REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINTS ON SHEET 1. AND ASSOCIATED PARKING AREAS MAY BE REDUCED OR MODIFIED ACCORDINGLY. THE APPLICANT ALSO RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING SPACES, VEHICLE DISPLAY AND/OR VEHICLE STORAGE AND HOLDING AREAS WHERE THE BUILDING FOOTPRINTS ARE REDUCED, SHIFTED OR MODIFIED SO LONG AS SUCH SPACES AND AREAS DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.

REFER TO SHEET 7 FOR PARKING TABULATION



VICINITY MAP

SOILS:

| SUBTYPE | SUBSURFACE CHARACTER | EROSION SUSCEPT | SLOPE STABILITY | EROSION POTENTIAL |
|------------------|----------------------|-----------------|-----------------|-------------------|
| CLAYTON S&T LOAM | MARGINAL | POOR | GOOD | SLIGHT |
| REDMONT | MARGINAL | GOOD | GOOD | MARGINAL |

NOTE: REFER TO SHEET 3 FOR DELINEATION OF SOIL BOUNDARIES

SHEET INDEX

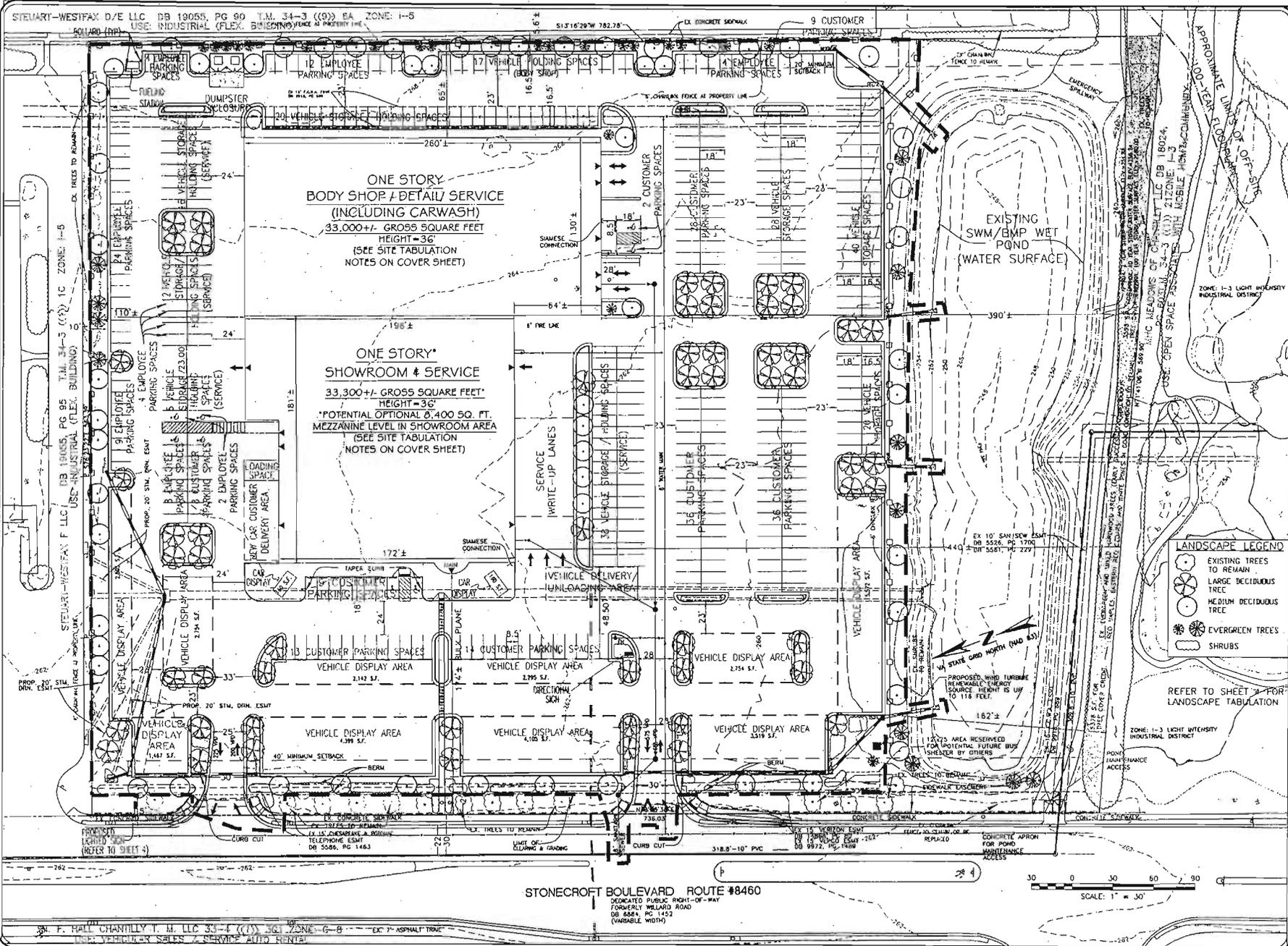
- COVER SHEET
- GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT
- EXISTING CONDITIONS AND VEGETATION MAP
- NOTES, DETAILS AND NARRATIVES
- BUILDING ELEVATIONS
- PHOTOAERIAL PLAN
- SIGNAGE DETAILS AND PARKING TABULATIONS

NOTES:

- THE PROPERTY SHOWN ON THIS PLAN/PLAT IS DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 34-3 AS (11) PARCEL 10.
- OWNER/APPLICANT: POHANKA STONECROFT LLC
13001 LEE JACKSON MEMORIAL HIGHWAY
CHANTILLY, VA 20151
(D. B. 21894, PG. 812)
- EXISTING USE: VEHICLE STORAGE LOT.
- PROPOSED NEW USE: VEHICLE SALE, RENTAL AND AUXILIARY SERVICE ESTABLISHMENT AND VEHICLE MAJOR SERVICE ESTABLISHMENT (BODY SHOP).
- EXISTING ZONING: I-3 GENERAL INDUSTRIAL DISTRICT, AIRPORT NOISE IMPACT OVERLAY DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- PROPOSED ZONING: C-8 HIGHWAY COMMERCIAL DISTRICT, AIRPORT NOISE IMPACT OVERLAY DISTRICT AND WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREIN BASED ON FIELD-RUN TOPOGRAPHIC SURVEY OF BURGESS & NIPLE CONSULTING ENGINEERS, INC. (DATE: 11/11/10).
- THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
- THERE IS NO 100-YEAR FLOOD PLAIN, NOR ANY RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR, EXISTING ON THIS PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
- SICIL WATER DETENTION AND WATER QUALITY IMPROVEMENT/BEST MANAGEMENT PRACTICES REQUIREMENTS APPLICABLE TO THE PROPOSED SITE DEVELOPMENT ARE TO BE MET BY THE EXISTING ON-SITE STORM WATER MANAGEMENT POND (REFER TO SHEET 3).
- EXISTING UTILITY EASEMENTS, INCLUDING THOSE SHOWING A WIDTH OF 20 FEET OR GREATER, ARE AS SHOWN HEREIN.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTES EXISTING, GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY.
- THE COUNTY'S COMPREHENSIVE TRAIL PLAN PROPOSES A BICYCLE TRAIL ADJACENT TO STONECROFT BOULEVARD, AND A SEVEN-FOOT-WIDE ASPHALT TRAIL CURRENTLY EXISTS ON THE WEST, OPPOSITE, SIDE OF THE ROADWAY. A FIVE-FOOT-WIDE CONCRETE SIDEWALK EXISTS ALONG THE STONECROFT BOUNDARY FRONTAGE OF THE SUBJECT PROPERTY. (REFER TO NOTE 16).
- THERE ARE NO AREAS ON THIS PROPERTY DEEMED TO BE A HISTORICAL FEATURE OR SCENIC ASSET DESERVING OF PROTECTION OR PRESERVATION.
- THE PROPERTIES ADJOINING THIS PROPERTY ON ITS NORTHERN AND EASTERN SIDES ARE CURRENTLY DEVELOPED AS INDUSTRIAL USES ("LEX BUILDINGS"), AND THE PROPERTIES ON THE OPPOSITE SIDE OF STONECROFT BOULEVARD ARE CURRENTLY DEVELOPED AS AUTOMOBILE DEALERSHIPS. THESE ADJOINING AND OPPOSING USES ARE COMPATIBLE WITH THE PROPOSED USE OF THE SUBJECT PROPERTY AND WOULD NOT BE SUBJECT TO ADVERSE IMPACTS AS A RESULT OF THE PROPOSED DEVELOPMENT OF THE PROPERTY. THE PORTION OF THE ADJOINING PROPERTY TO THE SOUTH IS ZONED FOR INDUSTRIAL USE, BUT IS CURRENTLY UNDEVELOPED. A SUBSTANTIAL PORTION OF THAT PROPERTY IS WITHIN A 100-YEAR FLOOD PLAIN, WHICH WILL LIMIT ANY DEVELOPMENT OF THE PROPERTY. HOWEVER, ANY FUTURE DEVELOPMENT THAT MAY OCCUR ON THAT INDUSTRIALLY-ZONED PROPERTY WOULD BE AMICABLE TO THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY.
- THE ONLY EXISTING STRUCTURE ON THIS PROPERTY IS A SMALL WOODEN SHED, OF UNKNOWN CONSTRUCTION DATE, WHICH WILL BE REMOVED WITH THE DEVELOPMENT OF THE PROPERTY.
- SPECIAL AGREEMENTS PROPOSED: A WIND TURBINE-RENEWABLE ENERGY SOURCE FOR THE GENERATION OF "GREEN" ELECTRIC POWER FOR USE ON THE DEVELOPED SITE.
- PROPOSED PUBLIC IMPROVEMENTS:
a. PUBLIC WATER SYSTEM EXTENSIONS/RELOCATIONS ON THE SITE.
b. PUBLIC SANITARY SEWER EXTENSION TO THE SITE FROM THE PUBLIC STREET.
- THE PROPOSED DEVELOPMENT OF THIS PROPERTY WILL BE DESIGNED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND ADOPTED STANDARDS, SUBJECT TO THE GRANTING OF THE FOLLOWING SPECIAL EXCEPTIONS AND AREAS TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS SHOWN ON THESE PLANS.
a. PURSUANT TO SECTION 12-302 OF THE ZONING ORDINANCE, A REQUEST IS BEING MADE FOR A MODIFICATION OF THE SPACING STANDARDS TO PERMIT THE INCREASE IN THE SHOWROOM & SERVICE BUILDING FRONTAGE FROM 200 SQUARE FEET TO 400 SQUARE FEET.
b. PURSUANT TO SECTION 12-302 OF THE ZONING ORDINANCE, A REQUEST IS BEING MADE FOR A MODIFICATION OF THE SPACING STANDARDS TO PERMIT THE INCREASE IN THE BODY SHOP/SERVICE BUILDING FRONTAGE FROM 135 SQUARE FEET TO 350 SQUARE FEET.
c. A WAIVER OF ANY REQUIREMENT TO CONSTRUCT A TRAIL ON THE PROPERTY'S STONECROFT BOULEVARD FRONTAGE IS BEING REQUESTED.
d. A WAIVER OF ANY REQUIREMENT TO PROVIDE A TRANSITIONAL SCREENING WALL ADJACENT TO THE SOUTHERLY BORDER OF THE PROPERTY IS BEING REQUESTED.
- THE USE ON THIS PROPERTY AS SHOWN ON SHEET 1 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.
- THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDING FOOTPRINTS, PARKING SPACES AND VEHICLE DISPLAY, STORAGE AND HOLDING AREAS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS SHOWN ON THESE PLANS.
- IT IS ANTICIPATED THAT DEVELOPMENT OF THE PROPERTY AS PROPOSED HEREIN WILL COMMENCE AS SOON AS APPROVAL OF THIS APPLICATION AND SUBSEQUENT APPROVAL OF A SITE PLAN AND BUILDING PERMITS ARE OBTAINED, SUBJECT TO THE UNDERSTANDING THAT BUILDING DEVELOPMENT MAY OCCUR IN PHASES. AS A CONSEQUENCE, IT IS UNDERSTOOD THAT CONSTRUCTION OF ALL PHASES MAY NOT HAVE COMMENCED WITHIN THE THIRTY (30) MONTHS FROM THE DATE OF APPROVAL OF THE SPECIAL EXCEPTIONS AS PRESCRIBED BY SECTION 9-015 OF THE ZONING ORDINANCE, AND THAT THE APPROVED SPECIAL EXCEPTIONS SHALL NOT EXPIRE PURSUANT TO THE TERMS OF THAT SECTION SO LONG AS ONE OF THE PROPOSED USES (IMPROVEMENTS) HAS BEEN INITIATED OR CONSTRUCTION OF THE SAME HAS BEEN COMMENCED AND DELIBERATELY PROCEEDED.
- A BICYCLE RACK ACCOMMODATING FIVE BICYCLES WILL BE PROVIDED ON THE SITE AT A LOCATION TO BE DETERMINED WITH FINAL SITE DESIGN.
- SHOULD, AT SOME TIME IN THE FUTURE, A PUBLIC BUS ROUTE BE ESTABLISHED ON STONECROFT BLVD. PASSING THE FRONTAGE OF THIS SITE, AND, SHOULD IT BE DETERMINED THAT BUS STOP SHOULD BE ESTABLISHED AT THIS SITE, AN AREA ON THE SITE SUITABLE FOR PLACEMENT OF A CONCEALED PAW AND IRIS CHIEFLY SHALL BE PROVIDED AT THE LOCATION SHOWN IN THIS PLAN ON THE SITE FRONTAGE, WITH INSTALLATION OF THE PAW AND IRIS TO BE DONE BY OTHERS.



BURGESS & NIPLE
1160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1238
PH: (703) 831-8630 FAX: (703) 831-6041



BURGESS & NIPLE
 140 PELLIAM WALKER ROAD CHARLOTTE, N.C. 28211-2224
 (704) 531-5600 FAX (704) 531-5601

| DATE | DESCRIPTION |
|----------|---------------------------------|
| 2/7/12 | OPTIONAL MEZANINE AREA |
| 12/09/11 | SITE LAYOUT CHANGES |
| 11/22/11 | COUNTY COMMENTS |
| 1/20/11 | REVISE LAYOUTS |
| 7/25/11 | ADD SHOP BUILDINGS |
| 7/25/11 | ADD FENCE LOCATIONS |
| 7/25/11 | LOSS WITH HOLDINGS AT ENTRANCES |

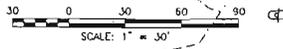
**GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION PLAT**
POHANKA STONECROFT LLC



DATE: JUNE 2011
 SCALE: 1" = 30'
 DESIGN: J.M. TORRES, INC.
 CHECK: J.P.G. CHECK: J.M.
 JOB NO.: 50382
 P.R. NO.: 50382
 SHEET 2 OF 7
 FILE NO.: C-4708



REFER TO SHEET 1 FOR
 LANDSCAPE TABULATION



STONECROFT BOULEVARD ROUTE #8460

DEDICATED PUBLIC RIGHT-OF-WAY
 FORMERLY WILKARD ROAD
 DB 5584, PG 1453
 (VARIABLE WIDTH)

PRELIMINARY TREE COVER CALCULATION

TOTAL SITE AREA: 429,937 SQ. FT.
 LESS: POND WATER SURFACE: 42,115 SQ. FT.
 LESS: EASEMENTS OF WIDTH = OR = 35 FT.
 (STORM SEWER EASMT. ON 9914, P.O. 897)
 NET SITE AREA: 37,236 SQ. FT.
 10-YEAR GROWTH TREE CANOPY REQUIRED: 270,142 SQ. FT.
 37,118 SQ. FT. (110%)

CONCEPTUAL LANDSCAPE PLAN - TREE CANOPY PROVIDED (SEE NOTES BELOW):

EXISTING TREES PRESERVED: 8,978 SQ. FT.
 PROPOSED NEW LANDSCAPE TREES (143 TREES) - BASE CANOPY AREA: 24,256 SQ. FT.
 ADDITIONAL CANOPY CREDIT FROM MULTIPLIERS (SEE BELOW): 7,678 SQ. FT.
 TOTAL PROJECTED 10-YEAR TREE CANOPY CREDIT: 41,201 SQ. FT. (110%)

PRELIMINARY PLANTING SCHEDULE - BASE CANOPY CREDIT FOR OVERALL SITE WITH ASSURED MIX:

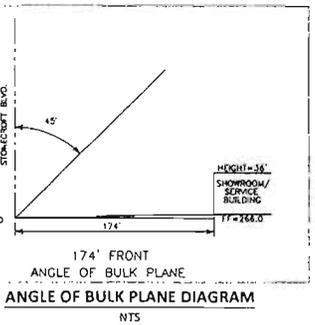
LARGE DECIDUOUS - 2" CALIPER: 81 @ 200 SQ. FT./EA. 12,700 SQ. FT.
 MEDIUM DECIDUOUS - 2" CALIPER: 36 @ 150 SQ. FT./EA. 5,436 SQ. FT.
 SMALL ORNAMENTAL - 2" CALIPER: 36 @ 100 SQ. FT./EA. 3,600 SQ. FT.
 LARGE EVERGREEN - 2" CALIPER: 19 @ 200 SQ. FT./EA. 3,800 SQ. FT.
 MEDIUM EVERGREEN - 2" CALIPER: 18 @ 150 SQ. FT./EA. 2,700 SQ. FT.
 24,256 SQ. FT.

POTENTIAL ADDITIONAL CANOPY CREDIT THROUGH APPLICATION OF MULTIPLIERS OF 1.5 TIMES THE BASE 10-YEAR CANOPY COVERAGE FOR PLANTING OF NATIVE SPECIES AND/OR SPECIES DEEMED TO HAVE WILDLIFE AND/OR AIR QUALITY BENEFITS AS INDICATED IN TABLE 12.11 OF SECTION 12 OF THE PUBLIC FACILITIES MANUAL. THIS PRELIMINARY CALCULATION ASSUMES THAT APPROXIMATELY TWO-THIRDS OF THE LARGE AND MEDIUM DECIDUOUS TREES (1" CALIPER) AND THE LARGE AND MEDIUM EVERGREEN TREES (1" CALIPER) QUALIFY FOR THIS ADDITIONAL CREDIT:

LARGE DECIDUOUS - 2" CALIPER: 40 @ 200 SQ. FT./EA. 8,000 SQ. FT. X 0.5 = 4,000 SQ. FT.
 MEDIUM DECIDUOUS - 2" CALIPER: 25 @ 150 SQ. FT./EA. 3,750 SQ. FT. X 0.5 = 1,875 SQ. FT.
 LARGE EVERGREEN - 2" CALIPER: 10 @ 200 SQ. FT./EA. 2,000 SQ. FT. X 0.5 = 1,000 SQ. FT.
 MEDIUM EVERGREEN - 2" CALIPER: 11 @ 150 SQ. FT./EA. 1,650 SQ. FT. X 0.5 = 825 SQ. FT.
 TOTAL POTENTIAL ADDITIONAL CANOPY CREDIT WITH ASSURED MIX: 7,750 SQ. FT.

LANDSCAPE/TREE COVER TABULATION NOTES:

- FOR PURPOSES OF THE PRELIMINARY TREE COVER TABULATION, THE ONLY EXISTING TREES THAT ARE PROPOSED TO BE PRESERVED THAT HAVE BEEN COUNTRIED AS CREDIT TOWARD MEETING THE 10-YEAR CANOPY COVERAGE REQUIREMENTS ARE THOSE WITHIN THE FORESTED AREA ON THE SOUTH SIDE OF THE EXISTING STORM WATER MANAGEMENT POND, EXCLUDING THE AREAS WHERE UNDESIRABLE TREES ARE FOUND THROUGHOUT THE SITE AREAS. NO MULTIPLIER HAS BEEN APPLIED TO THIS EXISTING CANOPY AREA, AND THE APPLICANT RESERVES THE RIGHT TO APPLY AN APPROPRIATE MULTIPLIER AT TIME OF SITE PLAN DESIGN FOLLOWING EVALUATION OF THESE TREES IN CONFORMANCE WITH THE TREE PRESERVATION AND CONSERVATION ORDINANCE AND PROVISIONS OF THE PUBLIC FACILITIES MANUAL, SUBJECT TO APPROVAL BY DPW AND ALSO TO APPLY FOR CREDIT ANY OTHER TREES THAT WILL BE PRESERVED AND ARE DETERMINED AT TIME OF SITE PLAN TO MEET APPLICABLE CRITERIA FOR BEING CREDITED TOWARD MEETING THE TREE COVERAGE REQUIREMENTS.
- THE TREE NUMBERS AND TYPES OF TREES PROPOSED AND THE AREA OF THE PRESERVED TREE CANOPY APPLIED FOR CREDIT IN THE TABULATIONS ARE BASED ON A PRELIMINARY LANDSCAPE CONCEPT AND MAY CHANGE WITH FINAL SITE PLAN DESIGN PROVIDED THAT THE APPLICABLE MINIMUM TREE COVERAGE REQUIREMENTS ARE MET. THE APPLICATION OF THE MULTIPLIER FOR THE PLANTING OF NATIVE SPECIES AND/OR SPECIES DEEMED TO HAVE WILDLIFE AND/OR AIR QUALITY BENEFITS WILL BE BASED ON THE NUMBER OF SUCH SPECIES PROPOSED ON THE FINAL LANDSCAPE PLAN INCLUDED IN THE SITE PLAN, AND THE APPLICANT RESERVES THE RIGHT TO APPLY ALTERNATIVE AVAILABLE MULTIPLIERS AS PERMITTED BY THE PROVISIONS OF THE TREE PRESERVATION AND CONSERVATION ORDINANCE SHOULD SUCH MULTIPLIERS BE DETERMINED BY DPW AS TO BE APPLICABLE AT TIME OF SITE PLAN.
- THE PRELIMINARY LANDSCAPE CONCEPT ASSUMES THAT A PERCENTAGE OF THE TREES PLANTED ON THE SITE WILL BE NATIVE SPECIES AND/OR SPECIES DEEMED TO HAVE WILDLIFE AND/OR AIR QUALITY BENEFITS, AND THE PERCENTAGE OF SUCH TREES PLANTED MAY CHANGE WITH FINAL SITE PLAN DESIGN PROVIDED THAT THE MINIMUM TREE CANOPY COVERAGE REQUIREMENTS CONTINUE TO BE MET.
- THE APPLICANT RESERVES THE RIGHT TO TRANSPLANT ANY EXISTING TREES THAT ARE PROPOSED ON THE CONCEPTUAL LANDSCAPE PLAN TO BE REMOVED AND TO APPLY SUCH TREE COVERAGE CREDIT AS MAY BE DETERMINED BY DPW AT TIME OF SITE PLAN TO BE APPLICABLE TO SUCH TREES IN THEIR NEW PROPOSED LOCATIONS.
- CONFORMANCE WITH ALL APPLICABLE TREE COVER AND LANDSCAPING REQUIREMENTS WILL BE SUBJECT TO FINAL CONFIRMATION AT TIME OF SITE PLAN DESIGN.



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirements with justification shall be attached. When "Yes" or "No" is indicated, the applicant must address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:
 Special Purposes (S-01) 2.1 & 2.2 Special Enclosures (S-01) 2.1 & 2.2
 Cluster Subdivision (S-4) 1.10 & 1.11 Commercial Re-development Districts (R-22) 2A (12) & 1.14
 Development Plans (P-1) 2.1 & 2.2 PRC Districts (P-1) 2.1 & 2.2 PRC Plan (P-1) 2.1 & 2.2
 PDP Districts (average PRC) (P-1) 2.1 & 2.2 Amendments (P-1) 2.1 & 2.2

1. Plans at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of grading and grading accommodations the stormwater management facility(ies), storm drainage pipe systems and outlet connection, pond setbacks, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet _____.
3. Provide:

| Facility Name/Type & No. | On-site area served (acres) | Off-site area (acres) | Drainage area (ac) | Footprint area (sf) | Storage Volume (cf) | 8 pond, dam height (ft) |
|---------------------------------------|-----------------------------|-----------------------|--------------------|---------------------|---------------------|-------------------------|
| STORMWATER MANAGEMENT POND/STORM POND | 22.3 AC | 32.2 AC | 12,119 SF | 546,374 CF | 14 FT | |
| TOTAL | 6.9 AC | 22.3 AC | 32.2 AC | 12,119 SF | 546,374 CF | 14 FT |
4. On-site drainage channels, outlets and pipe systems are shown on Sheet _____.
 Pond inlet and outlet pipe systems are shown on Sheet _____.
 Type of maintenance access road surface noted on the plan is _____, in wet weather, street, etc.
5. Landscaping and tree preservation shown in and near the stormwater management facility to be shown on Sheet _____.
 A landscape management plan which contains a description of how detention and best management practice requirements will be met is provided on Sheet _____.
 A description of how the existing conditions of each natural area will be maintained consistent with the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet _____.
 A description of how the outlet requirements, including connecting drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet _____.
 Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an old survey or field run is provided on Sheet _____.
 A submission waiver is requested for: N/A
 Stormwater management is not required because: N/A

PRELIMINARY CONFIRMATION OF CONFORMANCE WITH INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS WITH THE PROPOSED CONCEPTUAL LANDSCAPE PLAN:

1) TOTAL PARKING LOT AREA: 185,700 SQ. FT.
 REQUIRED 10-YEAR TREE CANOPY COVER: 9,490 SQ. FT. (5.1%)
 PROPOSED 10-YEAR TREE CANOPY COVER: 12,650 SQ. FT. (6.8%)
 2) PRELIMINARY LANDSCAPE CONCEPT - INTERIOR PARKING LOT (ASSUMED MIX):
 LARGE DECIDUOUS - 2" CALIPER: 34 @ 200 SQ. FT./EA. 6,800 SQ. FT.
 MEDIUM DECIDUOUS - 2" CALIPER: 7 @ 150 SQ. FT./EA. 1,050 SQ. FT.
 12,650 SQ. FT.

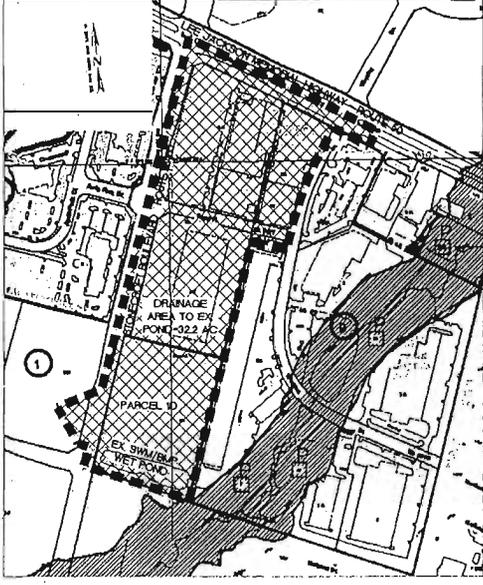
PRELIMINARY CONFIRMATION OF COMPLIANCE WITH PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENTS WITH THE PROPOSED CONCEPTUAL LANDSCAPE PLAN:

SOUTH-CROFT BOULEVARD FRONTAGE:
 LINEAR FOOTAGE OF PARKING: 391 FEET
 NUMBER OF TREES REQUIRED AT 1 TREE PER 40 FEET: 10 TREES
 NUMBER OF TREES PROPOSED: 40 TREES
 (NOTE: DOES NOT INCLUDE 15 EXISTING TREES PROPOSED TO BE PRESERVED)

NORTHEAST PROPERTY BOUNDARY:
 LINEAR FOOTAGE OF PARKING: 451 FEET
 NUMBER OF TREES REQUIRED AT 1 TREE PER 30 FEET: 15 TREES
 NUMBER OF TREES PROPOSED: 15 TREES

EASTERN PROPERTY BOUNDARY:
 LINEAR FOOTAGE OF PARKING: 425 FEET
 NUMBER OF TREES REQUIRED AT 1 TREE PER 30 FEET: 14 TREES
 NUMBER OF TREES PROPOSED: 14 TREES

SOUTHERLY SIDE OF PARKING LOT:
 LINEAR FOOTAGE OF PARKING: 425 FEET
 NUMBER OF TREES REQUIRED AT 1 TREE PER 30 FEET: 14 TREES
 NUMBER OF TREES PROPOSED: 14 TREES



DRAINAGE DIVIDE MAP
 SCALE: 1"=200'

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THIS DEVELOPMENT WILL BE PROVIDED BY AN EXISTING POND LOCATED WITHIN THE PROPERTY AT THE SOUTHERN PORTION OF THE SITE. THE EXISTING POND IS A PRIVATE REGIONAL FACILITY THAT WAS DESIGNED TO PROVIDE SWM/BMP FOR A DRAINAGE AREA OF 32.2 ACRES, INCLUDING THIS SITE. POND STORAGE SUMMARY FOR BMP/SWM ARE AS FOLLOWS:

REQUIRED STORAGE:
 • BMP WATER QUALITY = 158,980 CF
 • SWM (2-YR, 10-YR STORM & 100-YR) = 337,847 CF
 TOTAL REQUIRED BMP/SWM STORAGE = 496,827 CF

PROVIDED STORAGE:
 • BMP WATER QUALITY (SURFACE AREA = 42,119 SF) = 179,500 CF
 • SWM (2-YR, 10-YR & 100-YR) = 366,874 CF (FROM 252,000-758,000)
 TOTAL BMP/SWM STORAGE PROVIDED = 546,374 CF

THE PERMANENT WATER QUALITY VOLUME REQUIREMENT WAS COMPUTED BASED ON THE OCCOQUAN METHOD AS OUTLINED IN THE NORTHERN VIRGINIA BAYWATERBOOK. THE SWM MANAGEMENT STORAGE REQUIREMENTS FOR THE 2-YR AND 10-YR STORMS WERE COMPUTED USING THE SCS ROUTING METHOD, ATTENUATING THE PEAK FLOW BACK TO OR BELOW PRE-DEVELOPMENT LEVELS. THE STORAGE FOR THE 100-YR STORM WAS COMPUTED BASED ON SCS ROUTING METHOD AND THE FREEDORF REQUIREMENT OF 1.5 TIMES THE 100-YR STORM. BASED ON THE HYDROLOGY COMPUTATIONS WITH AN ALLOCATED CN VALUE OF 93, AND THE HYDRAULIC COMPUTATIONS FOR THE EXISTING POND, STORM WATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE EXISTING ONSITE POND.

THIS SITE IS LOCATED IN THE OCCOQUAN WATERSHED AND THE PHOSPHOROUS REMOVAL REQUIREMENT IS 50%. THE EXISTING POND IS A WET POND HAVING A VOLUME OF FOUR TIMES THE MEAN STORM VOLUME. PER THE AIR TAX COUNTY PUBLIC FACILITIES MANUAL, WET PONDS ARE GIVEN A PHOSPHOROUS REMOVAL RATING CREDIT OF 50%. THEREFORE, BMP REQUIREMENTS FOR THE PROPOSED DEVELOPMENT WILL BE MET BY THE EXISTING ONSITE POND.

OUTFALL NARRATIVE

THERE IS ONLY ONE OUTFALL FOR THIS SITE. THE ENTIRE DEVELOPMENT WILL DRAIN TO THE EXISTING ONSITE POND. THE OUTFALL FOR THE EXISTING POND DISCHARGES DIRECTLY INTO AN OFF-SITE 100-YEAR FLOOD PLAIN AND RPA ASSOCIATED WITH CAIN BRANCH VIA AN EXISTING 42" OUTFALL PIPE, WHERE IT IS RECEIVED BY AN EXISTING CHANNEL AND CONVEYED TO THE MAIN STREAM BED OF CAIN BRANCH. PORTIONS OF THE EXISTING CONVEYANCE CHANNEL HAVE BEEN LINED WITH CONCRETE TO HANDLE THE FLOW VELOCITY AND TO MITIGATE EROSION. AT THE POINT WHERE THE POND DISCHARGES TO THE FLOOD PLAIN OF CAIN BRANCH, THE TOTAL CONTRIBUTING UPSTREAM DRAINAGE AREA TO THE FLOOD PLAIN IS 2.03 SQUARE MILES, OR 1,259 ACRES, WELL IN EXCESS OF 100 TIMES THE 0.6-ACRE AREA OF THE PROPERTY.

AT THE SITE PLAN STAGE, THE EXTENT OF REVIEW FOR THIS OUTFALL WILL BE BASED ON THE REQUIREMENTS OF PFM 6-0203.2C, WHICH STATES THAT THE EXTENT OF REVIEW SHALL BE TO A POINT THAT IS AT LEAST 150 FT DOWNSTREAM OF A POINT WHERE THE DRAINAGE AREA IS 350 ACRES OR GREATER. THE OUTFALL PIPE FOR THE EXISTING POND DISCHARGES DIRECTLY INTO THE FLOOD PLAIN AND RPA LIMIT OF CAIN BRANCH, WHICH HAS AN AREA OF APPROXIMATELY 1,300 ACRES. ANY MODIFICATIONS TO THE RECEIVING CHANNEL, IF REQUIRED, WILL BE SHOWN ON THE SITE PLAN AS NECESSARY TO MEET THE ADEQUATE OUTFALL REQUIREMENTS. IT IS MY PROFESSIONAL OPINION THAT ADEQUATE OUTFALL REQUIREMENTS WILL BE MET WITH THIS DEVELOPMENT.

BURGESS & NIPILE
 4100 PLEASANT HILLS ROAD, SUITE 100, CHARLIE, VA 20130-1000
 PH: (703) 811-6665 FAX: (703) 811-6670

DATE: 11/09/11
 PREPARED BY: JLM
 CHECKED BY: JPC
 COUNTY: SPOTSWYLD
 STATE: VA

NOTES, DETAILS AND NARRATIVES

POHANKA STONECROFT LLC
 10000 WOODBURN ROAD, SUITE 100, CHARLIE, VA 20130-1000
 PH: (703) 811-6665 FAX: (703) 811-6670

STATE OF VIRGINIA
 PROFESSIONAL SEAL
 JAMES M. GUSTON
 No. 037287

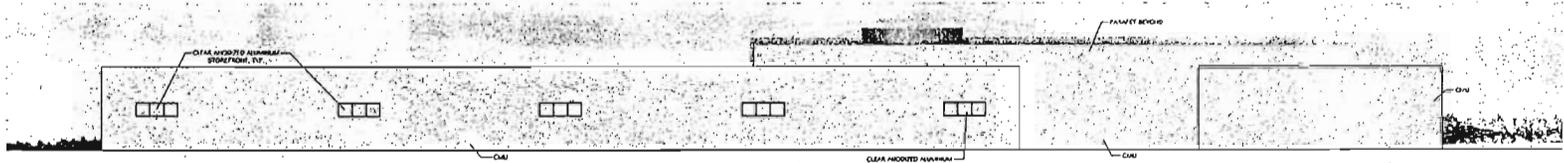
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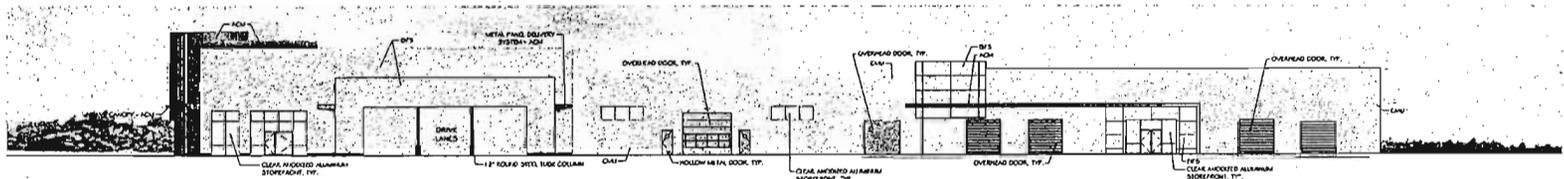
4 LEFT ELEVATION

Scale: 1/16" = 1'-0"



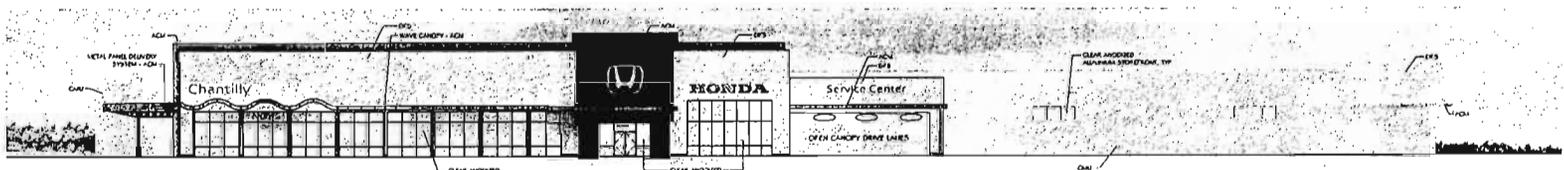
3 REAR ELEVATION

Scale: 1/16" = 1'-0"



2 RIGHT ELEVATION

Scale: 1/16" = 1'-0"

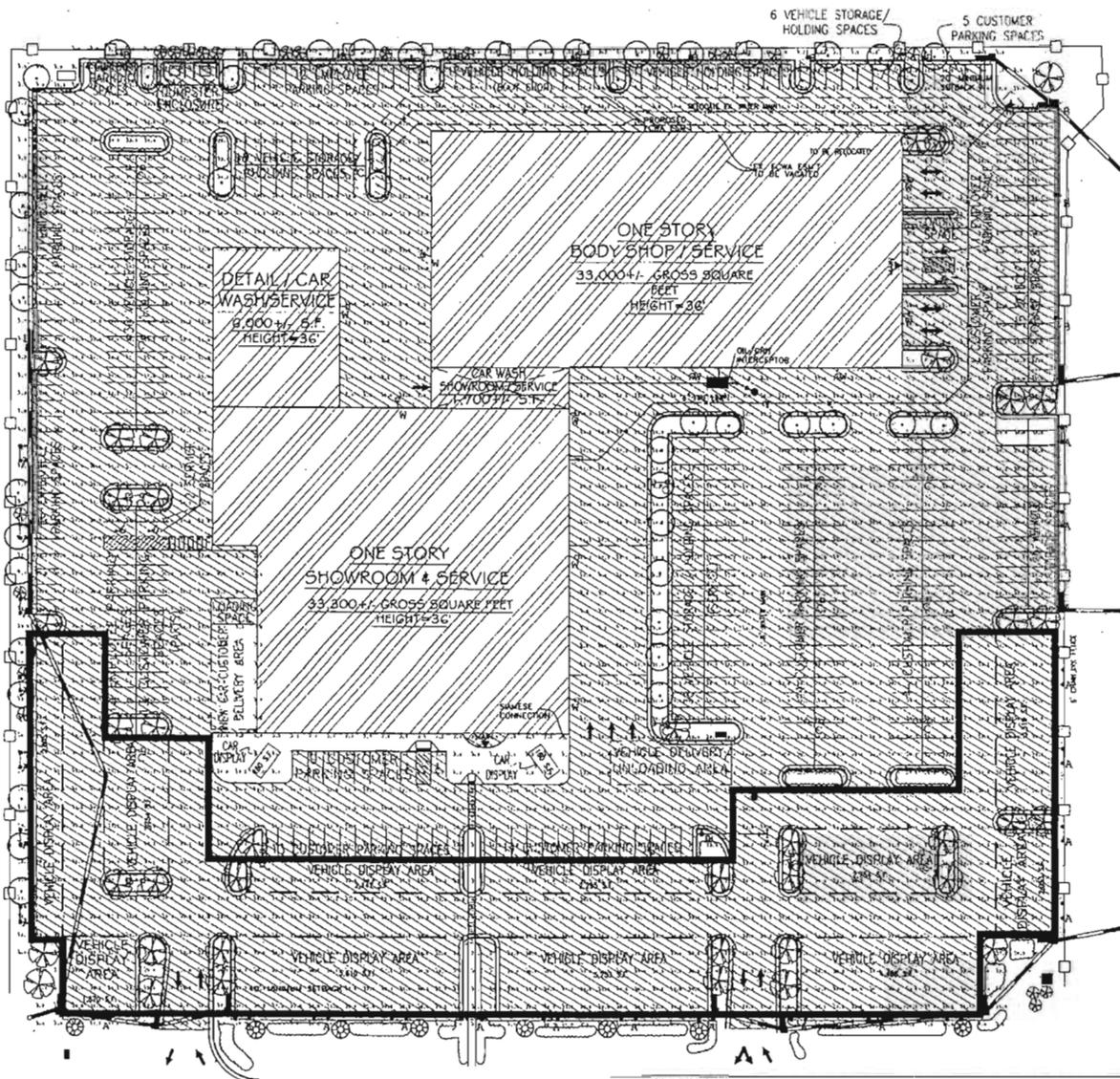


1 FRONT ELEVATION

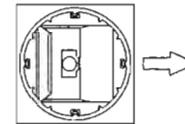
Scale: 1/16" = 1'-0"



FOR INFORMATION ONLY
NOT CERTIFIED AS TO DESIGN



IMPORTANT



ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW



FOR INFORMATION ONLY
NOT CERTIFIED AS TO DESIGN

DISPLAY AREA LIGHTING
Material and Photometric levels at grade

| Level | Calculation Summary | Units | Avg | Max | Min | Average | Max/min |
|--------------|---------------------|-------|-------|------|-----|---------|---------|
| DISPLAY AREA | illumination | FC | 28.31 | 11.1 | 5.8 | 2.85 | 1.33 |
| INSIDE CORN | illumination | FC | 21.02 | 47.1 | 3.2 | 15.01 | 13.4 |

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Description | LLF | Lumens/Lamp | Acc. lum. Lumens | Area, Meters |
|--------|-----|-------|--------------|------------------------------------|-------|-------------|------------------|--------------|
| 25 | A | | DIGO ROTATED | GFR-FP-1000-PSMV-F-3HSS-25' MTC HT | 0.800 | 120000 | 86814 | 2140 |
| 14 | B | | SINGLE | GFR-FP-1000-PSMV-F-3HSS-25' MTC HT | 0.800 | 120000 | 43607 | 1070 |
| 22 | C | | DIGO | GFR-S-1000-PSMV-F-25' MTC HT | 0.800 | 120000 | 155796 | 2140 |
| 10 | M | | SINGLE | GFR-3-400-PSMV-F-18' MTC HT | 0.800 | 44000 | 23113 | 452 |

Based on the information provided, all dimensions and luminaire locations are as represented on these drawings. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under standard conditions of lighting fixture industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in installation, tolerance in lamp and other luminaire field conditions. Calculations do not include obstructions such as walls, doors, landscaping, or any other architectural elements within rooms.

PHOTOMETRIC PLAN

Total Proposed Watts =
Total Fixtures = 22000

INDUSTRIES
ILLUMINATING ENGINEERING
LO-106949-2

PARKING TABULATIONS

| | |
|---|-------------------|
| CUSTOMER PARKING REQUIRED - VEHICLE SALES AND RENTAL: | 15 SPACES |
| 7,500 SQ. FT. OF ENCLOSED VEHICLE DISPLAY AREA @ 1 SPACE / 500 SQ. FT. | 15 SPACES |
| 3,141 SQ. FT. OF OPEN VEHICLE DISPLAY AREA @ 1 SPACE / 2,000 SQ. FT. | 16 SPACES |
| SUB-TOTAL CUSTOMER PARKING REQUIRED - VEHICLE SALES AND RENTAL: | 31 SPACES |
| CUSTOMER PARKING PROVIDED - SALES AND RENTAL: | 78 SPACES |
| CUSTOMER PARKING REQUIRED - MAINTENANCE SERVICE AND BODY SHOP: | 16 SPACES |
| 33 VEHICLE MAINTENANCE SERVICE BAYS @ 3 SPACES PER BAY | 99 SPACES |
| 75 BODY SHOP SERVICE BAYS @ 2 SPACES PER BAY | 150 SPACES |
| SUB-TOTAL CUSTOMER PARKING REQUIRED - MAINTENANCE AND BODY SHOP: | 249 SPACES |
| CUSTOMER PARKING PROVIDED - MAINTENANCE SERVICE AND BODY SHOP: | 118 SPACES |
| SUB-TOTAL CUSTOMER PARKING REQUIRED: | 265 SPACES |
| TOTAL CUSTOMER PARKING PROVIDED: | 196 SPACES |
| EMPLOYEE PARKING REQUIRED - 75 EMPLOYEES @ 1 SPACE / EMPLOYEE: | 75 SPACES |
| EMPLOYEE PARKING PROVIDED: | 75 SPACES |
| ACCESSIBLE PARKING SPACES REQUIRED: | 7 SPACES |
| ACCESSIBLE PARKING SPACES PROVIDED: | 8 SPACES |
| TOTAL PARKING SPACES REQUIRED: | 330 SPACES |
| TOTAL PARKING SPACES PROVIDED: | 321 SPACES |

PARKING TABULATION NOTES:

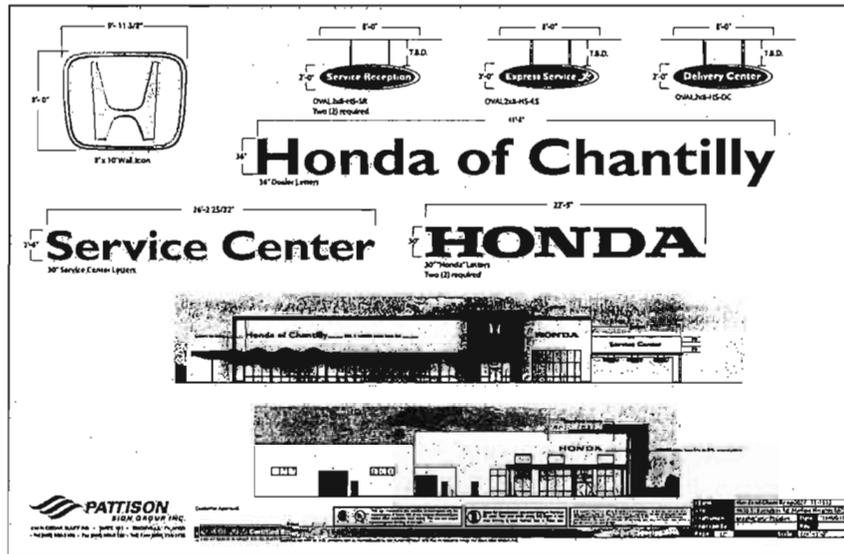
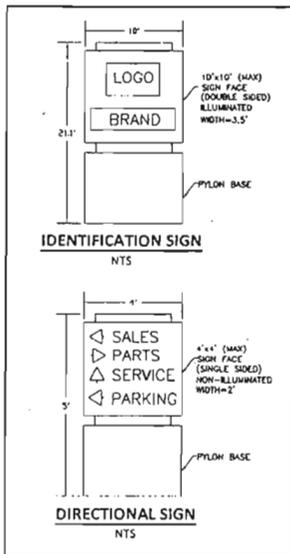
- IF BUILDING DEVELOPMENT OCCURS IN PHASES, THE NUMBER OF CUSTOMER AND EMPLOYEE SPACES PROVIDED FOR EACH PHASE SHALL BE AS REQUIRED FOR THE USES PROVIDED WITH THAT PHASE.
- VARIATIONS IN THE LOCATIONS OF CUSTOMER AND EMPLOYEE PARKING SPACES FROM THOSE SHOWN HEREON SHALL BE PERMITTED PROVIDED THAT THE TOTAL NUMBER OF SUCH SPACES SHALL NOT BE LESS THAN THE NUMBER REQUIRED FOR THE USES EXISTING ON THE PROPERTY AT ANY ONE TIME.
- PARKING SPACES FOR CUSTOMERS AND EMPLOYEES ARE TO BE IDENTIFIED BY PAVEMENT MARKINGS IN EACH SPACE AND SIGNAGE WILL BE PROVIDED TO DIRECT VISITORS TO THE CUSTOMER PARKING AREAS.

VEHICLE DISPLAY, STORAGE AND HOLDING SPACES:

| | |
|---|------------|
| VEHICLE DISPLAY SPACES | 265 SPACES |
| VEHICLE STORAGE / HOLDING SPACES - SALES / SERVICE DEPARTMENT | 107 SPACES |
| VEHICLE HOLDING SPACES - SERVICE DEPARTMENT | 81 SPACES |

NOTES:

- SOME OF THE VEHICLE STORAGE AND VEHICLE HOLDING SPACES MAY BE INTERCHANGEABLY USED FOR ONE OR THE OTHER PURPOSE DEPENDING UPON AVAILABILITY AND NEED REQUIREMENTS AT VARIOUS TIMES.
- IT IS UNDERSTOOD THAT, AS PART OF THE PARKING OR DEVELOPMENT, INTERIM PARKING, VEHICLE DISPLAY, STORAGE AND HOLDING AREAS MAY BE REQUIRED AND THAT THEY MAY BE LOCATED IN AREAS THAT ARE NOT IN STRICT ACCORDANCE WITH THE FINAL DEVELOPMENT PROGRAM REPRESENTED HEREON SO LONG AS SUCH AREA DO NOT ENCRoACH WITHIN REQUIRED SETBACKS OR BUFFER AREAS.
- SHOULD THE FOOTPRINT OF ANY PROPOSED BUILDING BE SUBSTANTIALLY REDUCED WITH FINAL SITE DESIGN, ADDITIONAL STORAGE / HOLDING SPACES MAY BE PROVIDED.



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| | |
|-----------|--|
| DATE | |
| REVISIONS | |

SIGNAGE DETAILS AND PARKING TABULATIONS

POHANKA STONECROFT LLC

DALEY, BERTSCH
FARMAS COUNTY, VIRGINIA



DATE: JUNE 2011
SCALE: AS NOTED
DESIGN: JLM DRAWN: LP
CHECK: JPS CHECK: JLM
JOB NO.: 50382
P.R. NO.: 50382
SHEET 7 OF 7
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