APPLICATION ACCEPTED: January 23, 2013

PLANNING COMMISSION: September 17, 2014

BOARD OF SUPERVISORS: September 23, 2014

County of Fairfax, Virginia

September 2, 2014

STAFF REPORT

PCA 2010-LE-005 / SE 2014-LE-004 / SE 2014-LE-005 / SEA 2010-LE-009

LEE DISTRICT

APPLICANT(S):	Gramm Springfield Property, LLC Gramm Springfield Property, LLC Gramm Springfield Hyundai Property, LLC Jennings Business Park, LLC
ZONING:	C-8
PARCEL(S):	PCA site area: 90-4 ((1)) 6A2, 6A3, 6A4, 6A5 SE 004 site area: 90-4 ((1)) 6A3 SE 005 site area: 90-4 ((1)) 6A4 SEA site area: 90-4 ((1)) 6A2, 6A3 pt., 6A4 pt., 6A5
ACREAGE:	53.46 acres (PCA site area) 10.28 acres (SE 004 site area) 7.65 acres (SE 005 site area) 35.52 acres (SEA site area)
FAR:	0.07 (PCA site area) 0.12 (SE 004 site area) 0.11 (SE 005 site area) 0.06 (SEA site area)
OPEN SPACE:	25 percent (PCA site area) 25 percent (SE 004 site area) 25 percent (SE 005 site area) 50 percent (SEA site area)

Michael D. Van Atta

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

PLAN MAP:	Industrial Uses up to .35 FAR
SE CATEGORY:	Category 5 – Vehicle Sale, Rental and Ancillary Service Establishments
PROPOSAL:	The applicant seeks to partially amend proffers in association with RZ-2010-LE-005, which rezoned 64.53 acres from R-1 and R-3 to C-8, to increase the FAR on the subject property from .04 to .07 and to amend the previously approved Generalized Development Plan/Special Exception Plat to reflect approximately 84,000 square feet of additional dealership use and parking. Two separate special exception (SE 2014-LE-004 and SE 2014-LE-005) approvals are requested to permit two vehicle sale, rental and ancillary service establishments on 10.28 acres and 7.65 acres, respectively. In addition, the applicant seeks to partially amend the previously approved special exception (SE 2010-LE-009) for a vehicle sale, rental and ancillary service establishment to permit additional surface parking for the dealership.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA-2010-LE-005, subject to execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of SE 2014-LE-004, subject to development conditions consistent with those contained in Appendix 2.

Staff recommends approval of SE 2014-LE-005, subject to development conditions consistent with those contained in Appendix 3.

Staff recommends approval of SEA 2010-LE-009, subject to development conditions consistent with those contained in Appendix 4.

Staff recommends approval of a waiver of the frontage improvements along Loisdale Road.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing any conditions, 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.

The approval of these applications does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

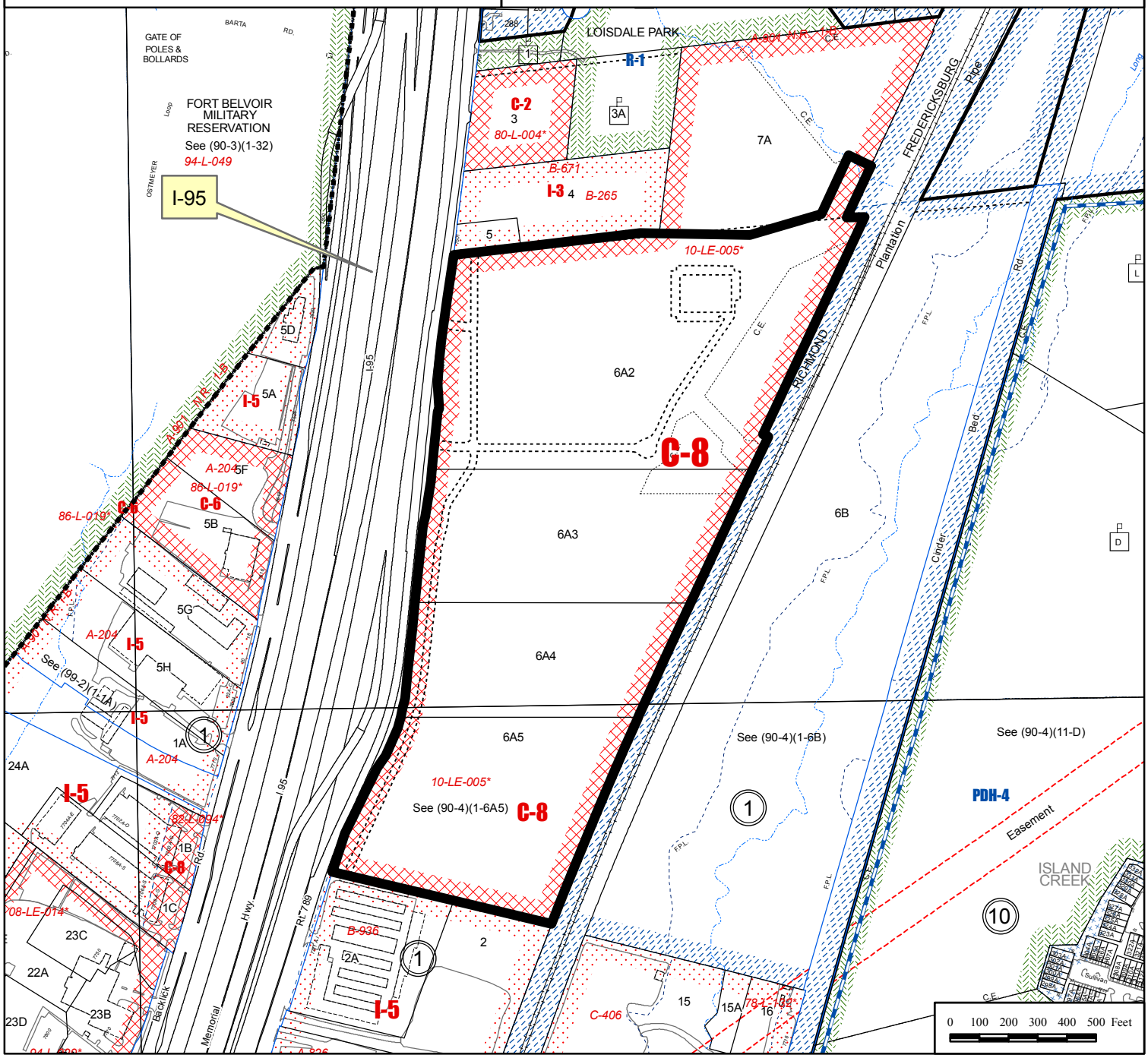
O:\mvanat\Applications\PCA_SEA_SE_Gramm_Jennings

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 2010-LE-005

Applicant:	GRAMM SPRINGFIELD PROPERTY, LLC
Accepted:	03/07/2014
Proposed:	AMEND RZ 2010-LE-005 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS
Area:	53.46 AC OF LAND; DISTRICT
Zoning Dist Sect:	
Located:	EAST SIDE OF LOISDALE ROAD,WEST OF CSX RAILROAD RIGHT OF WAY AND SOUTH OF LOISDALE PARK
Zoning:	C- 8
Overlay Dist:	
Map Ref Num:	090-4- /01/ /0006A2 /01/ /0006A3 /01/ /0006A4 /01/ /0006A5



Special Exception
SE 2014-LE-005

Applicant: GRAMM SPRINGFIELD HYUNDAI PROPERTY, LLC

Accepted: 03/07/2014

Proposed: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Area: 7.65 AC OF LAND; DISTRICT

Zoning Dist Sect: 04-0804

Art 9 Group and Use: 5-25

Located: WEST SIDE OF RICHMOND FREDERICKSBURG & POTOMAC RAILROAD, EAST SIDE OF LOISDALE ROAD APPROXIMATELY 2,400 FEET SOUTH OF ITS INTERSECTION WITH LOIS DRIVE

Zoning: C- 8

Overlay Dist:

Map Ref Num: 090-4- /01/ /0006A4 (part)

Special Exception
SE 2014-LE-004

Applicant: GRAMM SPRINGFIELD PROPERTY, LLC

Accepted: 03/07/2014

Proposed: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Area: 10.28 AC OF LAND; DISTRICT

Zoning Dist Sect: 04-0804

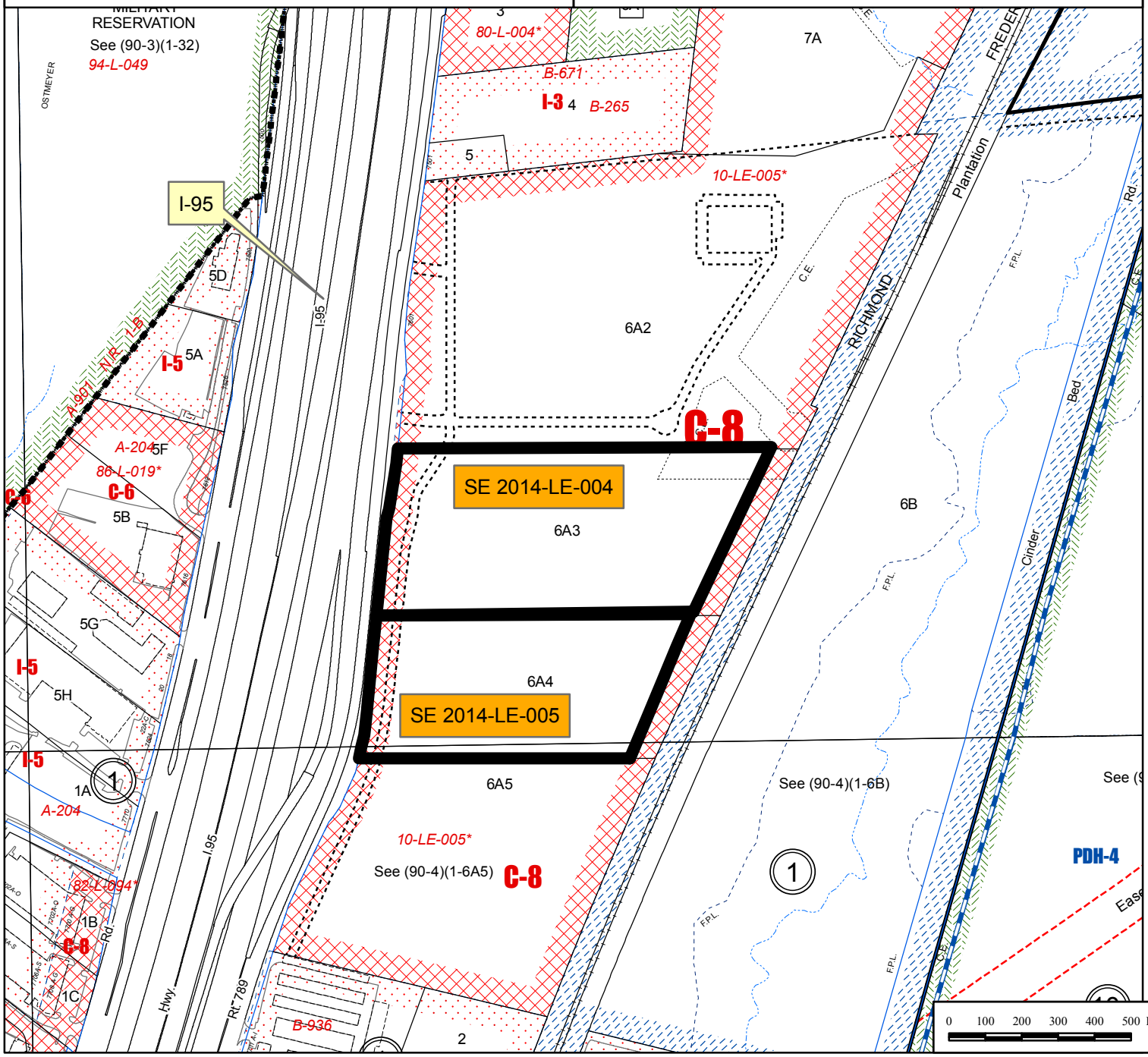
Art 9 Group and Use: 5-25

Located: WEST SIDE OF RICHMOND FREDERICKSBURG & POTOMAC RAILROAD, EAST SIDE OF LOISDALE ROAD APPROXIMATELY 2,000 FEET SOUTH OF ITS INTERSECTION WITH LOIS DRIVE

Zoning: C- 8

Overlay Dist:

Map Ref Num: 090-4- /01/ /0006A3 (part)



Special Exception Amendment

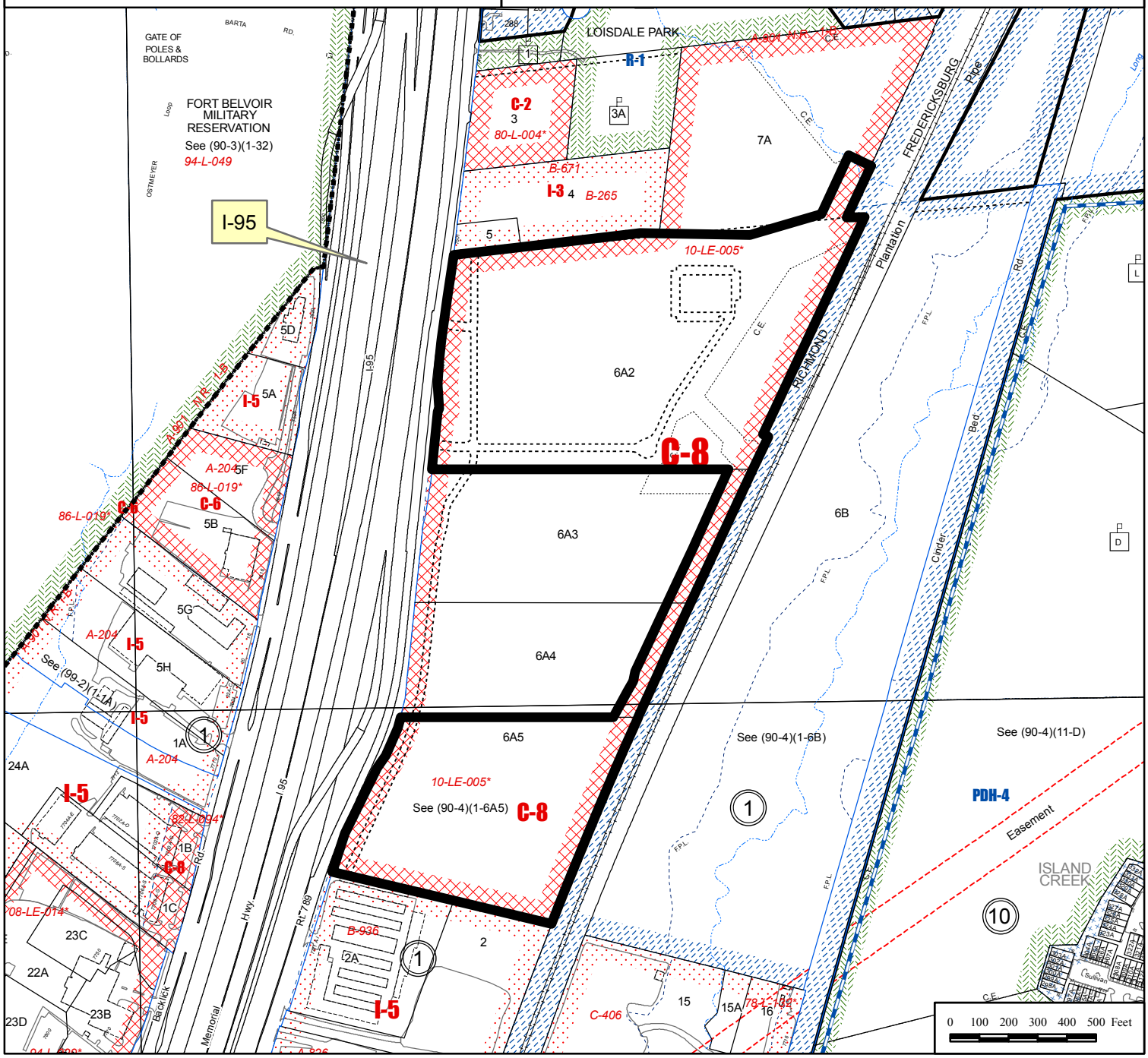
SEA 2010-LE-009

Applicant: JENNINGS BUSINESS PARK, LLC
Accepted: 03/07/2014
Proposed: ADDITIONAL PARKING FOR VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

Area: 35.52 AC OF LAND; DISTRICT

Zoning Dist Sect: 04-0804
Art 9 Group and Use: 5-25
Located: WEST SIDE OF RICHMOND FREDERICKSBURG & POTOMAC RAILROAD, EAST SIDE OF LOISDALE ROAD APPROXIMATELY 2,800 FEET SOUTH OF ITS INTERSECTION WITH LOIS DRIVE

Zoning: C- 8
Overlay Dist:
Map Ref Num: 090-4- /01/ /0006A2 /01/ /0006A3 (part) /01/ /0006A4 (part) /01/ /0006A5



SAFFORD AUTOMOTIVE

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

PARTIAL PROFFER CONDITION AMENDMENT / GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAT / SPECIAL EXCEPTION AMENDMENT PLAT

NOTES

1. OWNER:

   PARCELS 6A3, 6A4, AND 6A5
   JENNINGS BUSINESS PARK LLC
   MICHAEL JENNINGS
   6870 AMHERST AVENUE
   SPRINGFIELD, VA 22150

   APPLICANTS:

   PARCELS 6A3 AND 6A4
   JIM GRAMM
   SAFFORD CHRYSLER JEEP DODGE OF SPRINGFIELD
   6801 COMMERCE STREET
   SPRINGFIELD, VA 22150

   PARCEL 6A2 AND 6A5
   JENNINGS BUSINESS PARK LLC
   MICHAEL JENNINGS
   6870 AMHERST AVENUE
   SPRINGFIELD, VA 22150

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 090-4-01, PARCELS 6A2 6A3, 6A4 AND 6A5. THE PROPERTY IS APPROXIMATELY ±2,810,943 SQUARE FEET.

3. THE SITE IS CURRENTLY ZONED C-8, HIGHWAY COMMERCIAL DISTRICT AND REQUIRES A SPECIAL EXCEPTION TO ALLOW FOR A VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT AND LIGHT AND MAJOR VEHICLE SERVICE ESTABLISHMENTS.

4. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE AS MAY BE MODIFIED BY SECTION A7-300 OF THE ZONING ORDINANCE. PARKING SHALL BE PROVIDED WITH SURFACE SPACES.

5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.

6. THE PROPOSED DEVELOPMENT IS LOCATED ADJACENT TO RAILROAD TRACKS TO THE EAST; I-5 ZONED LAND TO THE SOUTH; AND C-8 ZONED LAND TO THE NORTH. THEREFORE, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON THE ADJACENT PROPERTIES OR NEIGHBORING PROPERTIES.

7. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.

8. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.

9. THE SITE IS SERVED BY PUBLIC WATER AND SEWER. PROPOSED SANITARY SEWER AND WATER IMPROVEMENTS WILL BE CONSTRUCTED WITH THE PROJECT.

10. THERE ARE NO RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDORS, AS DEFINED, DELINEATED ON THE PROPERTY.

11. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBERS 515525 0125 D, EFFECTIVE DATE MARCH 5, 1990, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.

13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.

14. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.

15. A PHASE 2 ENVIRONMENTAL IMPACT STATEMENT HAS BEEN CONDUCTED ON THE PROPERTY AND THE APPLICANT HAS BEEN ACCEPTED INTO THE VOLUNTARY REMEDIATION PROGRAM.

16. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.

17. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.

18. THERE ARE NO EXISTING STRUCTURES ONSITE.

19. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

20. SPECIAL EXCEPTION AMENDMENT AREA MAY BE COMPLETED AS PHASE 2.

21. AN ACCESSORY CAR WASH IS LOCATED ON PARCEL 6A3.

22. TO THE BEST OF OUR KNOWLEDGE THE SUBJECT PROPERTY CONTAINS NO HAZARDOUS OR TOXIC SUBSTANCES. EXCEPT AS OTHERWISE NOTED, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

OWNER

JENNINGS BUSINESS PARK, LLC.
6870 AMHERST AVENUE
SPRINGFIELD, VA 22150
703-269-1400
MICHAEL JENNINGS

APPLICANTS

SAFFORD CHRYSLER JEEP DODGE OF SPRINGFIELD
6801 COMMERCE STREET
SPRINGFIELD, VA 22150
703-893-0000
JAY CUNNINGHAM

JENNINGS BUSINESS PARK, LLC.
6870 AMHERST AVENUE
SPRINGFIELD, VA 22150
703-269-1400
MICHAEL JENNINGS

APPLICANT'S REPRESENTATIVE

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
2200 CLARENDON BOULEVARD
13TH FLOOR
ARLINGTON, VIRGINIA 22201
703-528-4700
ELIZABETH NICHOLSON

CIVIL ENGINEER

WALTER L. PHILLIPS, INC.
207 PARK AVENUE, SUITE 104
FALLS CHURCH, VA 22046
SUITE 104
703-532-6163
JEFFREY STUCHEL

ARCHITECT

FLANAGAN ARCHITECTS
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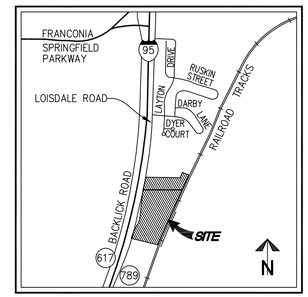
SUITE 107
BETHESDA, MD 20814
301-652-4811
TOM FLANAGAN

TRANSPORTATION

GOROVE SLADE
15125 WASHINGTON STREET
SUITE 316
HAYMARKET VA 20169
571-248-0992
CHERYL SHARP



VICINITY MAP SCALE: 1"=2000'

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P-0102 TABULATIONS SHEET
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P-0605 PHOTOMETRIC PLAN - SPECIAL EXCEPTION A AND B

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DRAWN: MRW / BF / BP
CHECKED: JS
DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/16/14;6/9/14; 7/21/14
SCALE: AS NOTED

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.032715
7/21/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET

SAFFORD AUTOMOTIVE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ZONING TABULATION - REFER TO SHEET P-0301 FOR PLAN VIEW

EXISTING ZONE: C-8, COMMERCIAL HIGHWAY DISTRICT

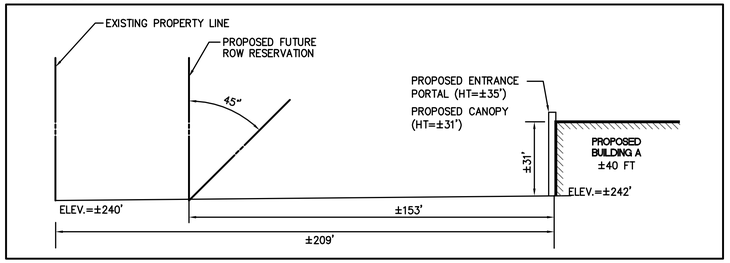
	REQUIRED	OVERALL REZONING AREA (RZ 2010-LE-005) PROVIDED (PARCELS 6A-2, 3,4,5 & 7A)	OVERALL (PARTIAL PCA AREA) PROVIDED (PARCELS 6A-2,3,4 & 5)	SPECIAL EXCEPTION A PROVIDED	SPECIAL EXCEPTION B PROVIDED	APPROVED SPECIAL EXCEPTION (SE 2010-LE-009) PROVIDED	SPECIAL EXCEPTION AMENDMENT AREA PROVIDED
MINIMUM LOT AREA	40,000 SF	±2,810,943 SF*	±2,328,709 SF*	±447,950 SF*	±333,399 SF*	1,009,350 SF	±1,547,360 SF*
MINIMUM LOT WIDTH	200 FT	±2,915 FT	±1,409 FT	±451 FT	±395 FT	752 FT	±608 FT
MAXIMUM BUILDING HEIGHT	40 FT	±40 FT	±40 FT	±40 FT	±40 FT	40 FT	40 FT
MINIMUM YARD REQUIREMENTS							
FRONT	45' ABP, BUT NO LESS THAN 40 FT	157 FT; 158 FT	157 FT; 158 FT	±209 FT	±188 FT	157 FT; 158 FT	157 FT; 158 FT
SIDE	NONE	N/A	±50 FT	±50 FT	±56 FT	N/A	N/A
REAR	20 FT	±436 FT	±390 FT	±463 FT	±390 FT	630 FT	630 FT
MAXIMUM FAR	0.50	±0.07**	±0.07	±0.12	±0.11	0.09	0.06
OPEN SPACE	15%	±25%	±25%	±25%	±25%	50%	±50%

* INCLUDES EXISTING RESERVATION AREA AND PROPOSED RESERVATION AREA LOCATED ON SEA AREA AND SPECIAL EXCEPTIONS B & C.

**THE FAR FOR THE ORIGINAL REZONING, RZ 2010-LE-005, IS UNDER THE 0.10 FAR ALLOWED BY THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

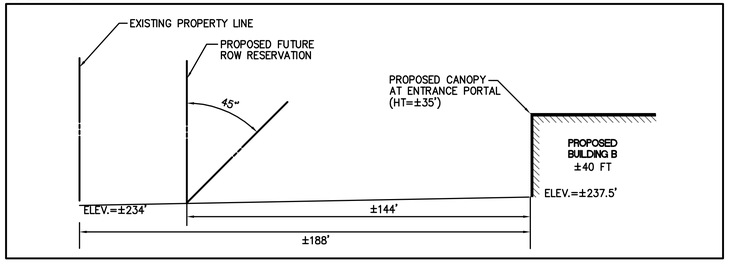
LOISDALE ROAD - SPECIAL EXCEPTION A FRONT YARD ANGLE BULK PLANE

SCALE: 1"=30'



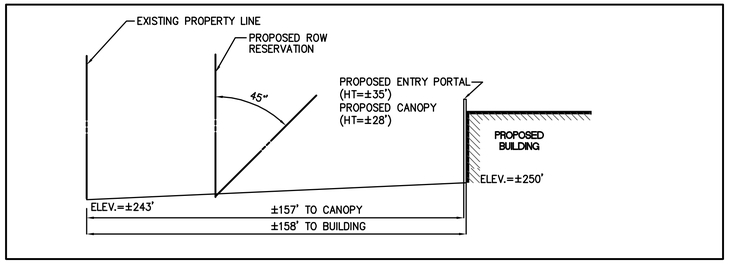
LOISDALE ROAD - SPECIAL EXCEPTION B FRONT YARD ANGLE BULK PLANE

SCALE: 1"=30'



LOISDALE ROAD - SPECIAL EXCEPTION AMENDMENT (APPROVED BUILDING) FRONT YARD ANGLE BULK PLANE

SCALE: 1"=30'



AREA TABULATION

TOTAL OVERALL REZONING AREA: ±2,810,943 SF

PROP. BUILDING AREA:

APPROVED BLDG	=	±90,000 GSF
BUILDING A	=	±50,000 GSF
BUILDING B	=	±34,000 GSF
TOTAL PROP. BUILDING AREA	=	±174,000 GSF
PROP. F.A.R.	=	±0.07

TOTAL PARTIAL PCA AREA: ±2,328,709 SF

PROP. BUILDING AREA:

APPROVED BLDG	=	±90,000 GSF
BUILDING A	=	±50,000 GSF
BUILDING B	=	±34,000 GSF
TOTAL PROP. BUILDING AREA	=	±174,000 GSF
PROP. F.A.R.	=	±0.07

TOTAL SPECIAL EXCEPTION A AREA: ±447,950 SF

TOTAL BUILDING A AREA	=	±50,000 GSF
PROP. F.A.R.	=	±0.12

TOTAL SPECIAL EXCEPTION B AREA: ±333,399 SF

TOTAL BUILDING B AREA	=	±34,000 GSF
PROP. F.A.R.	=	±0.11

TOTAL SPECIAL EXCEPTION AMENDMENT AREA: ±1,547,360 SF

APPROVED BUILDING AREA	=	±90,000 GSF
PROP. F.A.R.	=	±0.06

PARKING TABULATION

SPECIAL EXCEPTION A

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT (BUILDING A : ±50,000 SF)

RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±5,000 SF OF ENCLOSED SALES FLOOR AREA = 10 SPACES
±9,000 SF OF OPEN SALES DISPLAY LOT AREA = 4 SPACES
±35 SERVICE BAYS = 70 SPACES
±70 EMPLOYEES = 70 SPACES

TOTAL PARKING REQUIRED = ±154 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±182 PARKING SPACES (INCL. 6 HC) *

* THE ±182 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ±445 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE ±47 PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY, FOR A TOTAL OF ±674 PARKING SPACES.

SPECIAL EXCEPTION B

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT (BUILDING B : ±34,000 SF)

RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±4,000 SF OF ENCLOSED SALES FLOOR AREA = 8 SPACES
±7,000 SF OF OPEN SALES DISPLAY LOT AREA = 3 SPACES
±24 SERVICE BAYS = 48 SPACES
±55 EMPLOYEES = 55 SPACES

TOTAL PARKING REQUIRED = ±114 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±120 PARKING SPACES (INCL. 5 HC) *

* THE ±120 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ±335 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE ±40 PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY, FOR A TOTAL OF ±495 PARKING SPACES.

SPECIAL EXCEPTION AMENDMENT

PARCEL A-2 APPROVED PARKING TABULATION

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT

RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±8,000 SF OF ENCLOSED SALES FLOOR AREA = 16 SPACES
±12,000 SF OF OPEN SALES DISPLAY LOT AREA = 5 SPACES
±57 SERVICE BAYS = 114 SPACES
±200 EMPLOYEES = 200 SPACES

TOTAL PARKING REQUIRED = 335 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±342 PARKING SPACES (INCL. 13 HC) *

* THE ±342 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ±519 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE ±75 PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY, FOR A TOTAL OF ±936 PARKING SPACES.

PARCEL A-5 PROPOSED PARKING TABULATION (THIS APPLICATION)

PARKING PROVIDED = ±462 PARKING SPACES

* NO PARKING REQUIREMENT, PARKING USED FOR VEHICLE STORAGE (REFER TO SHEET P-0307 FOR ALTERNATE LAYOUT PARKING TABULATION)

OVERALL (PARTIAL PCA AREA)

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT (BUILDING A, B AND APPROVED BUILDING: ±174,000 SF)

RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±17,000 SF OF ENCLOSED SALES FLOOR AREA = 34 SPACES
±28,000 SF OF OPEN SALES DISPLAY LOT AREA = 12 SPACES
±116 SERVICE BAYS = 232 SPACES
±325 EMPLOYEES = 325 SPACES

TOTAL PARKING REQUIRED = ±603 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±644 PARKING SPACES (INCL. 24 HC) *

* THE ±644 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ±1,761 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE ±162 PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY, FOR A TOTAL OF ±2,567 PARKING SPACES.

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
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(703) 532-6163 Fax (703) 533-1301
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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
7/21/14
PROFESSIONAL ENGINEER

SCALE: AS NOTED
DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/15/14; 6/9/14; 7/21/14
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CHECKED: JS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TABULATIONS SHEET

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION A - EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE/ SUCCESSIONAL STAGE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
	OPEN FIELD			±150,254 SF OR 3.45 AC	A MIX OF MEADOW, OCCASIONAL CEDAR OR LOCUST AND ROSA RUGOSA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.
	UPLAND FOREST	TULIP POPLAR, OAK SPECIES (PRIMARILY WHITE OAK, SOME SOUTHERN AND RED OAK) SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY	GOOD	±33,831 SF OR 0.78 AC	MINOR INVASIVE SPECIES, SOME ROSA RUGOSA, HONEYSUCKLE. MINOR POISON IVY. GOOD LEAF LITTER LAYER ALONG ENTIRE AREA. DEBRIS (TIRES, METAL, RAILROAD TIES) FOUND IN THIS AREA, TO BE REMOVED.
	EARLY SUCCESSIONAL FOREST COMMUNITY	RED CEDAR, VIRGINIA PINE, BLACK LOCUST – ALONG ROAD FRONTAGE, BRADFORD PEAR. MINOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE	FAIR/GOOD	±263,865 SF OR 6.06 AC	CEDAR/LOCUST IN FAIR TO GOOD CONDITION – BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOISDALE ROAD. SEE INVASIVE PLANT NARRATIVE FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA – ROSA RUGOSA AND HONEYSUCKLE.

TOTAL = ±447,950 SF
OR 10.28 AC

SPECIAL EXCEPTION B - EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE/ SUCCESSIONAL STAGE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
	OPEN FIELD			±70,564 SF OR 1.62 AC	A MIX OF MEADOW, OCCASIONAL CEDAR OR LOCUST AND ROSA RUGOSA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.
	UPLAND FOREST	TULIP POPLAR, OAK SPECIES (PRIMARILY WHITE OAK, SOME SOUTHERN AND RED OAK) SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY	GOOD	±18,770 SF OR 0.43 AC	MINOR INVASIVE SPECIES, SOME ROSA RUGOSA, HONEYSUCKLE. MINOR POISON IVY. GOOD LEAF LITTER LAYER ALONG ENTIRE AREA. DEBRIS (TIRES, METAL, RAILROAD TIES) FOUND IN THIS AREA, TO BE REMOVED.
	EARLY SUCCESSIONAL FOREST COMMUNITY	RED CEDAR, VIRGINIA PINE, BLACK LOCUST – ALONG ROAD FRONTAGE, BRADFORD PEAR. MINOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE	FAIR/GOOD	±244,065 SF OR 5.60 AC	CEDAR/LOCUST IN FAIR TO GOOD CONDITION – BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOISDALE ROAD. SEE INVASIVE PLANT NARRATIVE FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA – ROSA RUGOSA AND HONEYSUCKLE.

TOTAL = ±333,399 SF
OR 7.65 AC

SPECIAL EXCEPTION AMENDMENT - EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE/ SUCCESSIONAL STAGE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
	OPEN FIELD			±1,016,850 SF OR 23.34 AC	A MIX OF MEADOW, OCCASIONAL CEDAR OR LOCUST AND ROSA RUGOSA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.
	UPLAND FOREST	TULIP POPLAR, OAK SPECIES (PRIMARILY WHITE OAK, SOME SOUTHERN AND RED OAK) SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY	GOOD	±86,710 SF OR 1.99 AC	MINOR INVASIVE SPECIES, SOME ROSA RUGOSA, HONEYSUCKLE. MINOR POISON IVY. GOOD LEAF LITTER LAYER ALONG ENTIRE AREA. DEBRIS (TIRES, METAL, RAILROAD TIES) FOUND IN THIS AREA, TO BE REMOVED.
	EARLY SUCCESSIONAL FOREST COMMUNITY	RED CEDAR, VIRGINIA PINE, BLACK LOCUST – ALONG ROAD FRONTAGE, BRADFORD PEAR. MINOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE	FAIR/GOOD	±443,800 SF OR 10.19 AC	CEDAR/LOCUST IN FAIR TO GOOD CONDITION – BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOISDALE ROAD. SEE INVASIVE PLANT NARRATIVE FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA – ROSA RUGOSA AND HONEYSUCKLE.

TOTAL = ±1,547,360 SF
OR 35.52 AC

NOTE: SEE SHEET P-0404 FOR OVERALL EVM AND TABLE 12-3 CALCULATIONS.

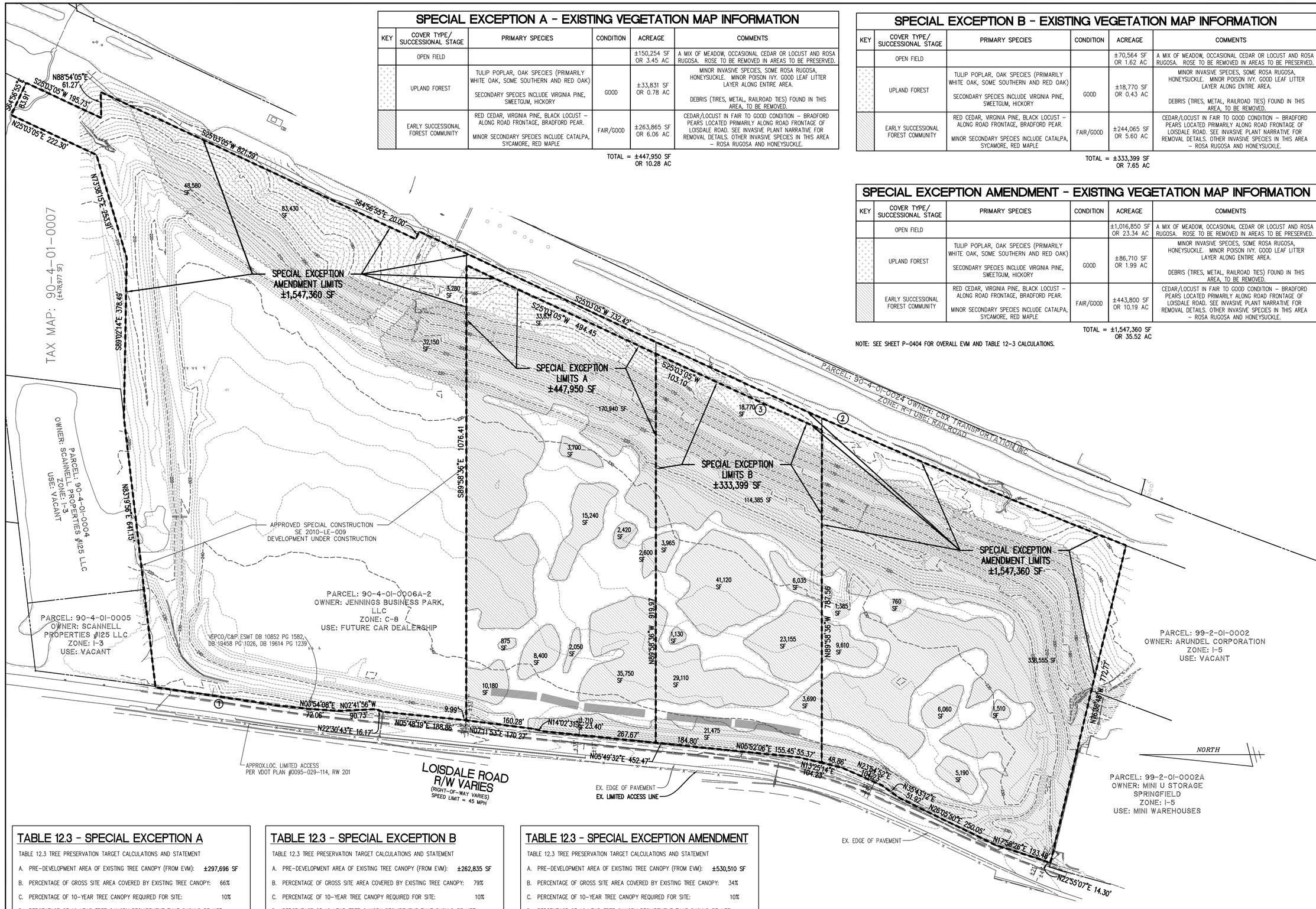

TABLE 12.3 - SPECIAL EXCEPTION A

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): ±297,696 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 66%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 66%

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

TABLE 12.3 - SPECIAL EXCEPTION B

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): ±262,835 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 79%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 79%

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

TABLE 12.3 - SPECIAL EXCEPTION AMENDMENT

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): ±530,510 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 34%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 34%

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	17,248.80'	316.91'	1°03'10"	158.46'	316.90'	S24°31'30"W
2	17,248.80'	779.17'	2°35'17"	389.65'	779.10'	S22°42'16"W

0 50 100 200
(IN FEET)
1 INCH = 100'

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SCALE: 1" = 100'

JEFFREY J. STUCHEL
Lic. No.031215
7/21/14

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

EXISTING CONDITIONS AND EXISTING VEGETATION MAP

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NORTH ARROW

EX. PARK AUTHORITY TRAIL

CINDER BED ROAD - ROUTE 637
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL: 090-4-01-0006B
OWNER: JENNINGS BUSINESS PARK, LLC
ZONE: R-1
USE: VACANT

LIMIT OF WETLANDS AS DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC.

EX. LONG BRANCH CHANNEL

PARCEL: 90-4-01-0024 OWNER: CSX TRANSPORTATION INC.
ZONE: R-1 USE: RAILROAD

PARCEL: 90-4-06-0234
OWNER: WILLIAM DALTON
ZONE: R-3
USE: SINGLE FAMILY DETACHED

PARCEL: 90-4-06-0233
OWNER: MARLOWE ADAM D
ZONE: R-3
USE: SINGLE FAMILY DETACHED

PARCEL: 90-4-06-0232
OWNER: GREGORY AND GOLDEN LEWIS
ZONE: R-3
USE: SINGLE FAMILY DETACHED

PARCEL: 90-4-06-0231
OWNER: ALAN MOORE
ZONE: R-3
USE: SINGLE FAMILY DETACHED

AREA IN RZ 2010-LE-005 NOT INCLUDED WITH THIS APPLICATION

PARCEL: 90-4-01-0007A

APPROVED RECREATIONAL FIELD

EX. 10' TRAIL EASEMENT TO CSX R.O.W.

SPECIAL EXCEPTION AMENDMENT LIMITS ±1,547,360 SF

SPECIAL EXCEPTION LIMITS A ±447,950 SF

SPECIAL EXCEPTION LIMITS B ±333,399 SF

SPECIAL EXCEPTION AMENDMENT LIMITS ±1,547,360 SF

PARCEL: 90-4-01-0002
OWNER: FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-3
USE: RECREATIONAL PARK

PARCEL: 90-4-01-0003A
OWNER: FAIRFAX COUNTY PARK AUTHORITY
ZONE: R-1
USE: RECREATIONAL PARK

PARCEL: 90-4-01-0006A-2

APPROVED CAR DEALERSHIP

PARCEL: 90-4-01-0006A-3

BUILDING A PROPOSED CAR DEALERSHIP

PARCEL: 90-4-01-0006A-4

BUILDING B PROPOSED CAR DEALERSHIP

PARCEL: 90-4-01-0006A-5

PARCEL: 90-4-01-0006A-2A
OWNER: JENNINGS BUSINESS PARK LLC
ZONE: C-8
USE: FUTURE CAR DEALERSHIP

PARCEL: 90-4-01-0006
OWNER: SCANNELL PROPERTIES #125 LLC
ZONE: I-3
USE: VACANT

CHAIN LINK AND DECORATIVE SECURITY FENCES APPROVED WITH SE 2010-LE-009 WERE DELETED

PARCEL: 90-4-01-0005
OWNER: SCANNELL PROPERTIES #125 LLC
ZONE: I-3
USE: VACANT

PARCEL: 99-2-01-0002
OWNER: ARUNDEL CORPORATION
ZONE: I-5
USE: VACANT

PARCEL: 99-2-01-0002A
OWNER: MINI U STORAGE SPRINGFIELD
ZONE: I-5
USE: MINI WAREHOUSES

8'x12' BUS PAD PROPOSED UNDER JENNINGS TOYOTA PROJECT TO BE REPLACED WITH A 14'x16' BUS PAD AND SHELTER (SEE ENLARGEMENT THIS SHEET)

LOISDALE ROAD - RTE 789
(RIGHT-OF-WAY VARIES)
SPEED LIMIT = 45 MPH

APPROXIMATE LOCATION OF LIMITS OF POTENTIAL PHASE 1 SITE PLAN APPLICATION

PROPOSED ADDITIONAL R.O.W. RESERVATION

EXISTING RESERVATION LINE

APPROXIMATE LOCATION OF PROPOSED FUTURE INTERPARCEL ACCESS

PROPOSED BUS SHELTER AND PAD

PROPOSED BUS STOP ENLARGEMENT

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	16,694.97'	288.79'	0°59'28"	144.40'	288.79'	N08°33'48"E
2	17,248.80'	1,096.08'	3°38'27"	548.22'	1,095.89'	S23°13'51"W
3	17,273.80'	328.48'	1°05'22"	164.25'	328.48'	S24°30'24"W

0 60 120 240
(IN FEET)
1 INCH = 120'

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CHECKED: JS

SCALE: 1" = 120'
DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/15/14; 6/9/14; 7/21/14

JEFFREY J. STUCHEL
Lic. No. 031215
7/21/14

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

OVERALL PLAN

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

LEGEND

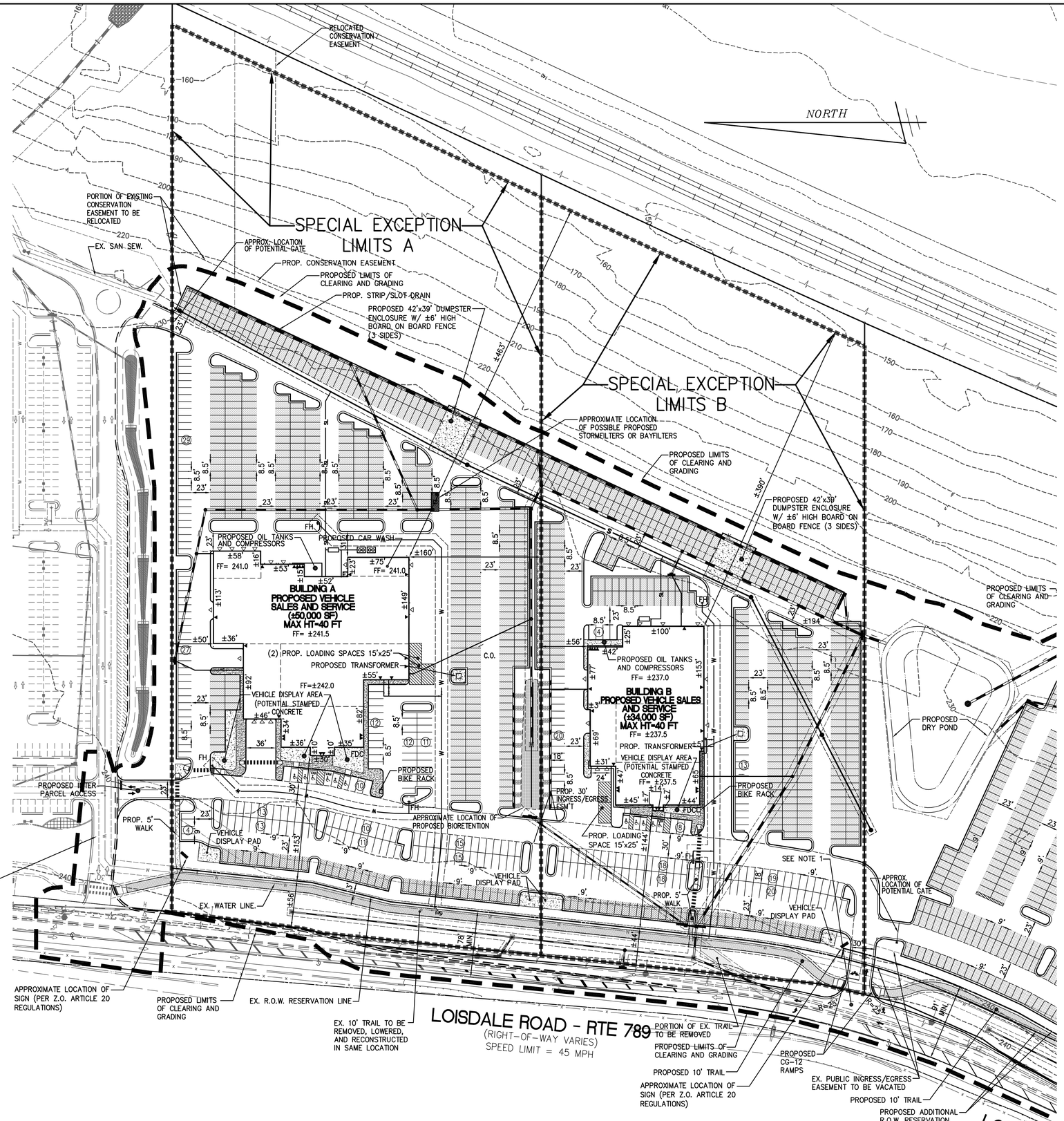
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	

PARKING LEGEND

- VEHICLE DISPLAY
- VEHICLE STORAGE
- PARKING REQUIRED TO MEET MINIMUM PARKING REQUIREMENTS

NOTES

1. THE APPLICANT PROPOSES FULL MOVEMENT ACCESS UNTIL SUCH TIME THAT LOISDALE ROAD MAY BECOME A 4-LANE DIVIDED ROAD, OR IF THE LEFT-TURNING MOVEMENT OUT OF THE SITE IS DEEMED TO BE UNSAFE AT THE DISCRETION OF THE DIRECTOR OF FCDOT. IN THE EVENT OF EITHER OF THE AFOREMENTIONED EVENTS, THE APPLICANT UNDERSTANDS THAT ONE OR MORE OF THE LEFT TURN MOVEMENTS AT THE INTERSECTION MAY BECOME RESTRICTED AND THE APPLICANT SHALL NOT CLAIM DAMAGES FROM THE FAIRFAX COUNTY BOARD OF SUPERVISORS OR VDOT FOR THE RESTRICTION OF ACCESS.
2. FIRE LANE MARKING INCLUDING PAINT AND SIGNAGE, WILL BE INSTALLED AS REQUIRED.
3. THIS SHARED ENTRANCE IS CURRENTLY UNDER CONSTRUCTION UNDER THE JENNINGS TOYOTA PROJECT. IT MAY BE WIDENED TO A TWO-LANE EXIT UNDER EITHER THE JENNINGS TOYOTA PROJECT OR THIS PROJECT.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	17248.80'	316.91'	1°03'10"	158.46'	316.90'	S24°31'30"W
C2	17248.80'	779.17'	2°35'17"	389.65'	779.10'	S22°42'16"W

0 30' 60' 120'

(IN FEET)
1 INCH = 60'

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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
7/21/14
PROFESSIONAL ENGINEER

DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/15/14;6/9/14; 7/21/14 | DRAWN: MRW / BF / BP | CHECKED: JS

SCALE: 1" = 60'

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SPECIAL EXCEPTION A & B

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0302

LEGEND

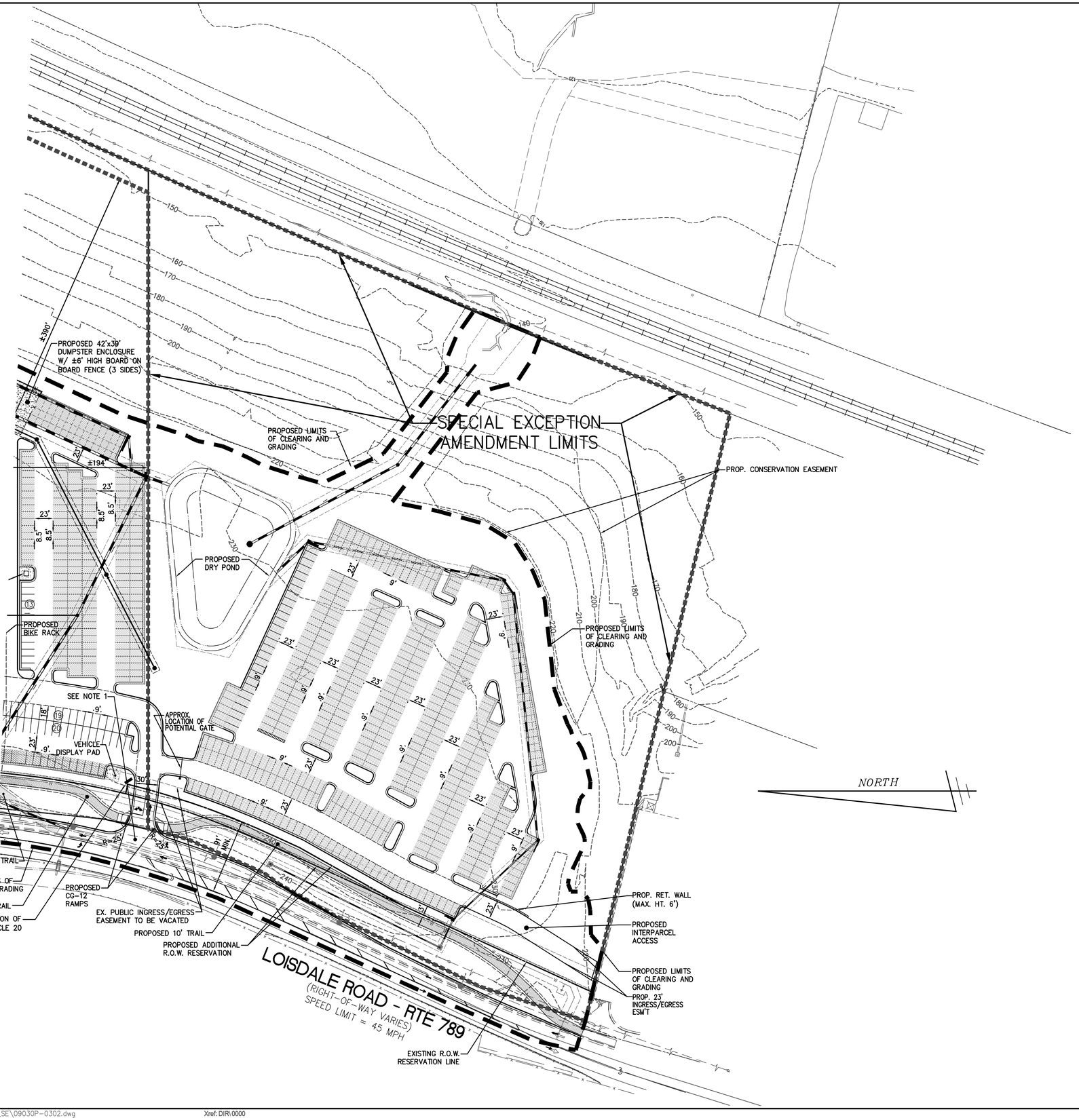
PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-2	
CG-6R CG-6	TRANSITION FROM CG-6 TO CG-6R	CG-6 CG-6R
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	
c	PLUG	c
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
X X X	FENCE	X X X
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	

PARKING LEGEND

- VEHICLE DISPLAY
- VEHICLE STORAGE
- PARKING REQUIRED TO MEET MINIMUM PARKING REQUIREMENTS

NOTES

1. THE APPLICANT PROPOSES FULL MOVEMENT ACCESS UNTIL SUCH TIME THAT LOISDALE ROAD MAY BECOME A 4-LANE DIVIDED ROAD, OR IF THE LEFT-TURNING MOVEMENT OUT OF THE SITE IS DEEMED TO BE UNSAFE AT THE DISCRETION OF THE DIRECTOR OF FCDOT. IN THE EVENT OF EITHER OF THE AFOREMENTIONED EVENTS, THE APPLICANT UNDERSTANDS THAT ONE OR MORE OF THE LEFT TURN MOVEMENTS AT THE INTERSECTION MAY BECOME RESTRICTED AND THE APPLICANT SHALL NOT CLAIM DAMAGES FROM THE FAIRFAX COUNTY BOARD OF SUPERVISORS OR VDOT FOR THE RESTRICTION OF ACCESS.
2. FIRE LANE MARKING INCLUDING PAINT AND SIGNAGE, WILL BE INSTALLED AS REQUIRED.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	17248.80'	316.91'	1°03'10"	158.46'	316.90'	S24°31'30"W
C2	17248.80'	779.17'	2°35'17"	389.65'	779.10'	S22°42'16"W

0 30' 60' 120'

(IN FEET)
1 INCH = 60'

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SCALE: 1" = 60'

COMMONWEALTH OF VIRGINIA — JEFFREY J. STUCHEL Lic. No.031215 — 7/21/14 — PROFESSIONAL ENGINEER

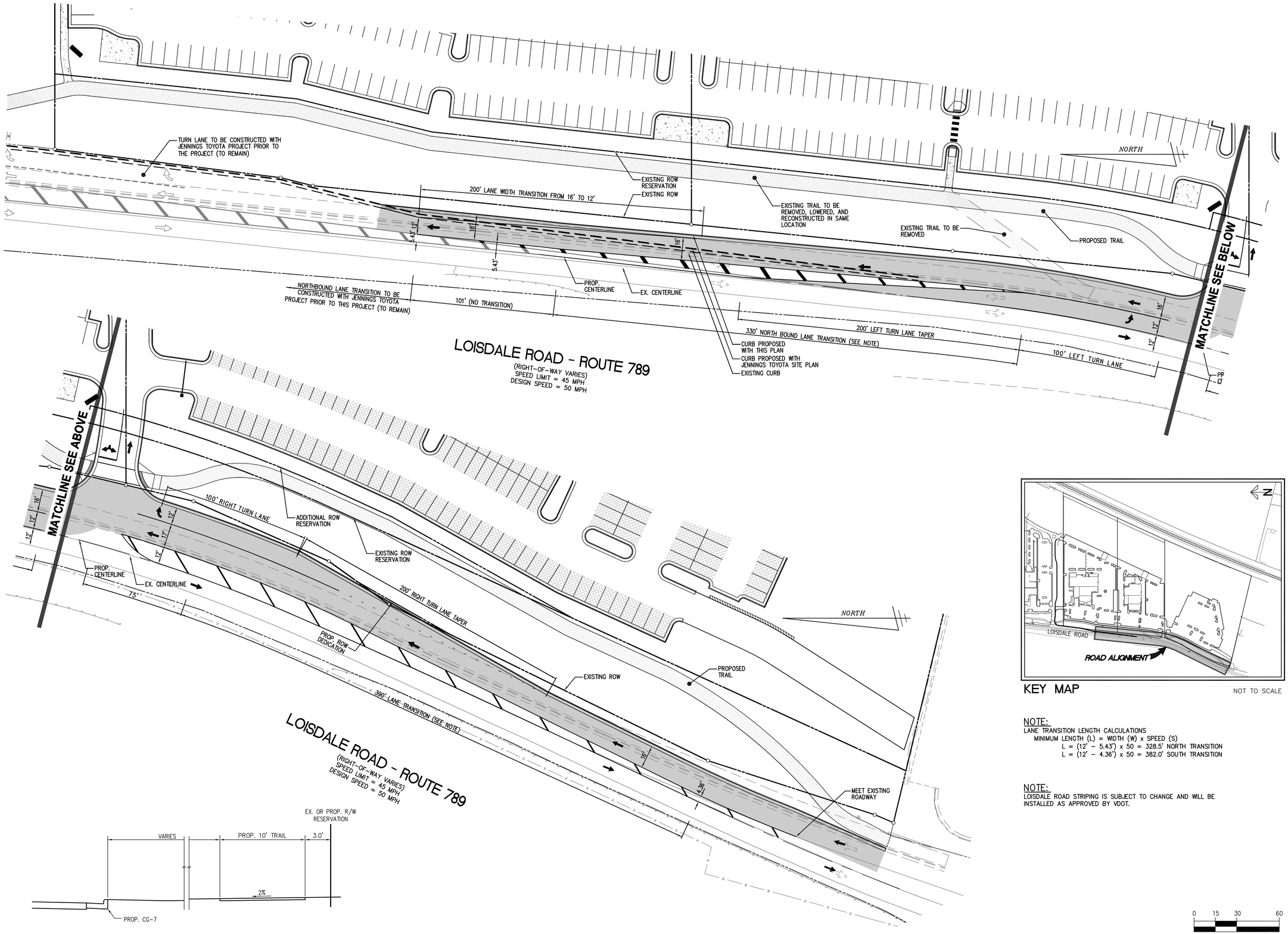
REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL EXCEPTION AMENDMENT

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA



NOTE:
LANE TRANSITION LENGTH CALCULATIONS
MINIMUM LENGTH (L) = WIDTH (W) x SPEED (S)
L = (12' – 5.43') x 50 = 328.5' NORTH TRANSITION
L = (12' – 4.36') x 50 = 382.0' SOUTH TRANSITION

NOTE:
LOISDALE ROAD STRIPING IS SUBJECT TO CHANGE AND WILL BE INSTALLED AS APPROVED BY VDOT.

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LOISDALE ROAD DETAILS

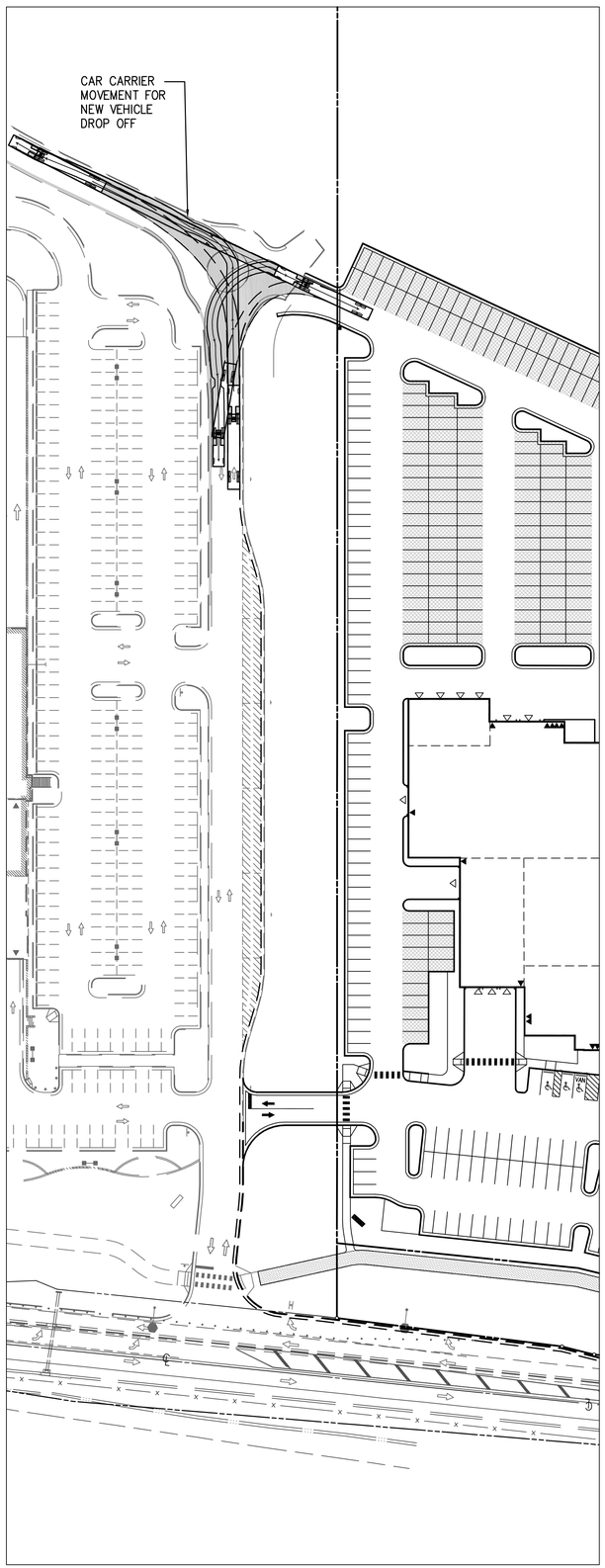
SAFFORD AUTOMOTIVE

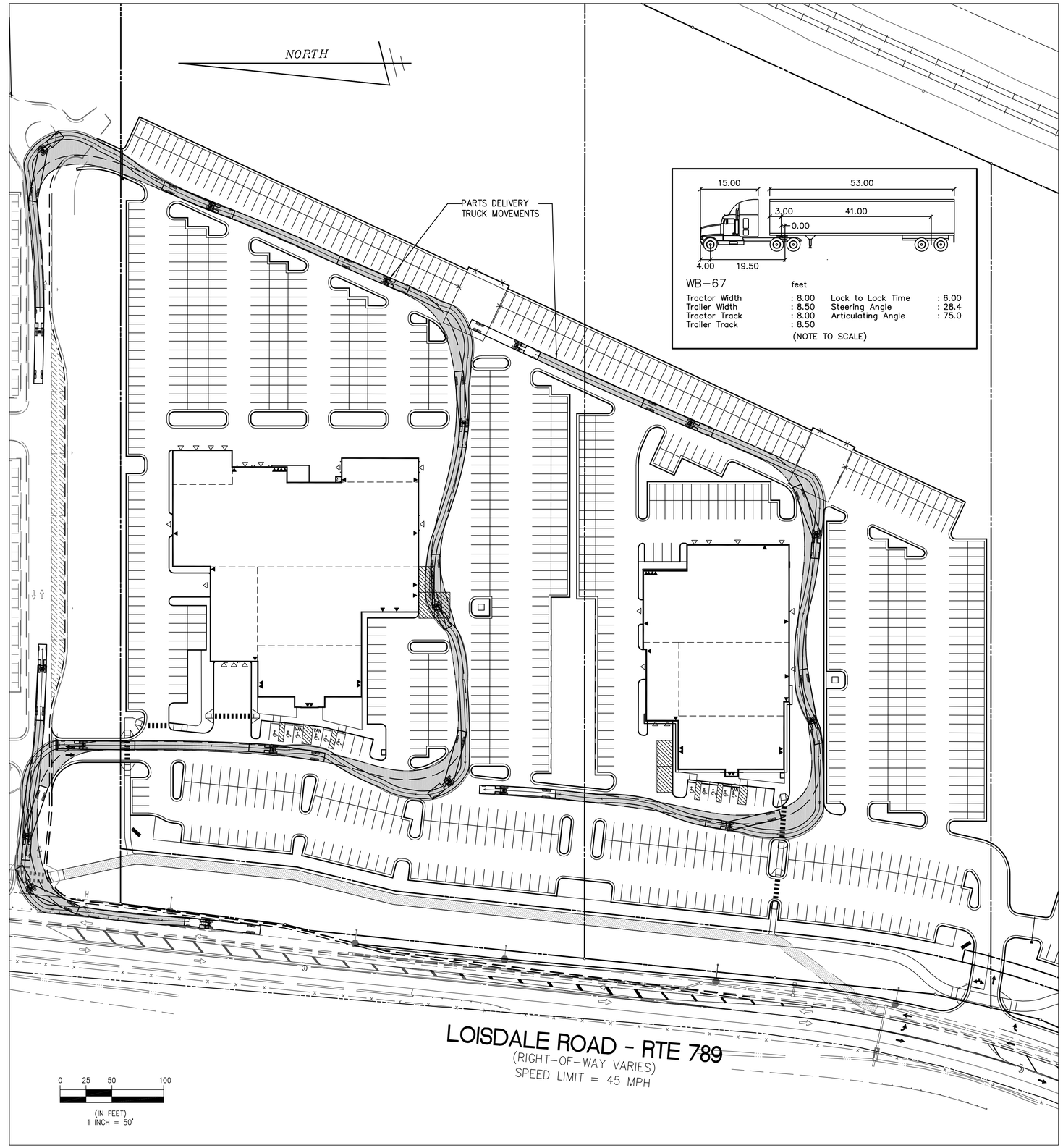
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

SHEET: P-0304





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SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
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7/21/14

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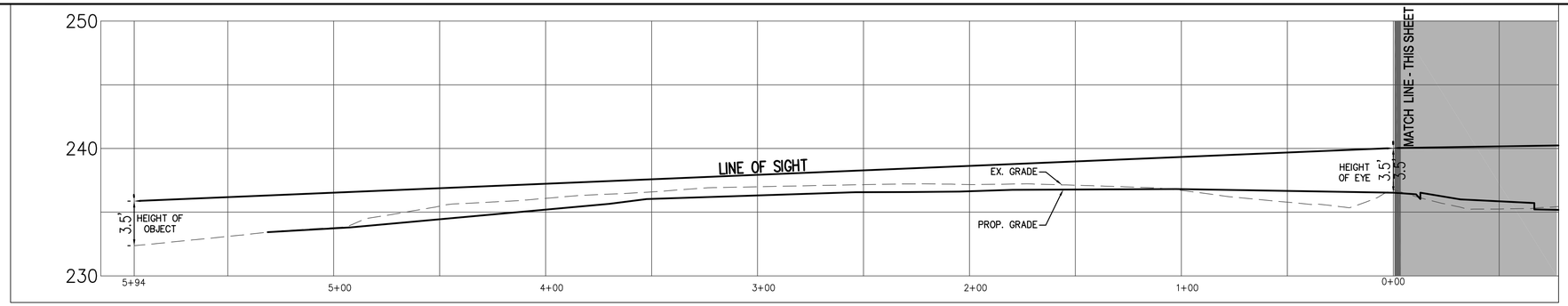
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TRUCK MOVEMENTS EXHIBIT

SAFFORD AUTOMOTIVE

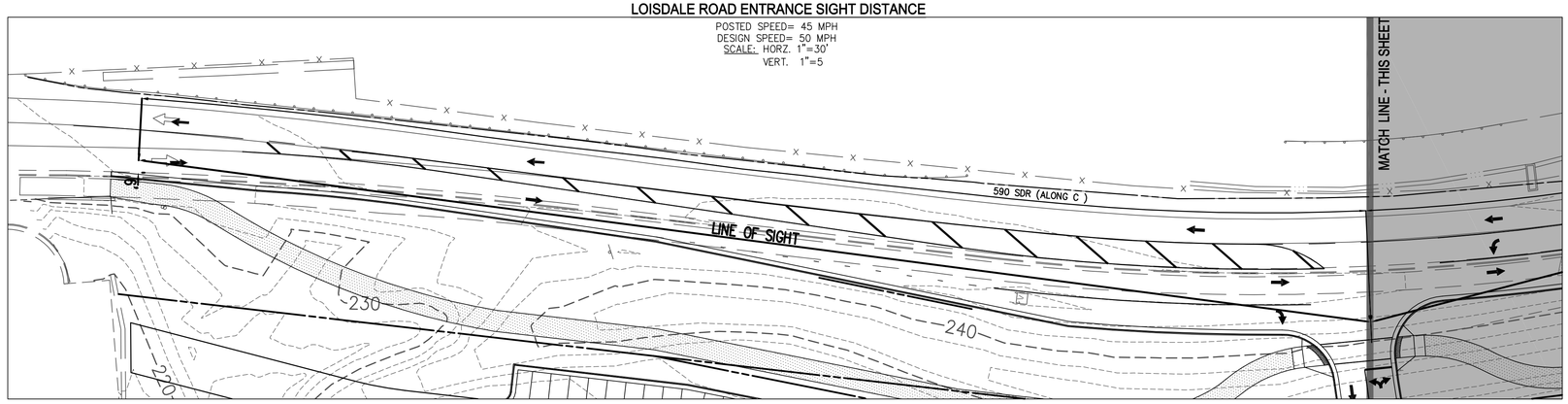
LEE DISTRICT

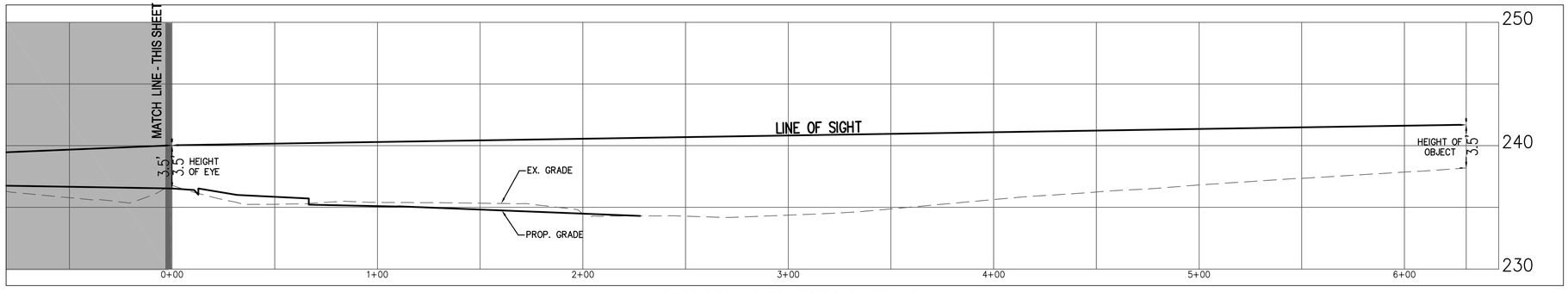
FAIRFAX COUNTY, VIRGINIA



LOISDALE ROAD ENTRANCE SIGHT DISTANCE

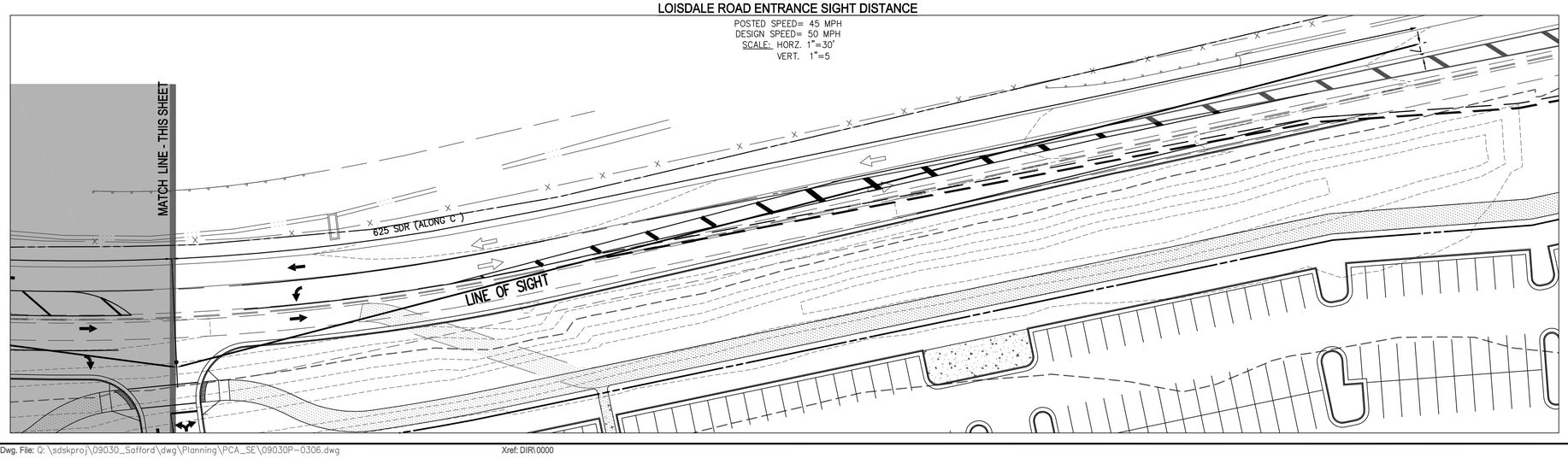
POSTED SPEED= 45 MPH
DESIGN SPEED= 50 MPH
SCALE: HORZ. 1"=30'
VERT. 1"=5





LOISDALE ROAD ENTRANCE SIGHT DISTANCE

POSTED SPEED= 45 MPH
DESIGN SPEED= 50 MPH
SCALE: HORZ. 1"=30'
VERT. 1"=5



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SCALE: 1" = 40'

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
7/21/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SIGHT DISTANCE PLAN AND PROFILE

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL NUMBER 1

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

6.61 AC. TOTAL (SITE AND OFFSITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 9.96 CFS
Q10 = 19.46 CFS

II. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:

2.29 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 3.56 CFS
Q10 = 7.45 CFS

III. DECREASE:

Q2 = 9.96 −3.56 = 6.40 CFS
Q10 = 19.46 − 7.45 = 12.01 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.

2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.

3. THE DRAINAGE DIVERSION FROM OUTFALL 1 TO OUTFALL 2 IS PROPOSED TO ADDRESS THE EROSION ON THE LOWER ADJACENT PROPERTY CREATED BY THE CONCENTRATED STORMWATER RELEASED FROM THE EXISTING VDOT LOISDALE ROAD STORM DRAINAGE SYSTEM.

4. NO STORMWATER DETENTION IS REQUIRED FOR OUTFALL 1 DUE TO THE REDUCTION IN PEAK RUNOFF RATES.

OUTFALL NUMBER 2

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

17.98 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 19.96 CFS
Q10 = 45.47 CFS

II. POST-DEVELOPMENT:

POST-DEVELOPMENT UNDETAINED

A. CONTRIBUTING AREAS:

2.29 AC. TOTAL (SITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 2.47 CFS
Q10 = 5.33 CFS

POST-DEVELOPMENT DETAINED

A. CONTRIBUTING AREAS:

22.63 AC. TOTAL (SITE AND OFFSITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 80.94 CFS
Q10 = 139.22 CFS

III. ALLOWABLE RELEASE FROM DETENTION

REFER TO DETENTION METHOD SPREADSHEET

Q1 = 3.57 CFS Q2 = 5.13 CFS Q10 = 17.89 CFS

III. ACTUAL (ROUTED) RELEASE FROM DETENTION

REFER TO SHEET C-0704 FOR DETENTION ROUTING HYDROGRAPHS

Q1 = 3.56 CFS Q2 = 5.12 CFS Q10 = 17.86 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.

2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.

3. THE DRAINAGE DIVERSION FROM OUTFALL 1 TO OUTFALL 2 IS PROPOSED TO ADDRESS THE EROSION ON THE LOWER ADJACENT PROPERTY CREATED BY THE CONCENTRATED STORMWATER RELEASED FROM THE EXISTING VDOT LOISDALE ROAD STORM DRAINAGE SYSTEM.

OUTFALL NUMBER 3

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

0.72 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 1.63 CFS
Q10 = 3.59 CFS

II. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:

0.14 AC. TOTAL

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 0.33 CFS
Q10 = 0.72 CFS

III. DECREASE:

Q2 = 1.63 − 0.33 = 1.30 CFS
Q10 = 3.59 − 0.72 = 2.87 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.

2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.

3. NO STORMWATER DETENTION IS REQUIRED FOR OUTFALL 3 DUE TO THE REDUCTION IN PEAK RUNOFF RATES.

STORMWATER MANAGEMENT CHECKLIST

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 requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is 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 clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P-0301,0302,0303,307,0502

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
DETENTION (e.g. dry pond A, infil. trench, underground vault, etc.)	19.95	1.64	21.6	35,600	165,000	N/A
BIORETENTION AREAS	2.25	0	2.25	7,100	3,700	N/A
FILTERS	6.30	0.15	6.45	450	N/A	N/A
Totals	19.8	1.6	21.4			

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet P-0301, P-0502
Pond inlet and outlet pipe systems are shown on Sheet P-0303

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet P-0301, P-0302, P-0303
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet P-0401, P-0402

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet P-0501

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from 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 P-0502

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0502

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P-0101, P-0201

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

ALTERNATE LAYOUT PARKING TABULATION

PARCEL A-2 APPROVED PARKING TABULATION

REQUIRED PARKING

USE: VEHICLE SALE, RENTAL AND ANCILLARY SERVICE ESTABLISHMENT
RATE: 1 SPACE/500 SF OF ENCLOSED SALES FLOOR AREA, PLUS 1 SPACE/2500 SF OF OPEN SALES DISPLAY LOT AREA, PLUS 2 SPACES/SERVICE BAY, PLUS 1 SPACE/ EMPLOYEE

±8,000 SF OF ENCLOSED SALES FLOOR AREA = 16 SPACES
±12,000 SF OF OPEN SALES DISPLAY LOT AREA = 5 SPACES
±57 SERVICE BAYS = 114 SPACES
±200 EMPLOYEES = 200 SPACES

TOTAL PARKING REQUIRED = 335 SPACES

PROPOSED PARKING

PARKING PROVIDED = ±342 PARKING SPACES (INCL. 13 HC) *

* THE ±342 PARKING SPACES PROVIDED DOES NOT INCLUDE THE ±519 PARKING SPACES DESIGNATED FOR VEHICLE STORAGE AND THE ±75 PARKING SPACES DESIGNATED FOR VEHICLE DISPLAY, FOR A TOTAL OF ±936 PARKING SPACES.

PARCEL A-5 PROPOSED PARKING TABULATION (THIS APPLICATION)

PARKING PROVIDED = ±574 PARKING SPACES

* NO PARKING REQUIREMENT, PARKING USED FOR VEHICLE STORAGE

BMP DESIGN CALCULATIONS

II. WATERSHED INFORMATION

SWM AND BMP NARRATIVE SEE THIS SHEET. ADEQUATE OUTFALL NARRATIVE, SEE SHEET

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATONS

SUBAREA DESIGNATION	DESCRIPTION	"C"	ACRES
A1	*STORMFILTER OR BAYFILTER #1-OFFSITE*	*0.46*	*0.15**
A2	STORMFILTER OR BAYFILTER #1	0.87	2.48
A3	TO BIORETENTION FILTER #1	0.81	1.18
A4	TO BIORETENTION FILTER #2	0.78	1.07
A5	STORMFILTER OR BAYFILTER # 2	0.79	3.82
A6	CONSERVATION EASEMENT	0.30	5.7
A7	CONSERVATION EASEMENT	0.30	0.97
	UNTREATED	0.57	14.47
	(a) TOTAL =		29.69 ACRES

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

A) AREA OF THE SITE = (a) 29.69 ACRES

B)

SUBAREA DESIGNATION	DESCRIPTION (1)	"C" (2)	ACRES (3)	PRODUCT (4)
A1	*STORMFILTER OR BAYFILTER #1-OFFSITE*	*0.46*	*0.15*	*0.07**
A2	STORMFILTER OR BAYFILTER #1	0.87	2.48	2.16
A3	TO BIORETENTION FILTER #1	0.81	1.18	0.96
A4	TO BIORETENTION FILTER #2	0.78	1.07	0.83
A5	STORMFILTER OR BAYFILTER # 2	0.79	3.82	3.02
A6	CONSERVATION EASEMENT	0.30	5.7	1.71
A7	CONSERVATION EASEMENT	0.30	0.97	0.29
	UNTREATED	0.57	14.47	8.25
	(b) TOTAL =			17.21

C) WEIGHTED AVERAGE "C" = (b)/(a) = 0.58

PART 3: COMPUTE THE TOTAL PHOSPOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
A1	*STORMFILTER OR BAYFILTER #1-OFFSITE*	*50*	*0.15 / 29.69*	*0.46 / 0.58*	*0.20*
A2	STORMFILTER OR BAYFILTER #1	50	2.48 / 29.69	0.87 / 0.58	6.27
A3	TO BIORETENTION FILTER #1	65	1.18 / 29.69	0.81 / 0.58	3.61
A4	TO BIORETENTION FILTER #2	65	1.07 / 29.69	0.78 / 0.58	3.15
A5	STORMFILTER OR BAYFILTER # 2	50	3.82 / 29.69	0.79 / 0.58	8.77
A6	CONSERVATION EASEMENT	100	5.7 / 29.69	1	19.20
A7	CONSERVATION EASEMENT	100	0.97 / 29.69	1	3.27
	UNTREATED	0	14.47 / 29.69	0.57 / 0.58	0.00
	(a) TOTAL =				44.5

PART 4: DETERMINE COMPLIANCE WITH PHOSPOROUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) = **40%**

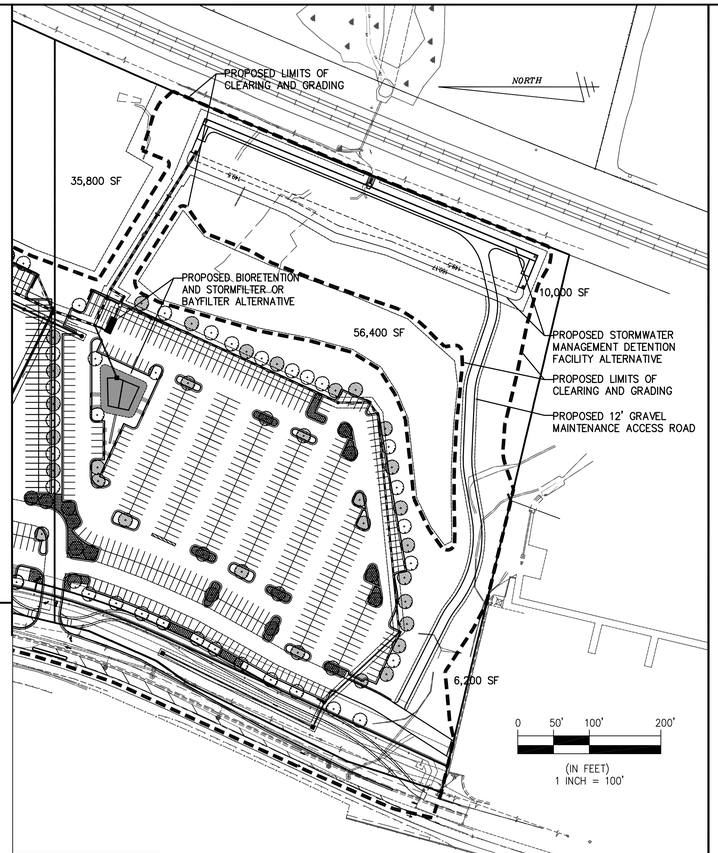
*WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50%

*CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40%

*CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-.9 X ("I" PRE/"I" POST)] X 100 =

IF LINE 3(a) 43.3 > LINE 4(a) 40%, THEN PHOSPOROUS REMOVAL REQUIREMENT IS SATISFIED.

NOTE: *OFFSITE AREA TREATED BY STORMFILTER NOT INCLUDED IN THE TOTAL SUM OF SITE AREA.



ALTERNATE PARKING LAYOUT AND STORMWATER MANAGEMENT DESIGN

DRAINAGE AREA SUMMARY

PRE- DEVELOPMENT						
SUBDRAINAGE	AREA (AC)	IMPERVIOUS (AC)	LANDSCAPED OR TURF (AC)	UNDISTURBED (AC) *	CN VALUE	Tc (MIN.)
SITE SHEETFLOW TO OUTFALL 1	4.5	0	0	4.5	79	32
SITE TO OUTFALL 1 VIA ST. SEWER	0.47	0	0.47	0	80	6
OFFSITE TO OUTFALL 1 VIA ST. SEWER	1.64	1.24	0.4	0	94	6
SITE SHEETFLOW TO OUTFALL 2	17.98	0	0	17.98	79	32
SITE SHEETFLOW TO OUTFALL 3	0.72	0	0	0.72	79	6
TOTAL AREAS	25.31	1.24	0.87	23.2		

POST-DEVELOPMENT						
SUBDRAINAGE	AREA (AC)	IMPERVIOUS (AC)	LANDSCAPED OR TURF (AC)	UNDISTURBED (AC) *	CN VALUE	Tc
TOTAL TO OUTFALL 1 (SHEETFLOW, SITE ONLY)	2.29	0.27	1.44	0.58	81	21
SITE TO DETENTION VIA ST. SEWER	17	14.18	2.82		95	6
OFFSITE (LOISDALE ROAD) TO DETENTION VIA ST. SEW.	1.42	1.24	0.18		96	6
OFFSITE (TOYOTA) TO DETENTION VIA ST. SEWER	0.22	0.04	0.18		83	6
SUBTOTALS TO DETENTION VIA ST. SEWER	18.64	15.46	3.18	0	95	6
SITE SHEETFLOW TO DETENTION (HILLSIDE)	2.95	0.17	1.84	0.94	80	11
DETENTION (OUTFALL 2) SUBTOTALS	21.59	15.63	5.02	0.94		
UNDET. SITE SHEETFLOW TO OUTFALL 2	1.04	0	1.04		80	6
SITE SHEETFLOW TO OUTFALL 3	0.14	0	0.14		80	6
TOTAL AREAS	25.06	15.9	7.64	1.52		

* UNDISTURBED AREA COVER CONSISTS OF WOODS AND WOODS-GRASS COMBINATION.

TREE COVER CALCULATIONS

TOTAL SPECIAL EXCEPTION AMENDMENT AREA ±1,547,360 S.F.
LESS: AREA OF DEDICATION PROP. FUTURE R.O.W. DEDICATION = ±62,358 SF
PERCENT REQUIRED ±1,485,002 X 10 %
TREE COVER REQUIRED **±148,500 S.F.**

TREE COVER PROVIDED (PLANTED) ±30,600 S.F.

PROPOSED EX. TREE COVERAGE TO BE PRESERVED + (SEE SHEET P-403) ±284,500 S.F.

TOTAL TREE COVERAGE **±315,100 S.F.**

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA ±170,000 SF
X 5 %

REQUIRED ±8,500 SF (43 TREES @ 200 SF)
PROPOSED **±8,600 SF (43 TREES @ 200 SF)**

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SCALE: AS SHOWN

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.0312125
7/21/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

ALTERNATE LAYOUT - PARCEL 6A-5

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0307

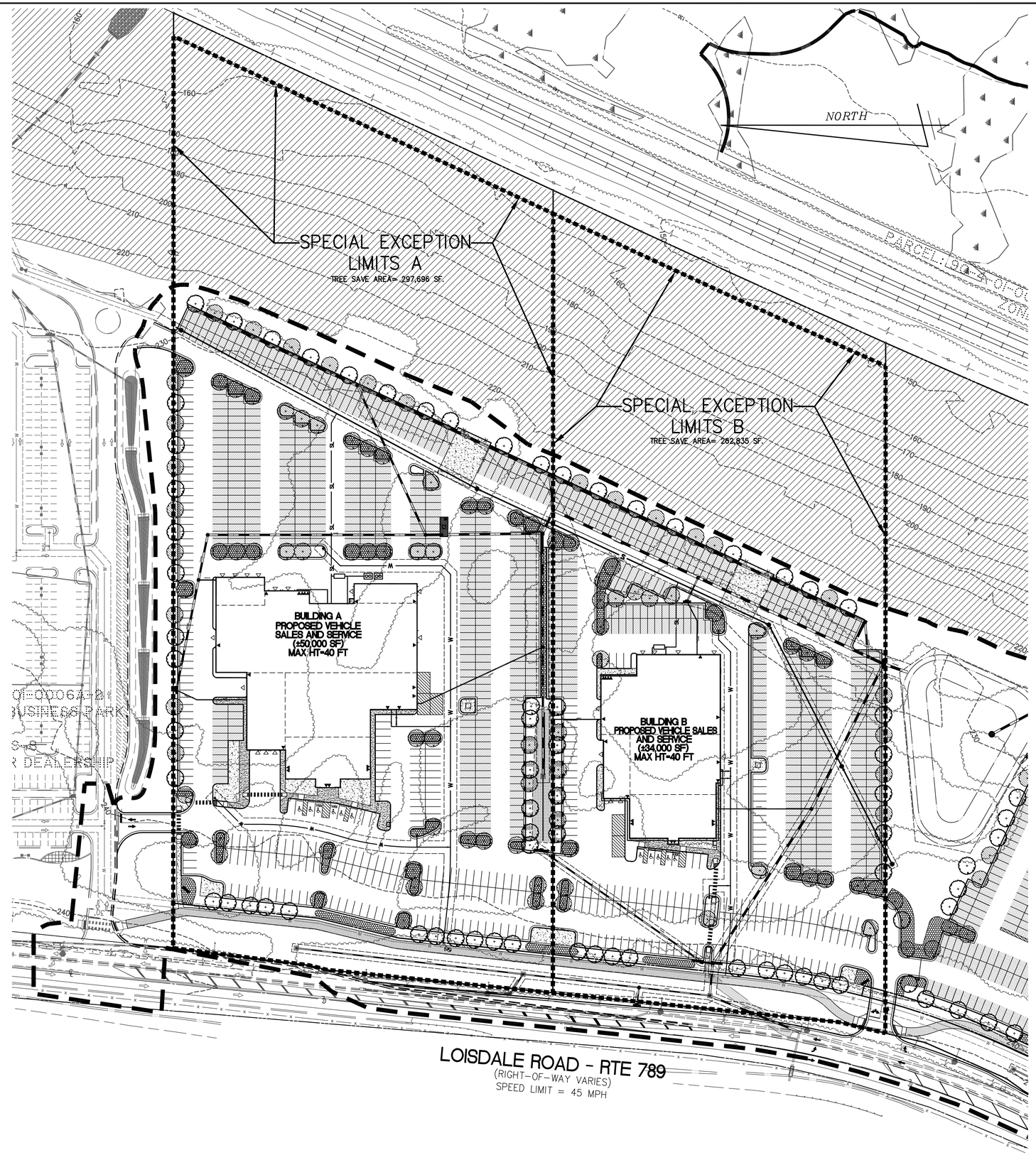
LEGEND

PROPOSED CATEGORY IV DECIDUOUS TREES
2"–2 1/2", 200 SF CANOPY COVERAGE EACH

PROPOSED CATEGORY IV DECIDUOUS TREES
(COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
2"–2 1/2", 200 SF CANOPY COVERAGE EACH

PROPOSED PERENNIALS & GROUNDCOVER
PERENNIALS AND GROUNDCOVERS VARIETIES CHOSEN AT TIME OF SITE PLAN INCLUDE: FEATHER REED GRASS (2 GAL., 36" O.C.), DWARF FOUNTAIN GRASS (2 GAL., 24" O.C.), MULHY GRASS (2 GAL., DAYLILIES (4" POT, 18" O.C.), LIRIOPE (4" POT, 12" O.C.), CATMINT (1 GAL., 18" O.C.), BLACK EYED SUSAN (1 GAL., 18" O.C.), FOAMFLOWER (1 GAL., 18" O.C.)

EXISTING TREE COVER TO REMAIN



0 30' 60' 120'
(IN FEET)
1 INCH = 60'

CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION A & B

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.037215
PROFESSIONAL ENGINEER
7/21/14

SCALE: 1" = 60'
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CHECKED: JS

SHEET: P-0401

LEGEND

PROPOSED CATEGORY IV DECIDUOUS TREES
2"–2 1/2", 200 SF CANOPY COVERAGE EACH

PROPOSED CATEGORY IV DECIDUOUS TREES
(COUNTED TOWARDS INTERIOR PARKING LOT LANDSCAPING)
2"–2 1/2", 200 SF CANOPY COVERAGE EACH

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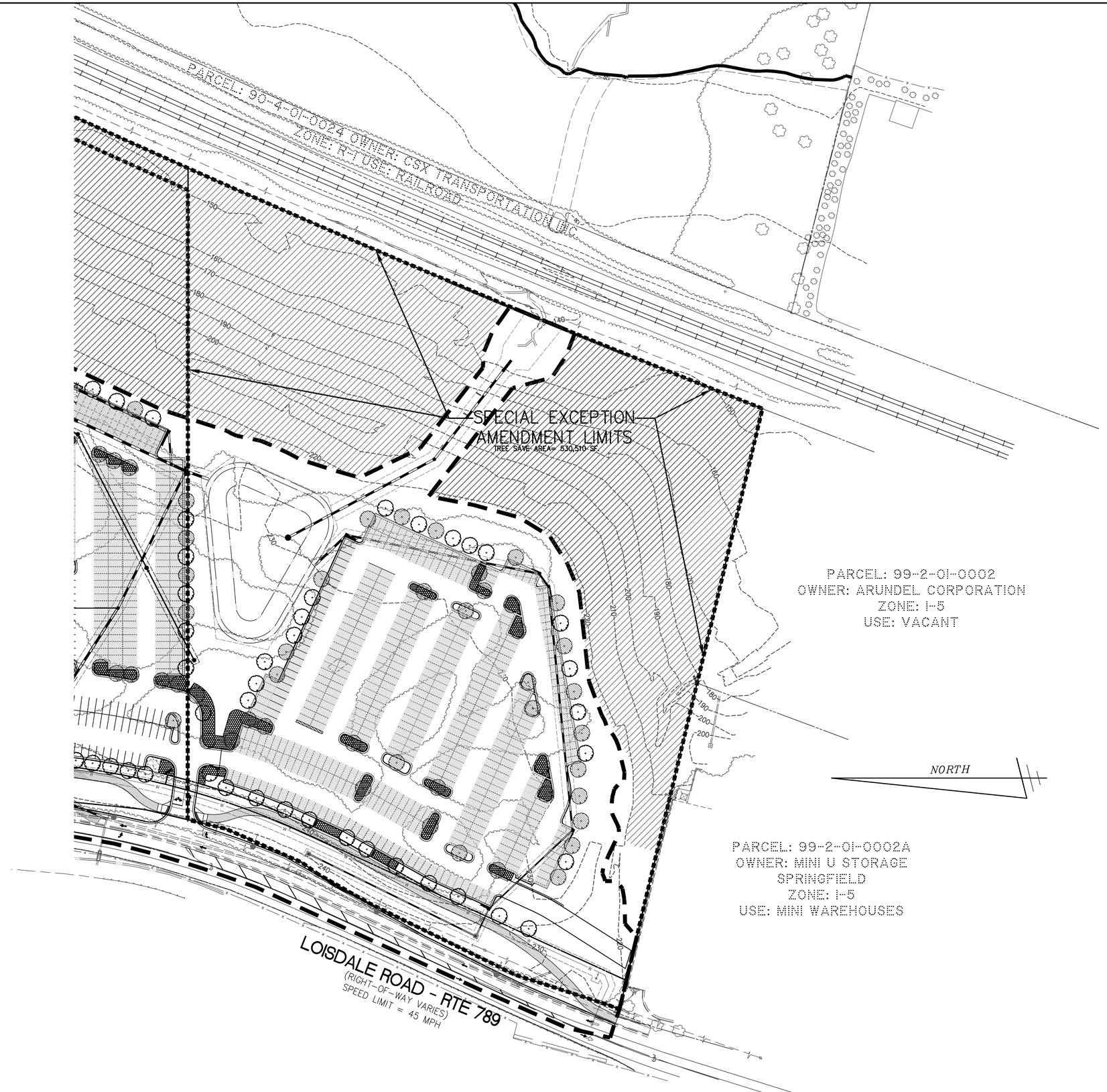
EXISTING TREE COVER TO REMAIN



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(IN FEET)
1 INCH = 60'

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PROFESSIONAL ENGINEER

SCALE: 1" = 60'

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CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION AMENDMENT

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0402

SPECIAL EXCEPTION A

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±447,950 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =	±22,790 SF	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	±424,980 SF	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	±42,498 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	31,523 (65%)	
C2	Total canopy area meeting standards of § 12-0200 =	±120,000 SF	
C3	C2 x 1.25 =	NO CREDIT TAKEN	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	±120,000 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	±19,000 SF	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±19,000 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±120,000 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	±19,000 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	±139,000 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS - SPECIAL EXCEPTION A

TOTAL PARKING AREA ±211,000 SF
X 5 %

REQUIRED ±10,550 SF (53 TREES @ 200 SF)
PROPOSED ±11,800 SF (59 TREES @ 200 SF)

SPECIAL EXCEPTION B

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±333,399 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	EX. RESERVATION: ±16,825 SF Subtract area of exemptions = PROP. RESERVATION: ±330 SF	±16,825 SF	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	±316,574 SF	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	±31,657 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	24,059 (76%)	
C2	Total canopy area meeting standards of § 12-0200 =	±110,000 SF	
C3	C2 x 1.25 =	NO CREDIT TAKEN	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	±110,000 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	±13,400 SF	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±13,400 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±110,000 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	±13,400 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	±123,400 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS - SPECIAL EXCEPTION B

TOTAL PARKING AREA ±149,000 SF
X 5 %

REQUIRED ±7,450 SF (38 TREES @ 200 SF)
PROPOSED ±8,000 SF (40 TREES @ 200 SF)

SPECIAL EXCEPTION AMENDMENT

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±1,547,360 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	EX. RESERVATION: ±62,258 SF Subtract area of exemptions = PROP. RESERVATION: ±3,250 SF	±65,508 SF	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	±1,481,852 SF	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	±148,185 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	50,490 (34%)	
C2	Total canopy area meeting standards of § 12-0200 =	±406,100 SF	
C3	C2 x 1.25 =	NO CREDIT TAKEN	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	±406,100 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	±30,600 SF	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±30,600 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±406,100 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	±30,600 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	±436,700 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS - SPECIAL EXCEPTION AMENDMENT

TOTAL PARKING AREA ±471,000 SF
X 5 %

REQUIRED ±23,550 SF (118 TREES @ 200 SF)
PROPOSED ±25,000 SF (125 TREES @ 200 SF)

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DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/19/14;6/9/14; 7/21/14 | DRAWN: MRW / BF / BP | CHECKED: JS
SCALE: 1" = 60'

COMMONWEALTH OF VIRGINIA JEFFREY J. STUCHEL Lic. No.031215 7/21/14 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

CONCEPTUAL LANDSCAPE TABULATIONS

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0403

OVERALL SE AND SEA - EXISTING VEGETATION MAP INFORMATION

KEY	COVER TYPE/ SUCCESSIONAL STAGE	PRIMARY SPECIES	CONDITION	ACREAGE	COMMENTS
	OPEN FIELD			±1,237,638 SF OR 28.41 AC	A MIX OF MEADOW, OCCASIONAL CEDAR OR LOCUST AND ROSA RUGOSA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.
	UPLAND FOREST	TULIP POPLAR, OAK SPECIES (PRIMARILY WHITE OAK, SOME SOUTHERN AND RED OAK) SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY	GOOD	±139,311 SF OR 3.20 AC	MINOR INVASIVE SPECIES, SOME ROSA RUGOSA, HONEYSUCKLE. MINOR POISON IVY. GOOD LEAF LITTER LAYER ALONG ENTIRE AREA. DEBRIS (TIRES, METAL, RAILROAD TIES) FOUND IN THIS AREA, TO BE REMOVED.
	EARLY SUCCESSIONAL FOREST COMMUNITY	RED CEDAR, VIRGINIA PINE, BLACK LOCUST – ALONG ROAD FRONTAGE, BRADFORD PEAR. MINOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE	FAIR/GOOD	±951,730 SF OR 21.85 AC	CEDAR/LOCUST IN FAIR TO GOOD CONDITION – BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOISDALE ROAD. SEE INVASIVE PLANT NARRATIVE FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA – ROSA RUGOSA AND HONEYSUCKLE.

TOTAL = ±2,328,709 SF OR 53.46 AC

TABLE 12.3 - OVERALL SE AND SEA

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): **±1,651,572 SF**

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 71%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 10%

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 71%

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

OVERALL SE AND SEA TABLE 12.12 WORKSHEET CALCULATIONS

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	±2,328,709 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	EX. RESERVATION: ±62,258 SF Subtract area of exemptions = PROP. RESERVATION: ±3,250 SF	±105,123 SF	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	±2,223,586 SF	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	±222,359 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	157,875 (71%)	
C2	Total canopy area meeting standards of § 12-0200 =	±1,651,572 SF	
C3	C2 x 1.25 =	NO CREDIT TAKEN	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0	
C9	C8 x 1.0 =		§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	±1,651,572 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	±63,000 SF	
D2	Area of canopy Planted for air quality benefits =	0	
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	0	
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =	0	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±63,000 S.F.	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±1,651,572 S.F.	
E2	Total of canopy area provided through tree planting (D17) =	±63,000 S.F.	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	±1,714,572 S.F.	Total of E1 through E3. Area should meet or exceed area in B6

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS - SPECIAL EXCEPTION AMENDMENT

TOTAL PARKING AREA ±471,000 SF
X 5 %

REQUIRED ±23,550 SF (118 TREES @ 200 SF)
PROPOSED ±25,000 SF (125 TREES @ 200 SF)

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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.037215
7/21/14
PROFESSIONAL ENGINEER

SCALE: 1" = 60'
DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/15/14;6/9/14; 7/21/14
DRAWN: MRW / BF / BP
CHECKED: JS

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

OVERALL LANDSCAPE TABULATIONS

SAFFORD AUTOMOTIVE

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT COMPUTATIONS

OUTFALL NUMBER 1

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

4.84 AC. TOTAL (SITE AND OFFSITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 6.77 CFS
Q10 = 13.39 CFS

II. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:

1.03 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 2.63 CFS
Q10 = 5.67 CFS

III. DECREASE:

Q2 = 6.77 – 2.67 = 6.40 CFS
Q10 = 13.39 – 5.67 = 12.01 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.
2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.
3. THE DRAINAGE DIVERSION FROM OUTFALL 1 TO OUTFALL 2 IS PROPOSED TO ADDRESS THE EXISTING EROSION ON THE LOWER ADJACENT PROPERTY CREATED BY THE CONCENTRATED STORMWATER RELEASED FROM THE EXISTING VDOT LOISDALE ROAD STORM DRAINAGE SYSTEM.
4. NO STORMWATER DETENTION IS REQUIRED FOR OUTFALL 1 DUE TO THE CONSIDERABLE REDUCTION IN PEAK RUNOFF RATES.
5. DETAILS OF THE STORMWATER MANAGEMENT COMPUTATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

OUTFALL NUMBER 2

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

15.3 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 16.67 CFS
Q10 = 37.96 CFS

II. POST-DEVELOPMENT:

POST-DEVELOPMENT UNDETAINED

A. CONTRIBUTING AREAS:

1.38 AC. TOTAL (SITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 3.28 CFS
Q10 = 7.07 CFS

POST-DEVELOPMENT DETAINED

A. CONTRIBUTING AREAS:

18.53 AC. TOTAL (SITE AND OFFSITE)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 75.92 CFS
Q10 = 127.96 CFS

III. ALLOWABLE RELEASE FROM DETENTION

FROM DETENTION METHOD SPREADSHEET
Q1 = 3.45 CFS Q2 = 7.20 CFS Q10 = 20.71 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.
2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.
3. THE DRAINAGE DIVERSION FROM OUTFALL 1 TO OUTFALL 2 IS PROPOSED TO ADDRESS THE EXISTING EROSION ON THE LOWER ADJACENT PROPERTY CREATED BY THE CONCENTRATED STORMWATER RELEASED FROM THE EXISTING VDOT LOISDALE ROAD STORM DRAINAGE SYSTEM.
4. DETAILS OF THE STORMWATER MANAGEMENT COMPUTATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

OUTFALL NUMBER 3

I. PRE-DEVELOPMENT:

A. CONTRIBUTING AREAS:

0.72 AC. TOTAL (SITE ONLY)

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 1.63 CFS
Q10 = 3.59 CFS

II. POST-DEVELOPMENT:

A. CONTRIBUTING AREAS:

0.14 AC. TOTAL

SEE DRAINAGE AREA TABULATION THIS SHEET FOR A BREAKDOWN OF DRAINAGE AREAS, COVER CONDITIONS, CN'S AND TIME OF CONCENTRATIONS.

B. RUNOFF: Q2 = 0.33 CFS
Q10 = 0.72 CFS

III. DECREASE:

Q2 = 1.63 – 0.33 = 1.30 CFS
Q10 = 3.59 – 0.72 = 2.87 CFS

NOTES

1. HYDROLOGIC SOIL GROUP IS D BASED ON ITS BEING A FORMER LANDFILL.
2. PEAK FLOW RATES (Q) ABOVE WERE DETERMINED USING HYDROFLOW HYDRAGRAPH SOFTWARE.
3. NO STORMWATER DETENTION IS REQUIRED FOR OUTFALL 3 DUE TO THE REDUCTION IN PEAK RUNOFF RATES.
4. DETAILS OF THE STORMWATER MANAGEMENT COMPUTATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FINAL DESIGN.

BMP/SWM NARRATIVE

THE SITE IS CURRENTLY UNDEVELOPED WITH NO IMPERVIOUS AREAS. THE POST-DEVELOPMENT ON-SITE IMPERVIOUS AREA WILL TOTAL APPROXIMATELY 14.0 AC (APPROXIMATELY 14.6 AC. FOR THE ALTERNATIVE STRUCTURED DETENTION FACILITY SHOWN ON SHEET P-0307).

THE APPLICANT HAS FILED A REGISTRATION STATEMENT TO OBTAIN COVERAGE UNDER THE CURRENT VSMP GENERAL PERMIT EXPIRING JUNE 30, 2014 SO THE TECHNICAL REQUIREMENTS IN THE NEW STORMWATER REGULATIONS TO BECOME EFFECTIVE JULY 1, 2014 WILL NOT APPLY TO THIS PROJECT. THEREFORE, THE PROJECT WILL BE DEVELOPED UNDER THE CURRENT STORMWATER QUANTITY AND QUALITY REGULATIONS.

AS CURRENTLY REQUIRED, THE PHOSPHOROUS LOAD RELEASED FROM THE POST-DEVELOPMENT SITE MUST BE REDUCED BY 40% (AS NEW DEVELOPMENT). THE PHOSPHOROUS REMOVAL REQUIREMENT WILL BE MET THROUGH THE USE OF VARIOUS BMP MEASURES TO INCLUDE, BUT NOT BE LIMITED TO, AN EXTENDED DETENTION DRY POND, PROPRIETARY FILTRATION DEVICES, CONSERVED OPEN SPACE, AND BIORETENTION FACILITY(IES). THE PRELIMINARY BMP COMPUTATIONS ARE SHOWN ON THIS SHEET. THESE BMP MEASURES WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CURRENT FAIRFAX COUNTY PFM. THE TYPE, NUMBER, LOCATION AND DESIGN OF THE BMP FACILITIES MAY BE ALTERED AT THE TIME OF SITE PLAN PENDING FINAL DESIGN.

THE SITE PEAK RUNOFF RELEASE RATES TO OUTFALL NUMBER 2 WILL BE REDUCED IN ACCORDANCE WITH THE DETENTION METHOD FOR AN INADEQUATE OUTFALL FOR THE 1, 2 AND 10 YEAR 24 HOUR STORMS. SITE AND OFF-SITE STORMWATER RUNOFF MAY BE DETAINED IN A PROPOSED DETENTION POND. THIS PLAT ALSO DEPICTS AN ALTERNATIVE PLAN WHICH WOULD INCLUDE A STRUCTURED DETENTION FACILITY CONSISTING OF DETENTION VAULT, PERFORATED CMP AND GRAVEL IN LIEU OF THE POND. THE DETENTION FACILITY WILL REDUCE THE POST-DEVELOPMENT PEAK RUNOFF RATES TO THAT ALLOWED BY THE DETENTION METHOD. SITE RUNOFF TO OUTFALLS 1 AND 3 WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS AND RELEASED AS SHEET FLOW WITH NO DETENTION REQUIRED.

OVERLAND RELIEF NARRATIVE

IN THE EVENT THE INLETS, STORM SEWERS AND/OR BIORETENTION AREAS BECOME BLOCKED OR OVER CAPACITY OVERLAND RELIEF WILL FLOW TOWARDS THE EAST OVER THE UNDEVELOPED WOODED PART OF THE SITE TO THE CULVERTS UNDER THE ADJACENT CSX RAILROAD. FROM THERE THE RUNOFF WILL FLOW IN CHANNELS TO THE LONG BRANCH STREAM CHANNEL.

IT IS IN THE OPINION OF THE SUBMITTING ENGINEER THAT THE 100 YEAR OVERLAND RELIEF RESULTING FROM THIS DEVELOPMENT IS ADEQUATE.

BMP DESIGN CALCULATIONS

II. WATERSHED INFORMATION

SEE THIS SHEET FOR SWM AND BMP NARRATIVE. FOR ADEQUATE OUTFALL NARRATIVE, SEE SHEET

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATONS

SUBAREA DESIGNATION	DESCRIPTION	"C"	ACRES	
A1	OFFSITE TO EXT. DETENTION DRY POND	0.30	0.07*	
A2	OFFSITE TO STORMFILTER OR BAYFILTER #1	0.46	0.15*	
A3	TO STORMFILTER OR BAYFILTER #1	0.88	1.59	
A4	TO BIORETENTION FILTER #1	0.81	1.18	
A5	OFFSITE TO EXT. DETENTION DRY POND	0.83	1.33*	
A6	TO EXT. DETENTION DRY POND	0.79	14.21	
A7	CONSERVATION EASEMENT	0.30	7.19	
A8	CONSERVATION EASEMENT	0.30	0.87	
	UNTREATED	0.57	2.96	
	(a) TOTAL =		28.00	ACRES

*OFFSITE TREATED AREAS NOT INCLUDED IN THE TOTAL AREA.

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

A) AREA OF THE SITE = (a) 28.00 ACRES

B)

SUBAREA DESIGNATION	DESCRIPTION	"C"	ACRES	PRODUCT
	(1)	(2)	(3)	(4)
A1	OFFSITE TO EXT. DETENTION DRY POND	0.30	0.07	0.02*
A2	OFFSITE TO STORMFILTER OR BAYFILTER #1	0.46	0.15	0.07*
A3	TO STORMFILTER OR BAYFILTER #1	0.88	1.59	1.40
A4	TO BIORETENTION FILTER #1	0.81	1.18	0.96
A5	OFFSITE TO EXT. DETENTION DRY POND	0.83	1.33	1.10*
A6	TO EXT. DETENTION DRY POND	0.79	14.21	11.23
A7	CONSERVATION EASEMENT	0.30	7.19	2.16
A8	CONSERVATION EASEMENT	0.30	0.87	0.26
	UNTREATED	0.57	2.96	1.69
	(b) TOTAL =			17.69

C) WEIGHTED AVERAGE "C" = (b)/(a) = 0.63

*OFFSITE TREATED AREAS NOT INCLUDED IN THE TOTAL.

PART 3: COMPUTE THE TOTAL PHOSPOROUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1)	(2)	(3)	(4)	(5)	(6)
A1	OFFSITE TO EXT. DETENTION DRY POND	40	0.07 / 28.00	0.30 / 0.63	0.05
A2	OFFSITE TO STORMFILTER OR BAYFILTER #1	50	0.15 / 28.00	0.46 / 0.63	0.20
A3	TO STORMFILTER OR BAYFILTER #1	50	1.59 / 28.00	0.88 / 0.63	3.96
A4	TO BIORETENTION FILTER #1	65	1.18 / 28.00	0.81 / 0.63	3.51
A5	OFFSITE TO EXT. DETENTION DRY POND	40	1.33 / 28.00	0.83 / 0.63	2.50
A6	TO EXT. DETENTION DRY POND	40	14.21 / 28.00	0.79 / 0.63	25.39
A7	CONSERVATION EASEMENT	100	7.19 / 28.00	0.30 / 0.63	12.20
A8	CONSERVATION EASEMENT	100	0.87 / 28.00	0.30 / 0.63	1.48
	UNTREATED	0	2.96 / 28.00	0.57 / 0.63	0.00
	(a) TOTAL =				49.3

PART 4: DETERMINE COMPLIANCE WITH PHOSPOROUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) = **40%**

*WATER SUPPLY OVERLAY DISTRICT (OCCOQUAN WATERSHED) = 50%

CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40%

CHESAPEAKE BAY PRESERVATION AREA (REDEVELOPMENT) = [1-.9 X ("1" PRE/"1" POST)] X 100 =

IF LINE 3(a) 49.3 > LINE 4(a) 40%, THEN PHOSPOROUS REMOVAL REQUIREMENT IS SATISFIED.

STORMWATER MANAGEMENT CHECKLIST

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is 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 clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P-0301,0302,0303,0502

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
POND (e.g. dry pond A, infil. trench, underground vault, etc.)	17.0	1.6	18.6	26,000	280,700	N/A
BIORETENTION AREAS	1.2	0	1.2	3,700	3,700	N/A
FILTERS	1.6	0	1.6	250	N/A	N/A
Totals	19.8	1.6	21.4			

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet P-0301, P-0502
Pond inlet and oulet pipe systems are shown on Sheet P-0303

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet P-0301, P-0302, P-0303
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet P-0401, P-0402

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet P-0501

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from 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 P-0502

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0502

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets P-0101, P-0201

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

DRAINAGE AREA SUMMARY

PRE- DEVELOPMENT						
SUBDRAINAGE	AREA (AC)	IMPERVIOUS (AC)	LANDSCAPED OR TURF (AC)	UNDISTURBED (AC) *	CN VALUE	Tc (MIN.)
SITE SHEETFLOW TO OUTFALL 1	2.97	0	0	2.97	79	32
SITE TO OUTFALL 1 VIA ST. SEWER	0.55	0	0.55	0	80	6
OFFSITE TO OUTFALL 1 VIA ST. SEWER	1.32	1	0.32	0	94	6
SITE SHEETFLOW TO OUTFALL 2	14.91	0	0	14.91	79	32
SITE SHEETFLOW TO OUTFALL 2	0.39	0	0	0.39	79	6
SITE SHEETFLOW TO OUTFALL 3	0.72	0	0	0.72	79	6
TOTAL AREAS	20.86	1	0.87	18.99		

POST-DEVELOPMENT						
SUBDRAINAGE	AREA (AC)	IMPERVIOUS (AC)	LANDSCAPED OR TURF (AC)	UNDISTURBED (AC) *	CN VALUE	Tc
TOTAL TO OUTFALL 1 (SHEETFLOW, SITE ONLY)	1.03	0.11	0.81	0.11	82	6
SITE TO DETENTION VIA ST. SEWER	16.98	13.86	3.12		95	6
OFFSITE (LOISDALE ROAD) TO DETENTION VIA ST. SEW.	1.33	1.17	0.16		96	6
OFFSITE (TOYOTA) TO DETENTION VIA ST. SEWER	0.22	0.04	0.18		83	6
DETAINED (OUTFALL 2) SUBTOTALS	18.53	15.07	3.46	0	95	6
UNDET. SITE SHEETFLOW TO OUTFALL 2	1.38	0	1.38		80	6
SITE SHEETFLOW TO OUTFALL 3	0.14	0	0.14		80	6
TOTAL AREAS	21.08	15.18	5.79	0.11		

* UNDISTURBED AREA COVER CONSISTS OF WOODS AND WOODS-GRASS COMBINATION.

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: AS NOTED | DATE: 10/4/13; REV. 12/12/13; 2/14/14; 3/31/14; 5/16/14;6/9/14; 7/21/14 | DRAWN: NRW / BF / BP | CHECKED: JS

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.037215
7/21/14
PROFESSIONAL ENGINEER

REVISION APPROVED BY						
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	

PRELIMINARY SWM AND BMP ANALYSIS

SAFFORD AUTOMOTIVE

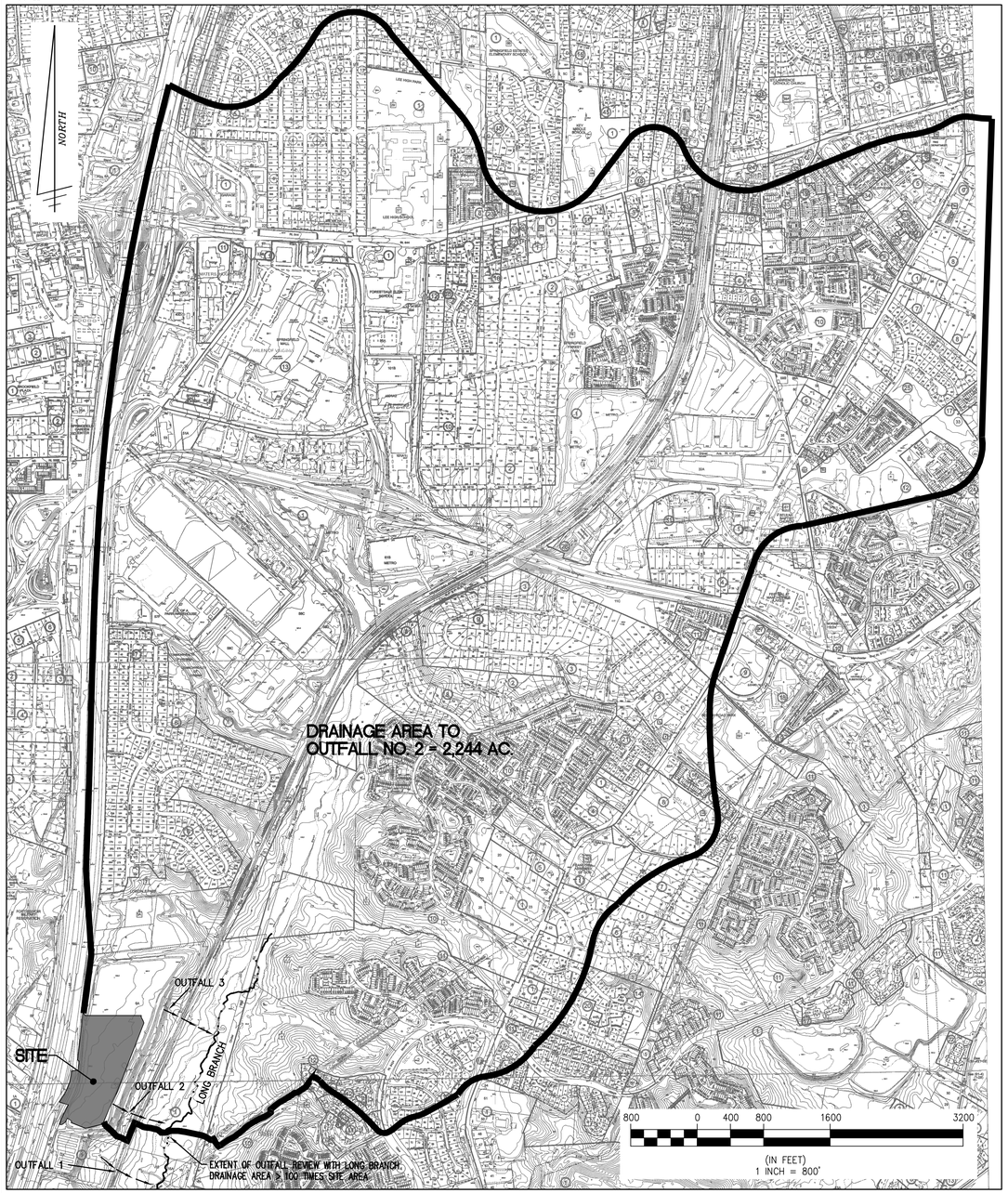
LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0501

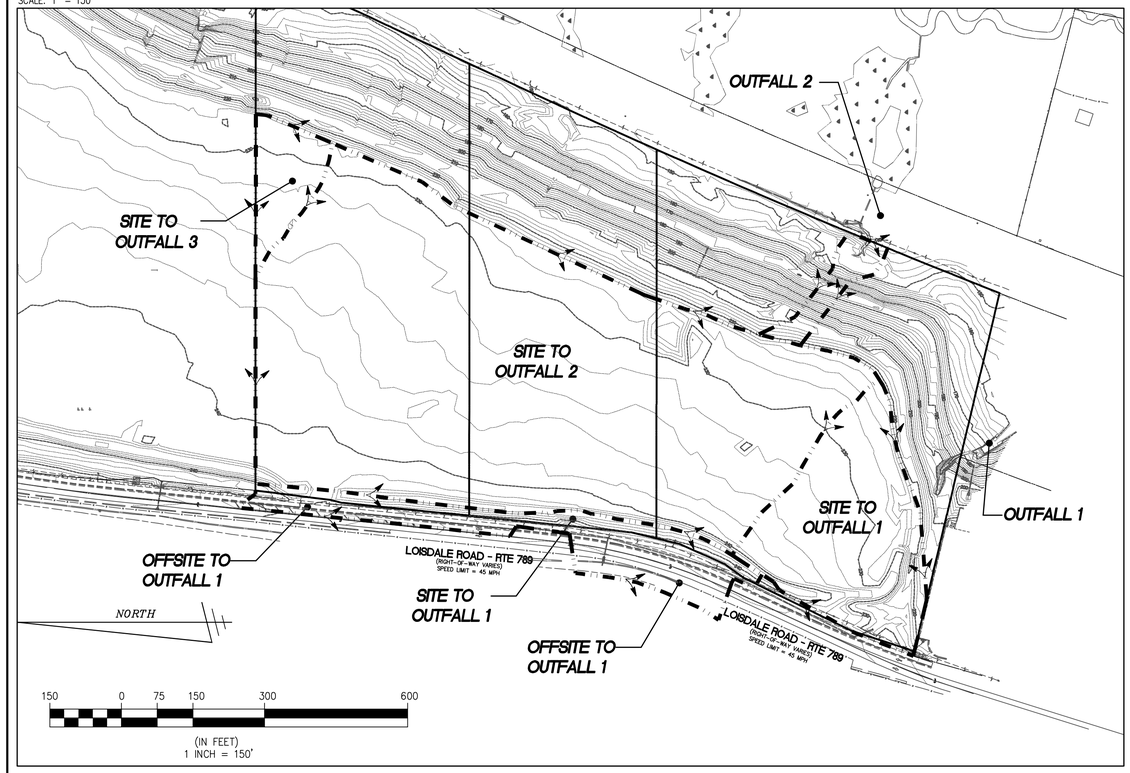
OUTFALL MAP

SCALE: 1" = 800'



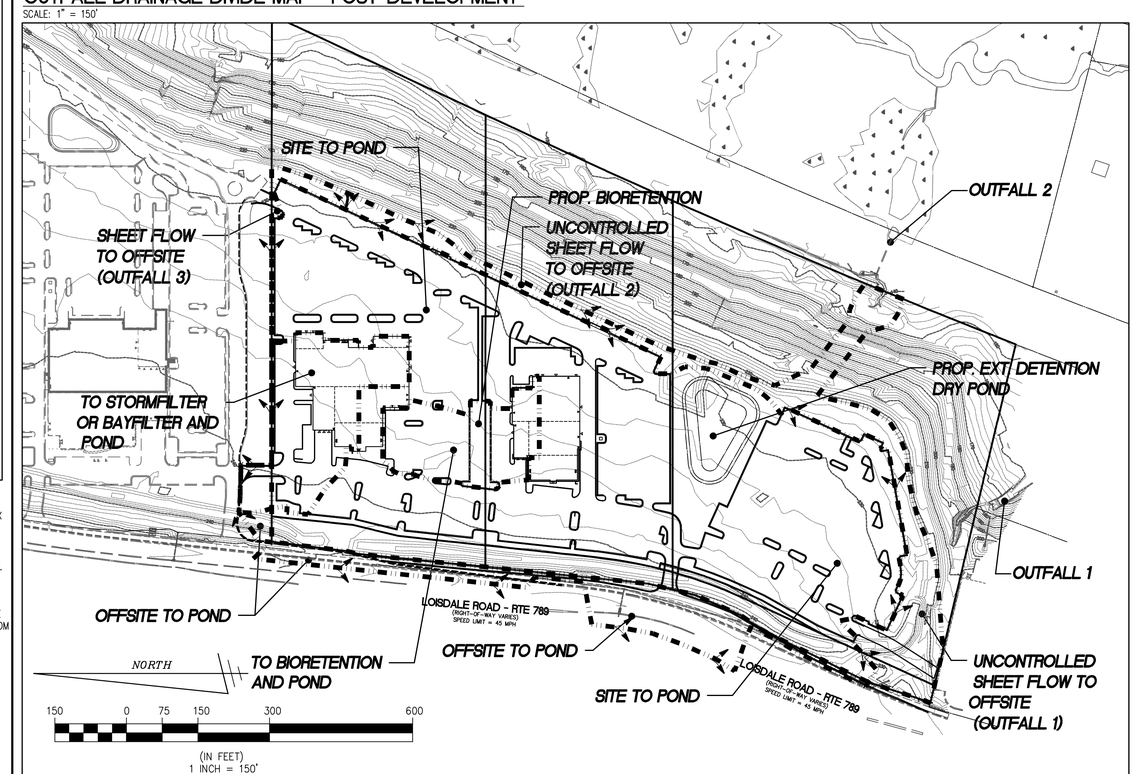
OUTFALL DRAINAGE DIVIDE MAP - PRE-DEVELOPMENT

SCALE: 1" = 150'



OUTFALL DRAINAGE DIVIDE MAP - POST-DEVELOPMENT

SCALE: 1" = 150'



OUTFALL NARRATIVE

EXISTING CONDITIONS– THE SITE IS CURRENTLY UNDEVELOPED. RUNOFF LEAVES THE SITE IN THREE DIRECTIONS BUT ALL RUNOFF DRAINS TO THE LONG BRANCH STREAM A SHORT DISTANCE TO THE EAST ON THE OTHER SIDE OF THE CSX RAILROAD, AS SHOWN ON THIS SHEET. THE SITE DRAINS TO THE NORTHEAST (OUTFALL 3), THE EAST (OUTFALL 2) AND TO THE SOUTHEAST (OUTFALL 1).

FOR ALL THREE OUTFALLS, RUNOFF IS CONVEYED UNDER THE ADJACENT CSX RAILROAD IN EXISTING CULVERTS DIRECTLY TO THE EAST. ON THE EAST SIDE OF THE RAILROAD, THE RUNOFF FROM THESE THREE CULVERTS CONTINUES TO FLOW EAST TO THE NEARBY LONG BRANCH STREAM CHANNEL. THE OUTFALL 3 FLOW UTILIZES A CHANNEL CURRENTLY UNDER CONSTRUCTION (UNDER SITE PLAN NO.7818–SP–010–2) BETWEEN THE RAILROAD AND LONG BRANCH. OUTFALL 2 FLOWS IN AN EXISTING CHANNEL BETWEEN THE RAILROAD AND LONG BRANCH. OUTFALL 1 FLOWS IN EXISTING CHANNELS AND A CULVERT FROM THE RAILROAD TO LONG BRANCH.

PROPOSED CONDITIONS– THE EXTENT OF REVIEW FOR ANALYZING THE THREE SITE OUTFALLS IS AT THE PONT WHERE EACH OF THE SITE OUTFALLS JOIN LONG BRANCH WHOSE DRAINAGE AREA EXCEEDS 100 TIMES THE CONTRIBUTING SITE AREA. THE RUNOFF FROM THE MAJORITY OF THE DEVELOPED IMPERVIOUS AND TURF AREAS WILL BE DETAINED IN A PROPOSED STRUCTURED DETENTION FACILITY. THE DETENTION FACILITY HAS BEEN DESIGNED TO DETAIN THE RUNOFF FROM THE 1, 2 AND 10 YEAR EVENTS TO LESS THAN PRE–DEVELOPMENT LEVELS BASED ON AN ASSUMED INADEQUATE OUTFALL. THE DETENTION METHOD FOR AN INADEQUATE OUTFALL WILL BE APPLIED TO DETERMINE THE ALLOWABLE RUNOFF PEAK RELEASE RATES FROM THE CONTRIBUTING SITE AREA TO OUTFALL 2. SITE RUNOFF DRAINING TO OUTFALLS 1 AND 3 WILL BE VIA SHEET FLOW WITH THE PEAK FLOW REDUCED BELOW PRE–DEVELOPMENT LEVELS.

THIS PRELIMINARY OUTFALL ANALYSIS IS SUBJECT TO CHANGE WITH FINAL ENGINEERING AND WILL BE REEVALUATED AND VERIFIED WITH FUTURE PLANS.

IT IS OUR OPINION THAT THE COUNTY'S ADEQUATE OUTFALL REQUIREMENTS WILL BE MET BECAUSE:

1.) ALL THREE PROPOSED OUTFALLS DRAIN TO EXISTING DEFINED CHANNELS AND CULVERTS,
2.) A PROPORTIONAL IMPROVEMENT IN ACCORDANCE WITH THE DETENTION METHOD WILL BE PROVIDED FOR OUTFALL 2.
3.) SITE RUNOFF TO OUTFALLS 1 AND 3 WILL BE REDUCED BELOW PRE–DEVELOPMENT PEAK FLOW LEVELS AND WILL BE VIA SHEET FLOW WITH NO ADVERSE IMPACT TO DOWNSTREAM PROPERTIES AS ALLOWED BY PFM SECTION 6–0202.6A.

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DRAWN: MRW / BF / BP
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COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
7/21/14
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

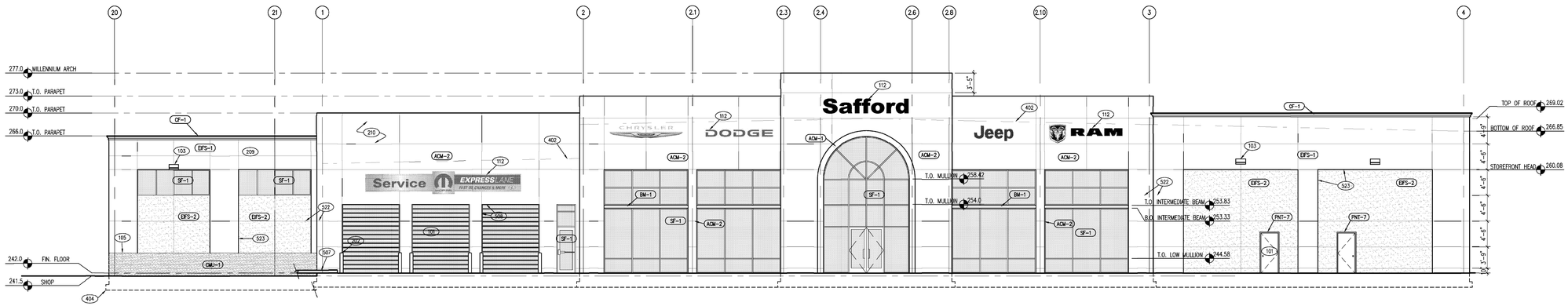
PRELIMINARY OUTFALL ANAYSIS AND DRAINAGE DIVIDE MAPS

SAFFORD AUTOMOTIVE

LEE DISTRICT

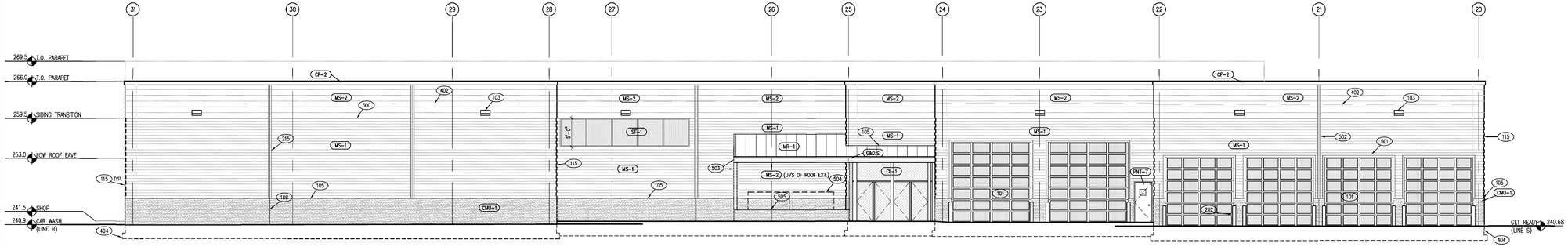
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0502



1 A2.0 **FRONT ELEVATION**

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



2 A2.0 **REAR ELEVATION**

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

KEYNOTES

EXTERIOR MATERIALS

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	HIGH POLISH ALUMINUM	SEE TYP. DETAILS AT 6/A5.3.
ACM-2	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	SILVER METALLIC	SEE TYP. DETAILS AT 6/A5.3.
BM-1	BRAKE METAL	PAC CLAD	.040" ALUM.	MATCH ACM-2	MISC. LOCATIONS, FLASHING AT WINDOW SILLS
CL-1	CHAIN LINK FENCING	ANY	11 GA FENCING & 16 GA POSTS	GALVANIZED	PROVIDE ALL NECESSARY COMPONENTS FOR COMPLETE INSTALLATION
CMU-1	CONCRETE MASONRY UNIT	E.P. HENRY	FIORI LINE 4x8x16	GROUND FACE W/ DRY BLOCK ADMIXTURE IN CMU AND GROUT	COLOR #509
CF-1	CAP FLASHING	METAL ERA	.040" ALUM.	CORNICE COPING COLOR TO MATCH EIFS-1	SEE DETAIL 17/A5.4.
CF-2	CAP FLASHING	METAL ERA	.040" ALUM.	BOLD FACED COPING COLOR TO MATCH MS-2	SEE DETAIL 18/A5.4.
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR TO MATCH STO OYSTER 21621 (GRAY)	SEE TYP. DETAILS 9/A5.3. 3-½" THICK EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'-0" OF GRADE.
EIFS-2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR TO MATCH STO OYSTER 21621 (GRAY)	SEE TYP. DETAILS 9/A5.3. 2-½" EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'-0" OF GRADE.

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
G&DS	GUTTER & DOWNSPOUTS	ANY	20 GA GALV. STEEL	COLOR: TBD	SEE DETAIL 6/A5.4
MR-1	METAL ROOFING	CENTRIA	TR4-36 EXPOSED FASTENER 20 GA. GALVANIZED STEEL	COLOR TBD- SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL	
MS-1	METAL SIDING	CENTRIA	IW-20A, 20GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF-WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
MS-2	METAL SIDING	CENTRIA	IW-10A, 22GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF-WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
PNT-7	PAINT	BENJAMIN MOORE	EXTERIOR, ACRYLIC LATEX	PELICAN GRAY 1612 SEMI-GLOSS	
SF-1	STOREFRONT	OLDCASTLE	SERIES 6000 THERMAL MULTIPLANE 6"x 2" FRAME, PROVIDE INTEGRATED STIFFENERS W/ FRONT SET GLAZING, TYPE SG-B. SEE GLAZING TYPES ON FINISH SCHEDULE	CLR. ANODIZED	

Flanagan
ARCHITECTS, AIA

8120 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814
TEL: (301) 652-4811

PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Virginia, license #0401 007912, exp. date 31 December 2014."

Job Name:

SAFFORD CHRYSLER JEEP DODGE RAM

PARCEL 0006A-3
LOISDALE ROAD
SPRINGFIELD, VA 22150

Sheet Description

ELEVATIONS

ARCHITECTURAL ELEVATIONS SPECIAL EXCEPTION A

Project #: 132400

File:

Drawn by: JLS, KWS, JCD

Date(s):

17 SEPT. '13 PROGRESS SET

24 SEPT. '13 PROGRESS SET

2 OCT. '13 PROGRESS SET

3 JAN. '14 PROGRESS SET

9 JAN. '14 PROGRESS SET

23 JAN. '14 PROGRESS SET

28 MAR. '14 BID SET

A2.0

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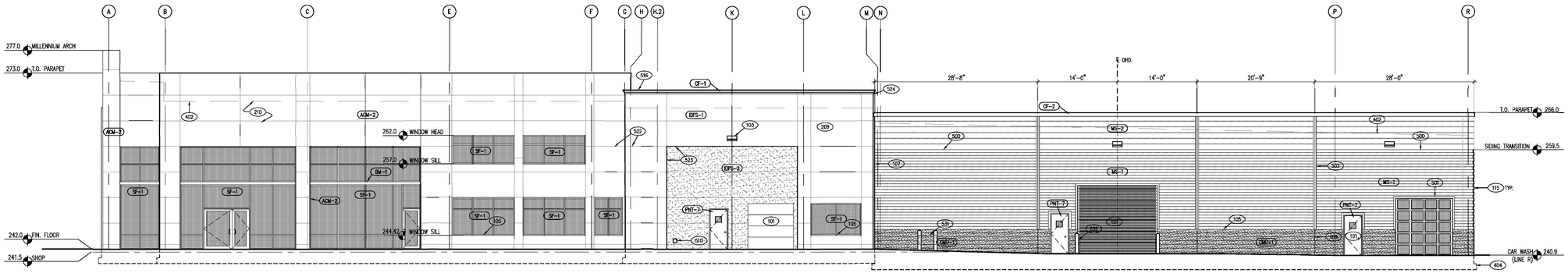

1 A2.0 **RIGHT ELEVATION**
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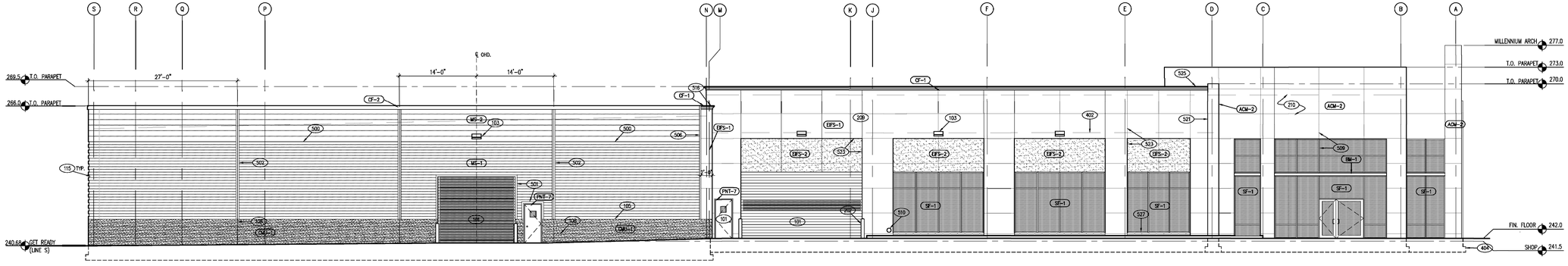

2 A2.1 **LEFT ELEVATION**
SCALE: 1/8" = 1'-0"

KEYNOTES

EXTERIOR MATERIALS

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	HIGH POLISH ALUMINUM	SEE TYP. DETAILS AT 6/A5.3.
ACM-2	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	SILVER METALLIC	SEE TYP. DETAILS AT 6/A5.3.
BM-1	BRAKE METAL	PAC CLAD	.040" ALUM.	MATCH ACM-2	MISC. LOCATIONS, FLASHING AT WINDOW SILLS
CL-1	CHAIN LINK FENCING	ANY	11 GA FENCING & 16 GA POSTS	GALVANIZED	PROVIDE ALL NECESSARY COMPONENTS FOR COMPLETE INSTALLATION
CMU-1	CONCRETE MASONRY UNIT	E.P. HENRY	FIORI LINE 4x8x16	GROUND FACE W/ DRY BLOCK ADMIXTURE IN CMU AND GROUT	COLOR #509
CF-1	CAP FLASHING	METAL ERA	.040" ALUM.	CORNICE COPING COLOR TO MATCH EIFS-1	SEE DETAIL 17/A5.4.
CF-2	CAP FLASHING	METAL ERA	.040" ALUM.	BOLD FACED COPING COLOR TO MATCH MS-2	SEE DETAIL 18/A5.4.
EIFS-1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR TO MATCH STO OYSTER 21621 (GRAY)	SEE TYP. DETAILS 9/A5.3. 3-½" THICK EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'-0" OF GRADE.
EIFS-2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR TO MATCH STO OYSTER 21621 (GRAY)	SEE TYP. DETAILS 9/A5.3. 2-½" EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'-0" OF GRADE.

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
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MR-1	METAL ROOFING	CENTRIA	TR4-36 EXPOSED FASTENER 20 GA. GALVANIZED STEEL	COLOR TBD- SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL	
MS-1	METAL SIDING	CENTRIA	IW-20A, 20GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF-WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
MS-2	METAL SIDING	CENTRIA	IW-10A, 22GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF-WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
PNT-7	PAINT	BENJAMIN MOORE	EXTERIOR, ACRYLIC LATEX	PELICAN GRAY 1612 SEMI-GLOSS	
SF-1	STOREFRONT	OLDCASTLE	SERIES 6000 THERMAL MULTIPLANE 6"x 2" FRAME, PROVIDE INTEGRATED STIFFENERS W/ FRONT SET GLAZING, TYPE SG-R. SEE GLAZING TYPES ON FINISH SCHEDULE	CLR. ANODIZED	

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Job Name:

SAFFORD CHRYSLER JEEP DODGE RAM

PARCEL 0006A-3
LOISDALE ROAD
SPRINGFIELD, VA 22150

Sheet Description

ELEVATIONS

ARCHITECTURAL ELEVATIONS SPECIAL EXCEPTION A

Project #: 132400
File:
Drawn by: JLS, KWS, JCD
Date(s):
17 SEPT. '13 PROGRESS SET
24 SEPT. '13 PROGRESS SET
2 OCT. '13 PROGRESS SET
3 JAN. '14 PROGRESS SET
9 JAN. '14 PROGRESS SET
23 JAN. '14 PROGRESS SET
28 MAR. '14 BID SET

A2.1

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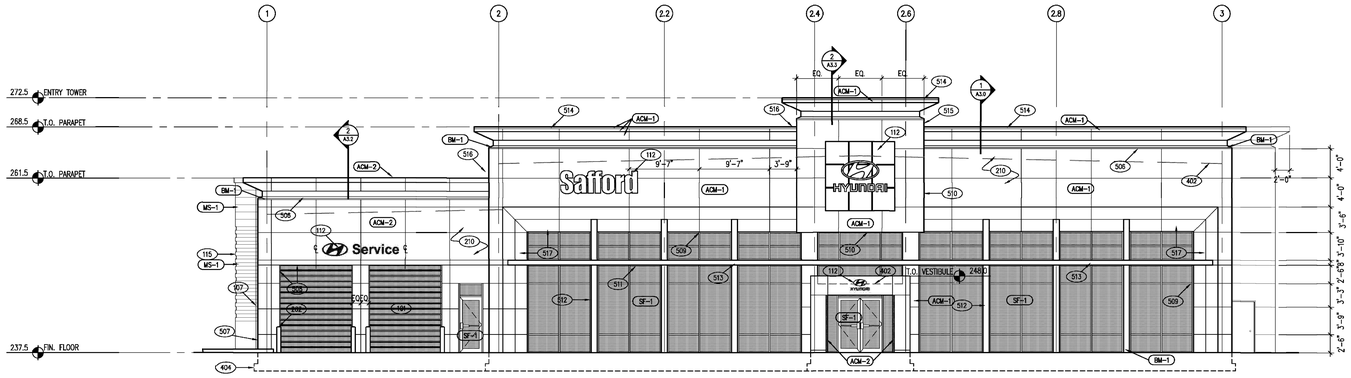
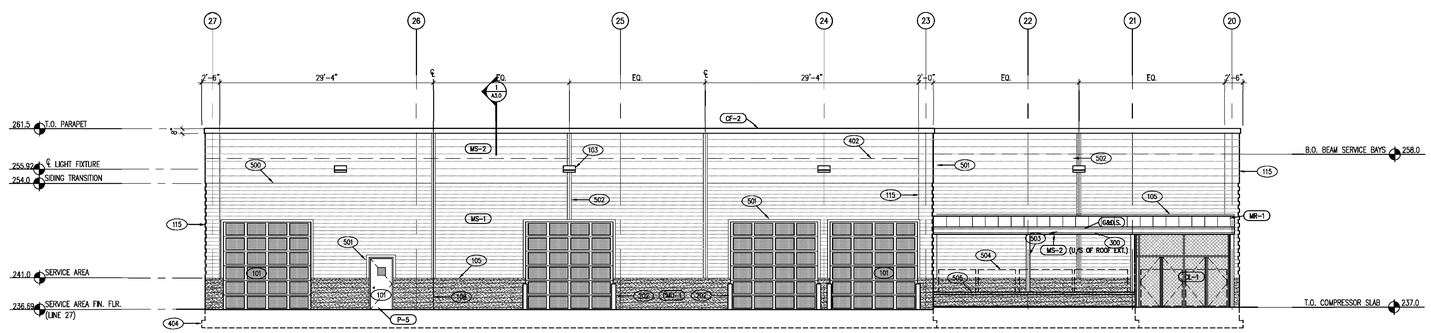


1 A2.0 FRONT ELEVATION

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



2 A2.0 REAR ELEVATION

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

KEYNOTES

MATERIALS (100–199).

101 DOOR, SEE SCHEDULE.
103 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. PROVIDE BLOCKING IN WALLS AS REQ'D.
104 STOREFRONT SYSTEM, SEE SCHEDULE.
105 FLASHING, SEE SECTIONS.
106 COPING CAP, SEE EXTERIOR MATERIALS SCHEDULE.
107 EXPANSION JOINT, SEE TYPICAL DETAILS 1/A5.5.
108 CONTROL JOINT.
112 SIGNAGE, SEE RESPONSIBILITY SCHEDULE. PROVIDE BLOCKING/SUPPORT AS REQ'D.
113 SPANDREL GLASS ⊕ SHADED LOCATIONS, SEE EXTERIOR MATERIALS SCHEDULE.
115 PREFORMED CORNER TRIM BY SIDING MANUFACTURER, EXTEND 24" FROM CORNER ON EACH SIDE.

DETAILED ITEMS (200–299).

202 BOLLARD, SEE DETAIL 20/A5.1.
209 EIFS, SEE TYPICAL DETAILS 9/A5.3.
210 METAL PANEL SYSTEM WITH JOINTS AS INDICATED. PROVIDE ALL NECESSARY ACCESSORIES FOR A COMPLETE INSTALLATION. SEE TYPICAL DETAILS 6/A5.3.
212 PROJECTION:
D: PARAPET, SEE SECTIONS.
215 METAL SIDING SYSTEM WITH REVEAL JOINTS AS INDICATED.
216 GUTTER AND DOWNSPOUT, SEE DETAIL 6/A5.4.

INSTRUCTIONS (400–499).

402 LINE OF ROOF PARAPET BEYOND.
404 CONTINUOUS CONCRETE FOOTING, STEP AS REQ'D FOR REQ'D DEPTH, SEE STRUCTURAL DRAWINGS.

JOB SPECIFIC INSTRUCTIONS (500–599).

500 TRANSITION SIDING PROFILE AS SHOWN.
501 PROVIDE PERIMETER TRIM TO MATCH SIDING AROUND DOORS AND AT OTHER SIDING TERMINATIONS.
502 PROVIDE REVEAL TRIM AT SIDING JOINTS AS SHOWN. SEE STANDARD DETAILS 16/A5.5.
503 EXPOSED STEEL COLUMNS/BEAMS TO BE PAINTED, TYP.
504 EQUIPMENT, SEE FURNITURE, FIXTURE, MILLWORK, & EQUIPMENT PLAN.
505 PROVIDE SOLID CAP BLOCK AT TOP OF DYKE WALL, SEE SECTIONS.
506 PROVIDE BRAKE METAL (TO MATCH ACM FINISH) AT BACK OF REVEAL AND EXTEND OVER LONGER ACM PANELS, SEE SECTIONS.
507 NOTCH ACM PANELS AROUND CURB/SIDEWALK AS REQ'D.
508 ACM PANELS TO RETURN AT JAMB AND HEAD OF OHD OPENING, SEE SECTIONS.
509 STOREFRONT MULLIONS TO ALIGN WITH ACM REVEALS AS SHOWN.
510 ACM PANELS TO RETURN AT SIDES AND SOFFIT OF ENTRY FEATURE, SEE SECTIONS.
511 PROJECTED SHADING DEVICE, SEE DETAIL 20/A5.4.
512 PROVIDE BRAKE METAL ENCLOSURE AROUND PILASTER, SEE DETAILS 18/A5.3 AND 15/A5.4.
513 NOTCH/SEAM BRAKE METAL AROUND SHADING DEVICE AS REQ'D.
514 ACM TO WRAP UP AND TERMINATE UNDER HEMMED FLASHING TO MATCH ACM FINISH, SEE SECTIONS.
515 PARAPET WALL AND FINISHES TO EXTEND BACK OVER ROOF AS SHOWN ON ROOF PLAN.
516 PROVIDE FLASHING/SEALANT AS REQ'D AT WALL/PARAPET TERMINATION.
517 SLOPED/ANGLED WALL PLANE, SEE SECTIONS AND PLAN DETAIL 19/A5.3.
518 MEMBRANE ROOFING TO WRAP AND COVER END OF PARAPET WALL AND EXTEND UNDER WALL FINISHES AT EXPOSED SIDE. PROVIDE MIN. 12" LAP UNDER FINISH MATERIALS.
519 ACM PANELS TO JOG BACK AS REQ'D, SEE PLAN.
520 FINISHES TO MITER AND RETURN OVER LOW PARAPET.
521 WALL FINISHES TO TRANSITION AT INSIDE CORNER, SEE DETAIL 20/A5.3.
522 EIFS REVEALS TO ALIGN WITH ACM REVEALS, TYP.
523 EIFS THICKNESS TO TRANSITION FROM 3 ½" FOR EIFS 1 TO 2 ½" FOR EIFS 2, TYP.
524 PARAPET WALL TO EXTEND FULL WIDTH OF BUILDING AT THIS POINT, SEE ROOF PLAN. EIFS AND PROJECTED WALL CAP DETAIL TO RETURN BACK AND TRANSITION TO ROOF MEMBRANE WITH CAP FLASHING 4'-0" FROM SIDE WALL.
525 ACM TO TERMINATE AT HEIGHT OF LOWER PARAPET AND TRANSITION TO ROOF MEMBRANE AT WALL BELOW.
526 PARAPET WALL AT ROOF TRANSITION, SEE ROOF PLAN.
527 PROVIDE FACTORY MITERED EXPANSION JOINT OVER PARAPET WALL, SEE DETAIL 5/A5.5.
528 MEMBRANE ROOFING TO EXTEND UP UNDER GUTTER/FLASHING AT ROOF HEIGHT TRANSITION, SEE ROOF PLAN
529 CMU WITH SLOPED 4" SOLID SILL BELOW STOREFRONT, SEE SECTIONS.
530 PROVIDE DECORATIVE NOZZLE FOR OVERFLOW TERMINATION, SEE PLUMBING DRAWINGS.
531 GAS METER, SEE PLUMBING DRAWINGS. PROVIDE BOLLARDS AS SHOWN.

EXTERIOR MATERIALS

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
ACM–1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	"HYUNDAI SILVER" MICA OPT.	SEE TYP. DETAILS AT 6/A5.3.
ACM–2	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	"HYUNDAI BLUE" MICA OPT.	SEE TYP. DETAILS AT 6/A5.3.
BM–1	BRAKE METAL	PAC CLAD	.040" ALUM.	MATCH ACM–1	MISC. LOCATIONS, FLASHING AT WINDOW SILLS.
CL–1	CHAIN LINK FENCING	ANY	11 GA FENCING & 16 GA POSTS	GALVANIZED	PROVIDE ALL NECESSARY COMPONENTS FOR COMPLETE INSTALLATION
CMU–1	CONCRETE MASONRY UNIT	E.P. HENRY	FURR LINE 8x8x16 4x8x16	GROUND FACE W/ DRY BLOCK ADMIXTURE IN CMU AND GROUT	COLOR #509
CF–1	CAP FLASHING	PAC CLAD OR EQ.	20 GA. GALVANIZED STEEL	COLOR TBD.	
CF–2	CAP FLASHING	METAL ERA	.040" ALUM.	BOLD FACED COPING COLOR TO MATCH MS–2	
CF–3	CAP FLASHING	METAL ERA	.040" ALUM.	CORNICE COPING COLOR TO MATCH EIFS–1	
EIFS–1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR #2250A DOVER SKY	SEE TYP. DETAILS 9/A5.3. 3–½" THICK EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'–0" OF GRADE.
EIFS–2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR #614 SMOKE SIGNAL	SEE TYP. DETAILS 9/A5.3. 2–½" EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'–0" OF GRADE.

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
G&DS	GUTTER & DOWNSPOUTS	ANY	20 GA. GALVANIZED STEEL	COLOR: TBD	SEE DETAIL 6/A5.4
MR–1	METAL ROOFING	CENTRIA	TR4–36 EXPOSED FASTENER 20 GA. GALVANIZED STEEL	COLOR TBD– SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL	
MS–1	METAL SIDING	CENTRIA	W–20A, 20GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF–WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
MS–2	METAL SIDING	CENTRIA	W–10A, 22GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF–WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
P–5	PAINT	SHERWIN WILLIAMS			SEE FINISH MATERIALS ON A4.0
P–6	PAINT	SHERWIN WILLIAMS			SEE FINISH MATERIALS ON A4.0
SF–1	STOREFRONT	OLDCASTLE	SERIES 6000 THERMAL MULTIPLANE 6"x 2" FRAME, PROVIDE INTEGRATED STIFFENERS W/ FRONT SET GLAZING, TYPE SG–6. PROVIDE SG–C SPANDREL GLASS AS SHOWN ON ELEVATIONS. SEE GLAZING TYPES ON FINISH SCHEDULE	CLR. ANODIZED	

Flanagan
ARCHITECTS, AIA
8120 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814
TEL: (301) 652-4811

PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Virginia, license #0401 007912, exp. date 31 December 2014."

Job Name:

SAFFORD HYUNDAI

PARCEL 0006A-4
LOISDALE RD.
SPRINGFIELD, VA 22150

Sheet Description

ELEVATIONS

ARCHITECTURAL ELEVATIONS
SPECIAL EXCEPTION B

Project #: 132600
File:
Drawn by: JLS, KWS, JCD
Date(s):
24 SEPT. '13 PROGRESS SET
02 OCT. '13 PROGRESS SET
03 JAN. '14 PROGRESS SET
23 JAN. '14 PROGRESS SET
25 MAR. '14 BID SET

A2.0

SHEET: P-0603

Time: 13:59:58
Date: 1/27/2009
Drawing: A2.0
Drawing File: T:\PROJECTS\ALL STANDARDS\PLANS\PLAN\PLAN standard start up set 24x36\COOL_A2.dwg
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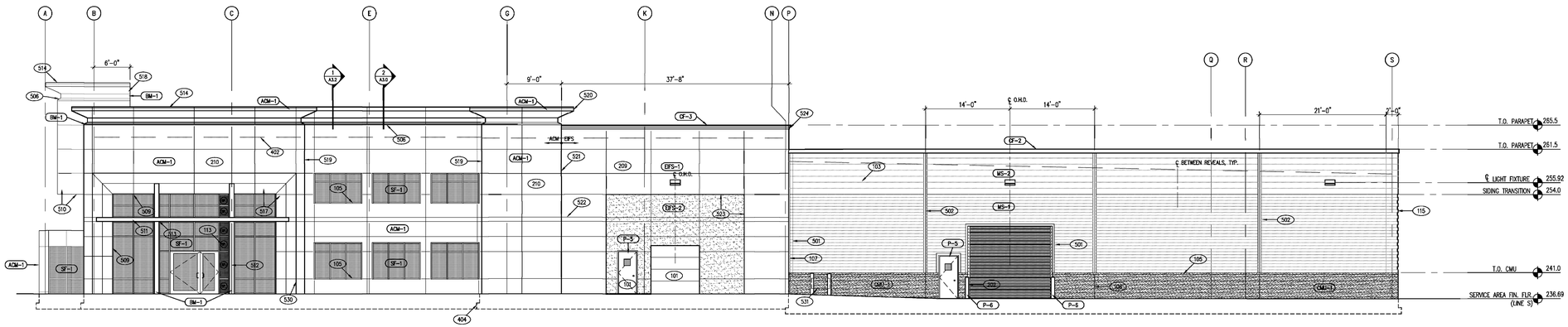
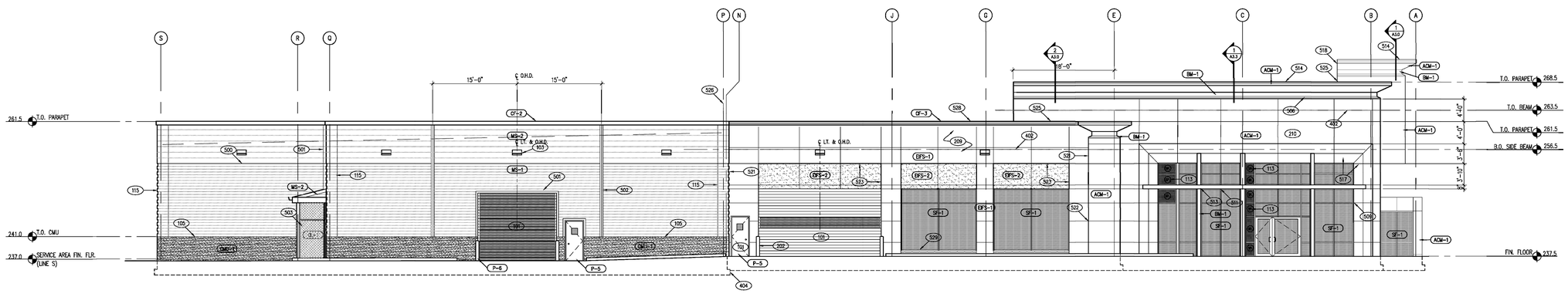


1 A2.1 RIGHT ELEVATION

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



2 A2.1 LEFT ELEVATION

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

KEYNOTES

MATERIALS (100–199)

101 DOOR, SEE SCHEDULE.
103 LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. PROVIDE BLOCKING IN WALLS AS REQ'D.
104 STOREFRONT SYSTEM, SEE SCHEDULE.
105 FLASHING, SEE SECTIONS.
106 COPING CAP, SEE EXTERIOR MATERIALS SCHEDULE.
107 EXPANSION JOINT, SEE TYPICAL DETAILS 1/A5.5.
108 CONTROL JOINT.
112 SIGNAGE, SEE RESPONSIBILITY SCHEDULE. PROVIDE BLOCKING/SUPPORT AS REQ'D.
113 SPANDREL GLASS @ SHADED LOCATIONS, SEE EXTERIOR MATERIALS SCHEDULE.
115 PREFORMED CORNER TRIM BY SIDING MANUFACTURER, EXTEND 24" FROM CORNER ON EACH SIDE.

DETAILED ITEMS (200–299)

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208 EIFS, SEE TYPICAL DETAILS 9/A5.3.
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D: PARAPET, SEE SECTIONS.
213 METAL SIDING SYSTEM WITH REVEAL JOINTS AS INDICATED.
216 GUTTER AND DOWNSPOUT, SEE DETAIL 6/A5.4.

INSTRUCTIONS (400–499)

402 LINE OF ROOF PARAPET BEYOND.
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503 EXPOSED STEEL COLUMNS/BEAMS TO BE PAINTED, TYP.
504 EQUIPMENT, SEE FURNITURE, FIXTURE, MILLWORK, & EQUIPMENT PLAN.
505 PROVIDE SOLID CAP BLOCK AT TOP OF DYKE WALL, SEE SECTIONS.
506 PROVIDE BRAKE METAL (TO MATCH ACM FINISH) AT BACK OF REVEAL AND EXTEND OVER LONGER ACM PANELS, SEE SECTIONS.
507 NOTCH ACM PANELS AROUND CURB/SIDEWALK AS REQ'D.
508 ACM PANELS TO RETURN AT JAMB AND HEAD OF GHD OPENING, SEE SECTIONS.
509 STOREFRONT MULLIONS TO ALIGN WITH ACM REVEALS AS SHOWN.
510 ACM PANELS TO RETURN AT SIDES AND SOFFIT OF ENTRY FEATURE, SEE SECTIONS.
511 PROJECTED SHADING DEVICE, SEE DETAIL 20/A5.4.
512 PROVIDE BRAKE METAL ENCLOSURE AROUND PILASTER, SEE DETAILS 18/A5.3 AND 15/A5.4.
513 NOTCH/SEAM BRAKE METAL AROUND SHADING DEVICE AS REQ'D.
514 ACM TO WRAP UP AND TERMINATE UNDER HEMMED FLASHING TO MATCH ACM FINISH, SEE SECTIONS.
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520 FINISHES TO MITER AND RETURN OVER LOW PARAPET.
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523 EIFS THICKNESS TO TRANSITION FROM 3 ⅜" FOR EIFS 1 TO 2 ⅜" FOR EIFS 2, TYP.
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526 PARAPET WALL AT ROOF TRANSITION, SEE ROOF PLAN.
527 PROVIDE FACTORY MITERED EXPANSION JOINT OVER PARAPET WALL, SEE DETAIL 5/A5.5.
528 MEMBRANE ROOFING TO EXTEND UP UNDER GUTTER/FLASHING AT ROOF HEIGHT TRANSITION, SEE ROOF PLAN
529 CMU WITH SLOPED 4" SOLID SILL BELOW STOREFRONT, SEE SECTIONS.
530 PROVIDE DECORATIVE NOZZLE FOR OVERFLOW TERMINATION, SEE PLUMBING DRAWINGS.
531 GAS METER, SEE PLUMBING DRAWINGS. PROVIDE BOLLARDS AS SHOWN.

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CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
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ACM–2	ALUMINUM COMPOSITE MATERIAL	ALPOLIC	DRY JOINT SYSTEM	"HYUNDAI BLUE" MICA OPT.	SEE TYP. DETAILS AT 6/A5.3.
BM–1	BRAKE METAL	PAC CLAD	.040" ALUM.	MATCH ACM–1	MISC. LOCATIONS, FLASHING AT WINDOW SILLS.
CL–1	CHAIN LINK FENCING	ANY	11 GA FENCING & 16 GA POSTS	GALVANIZED	PROVIDE ALL NECESSARY COMPONENTS FOR COMPLETE INSTALLATION
CMU–1	CONCRETE MASONRY UNIT	E.P. HENRY	FORM LINE 8x8x16 4x8x16	GROUND FACE W/ DRY BLOCK ADMIXTURE IN CMU AND GROUT	COLOR #509
CF–1	CAP FLASHING	PAC CLAD OR EQ.	20 GA. GALVANIZED STEEL	COLOR TBD.	
CF–2	CAP FLASHING	METAL ERA	.040" ALUM.	BOLD FACED COPING COLOR TO MATCH MS–2	
CF–3	CAP FLASHING	METAL ERA	.040" ALUM.	CORNICE COPING COLOR TO MATCH EIFS–1	
EIFS–1	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR #2250A DOVER SKY	SEE TYP. DETAILS 9/A5.3. 2–½" THICK EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'–0" OF GRADE.
EIFS–2	EXTERIOR INSUL. FINISH SYSTEM	DRYVIT	OUTSULATION MD	SANDBLAST FINISH, COLOR #614 SMOKE SIGNAL	SEE TYP. DETAILS 9/A5.3. 2–¼" EXPANDED POLYSTYRENE WITH ¾" REVEALS, PROVIDE REINFORCING MESH AT ALL OUTSIDE CORNERS AND AT ALL AREAS WITHIN 8'–0" OF GRADE.

CODE	MATERIAL	MANUF.	STYLE	FINISH	NOTES
G&DS	GUTTER & DOWNSPOUTS	ANY	20 GA. GALVANIZED STEEL	COLOR: TBD	SEE DETAIL 6/A5.4
MR–1	METAL ROOFING	CENTRIA	TR4–36 EXPOSED FASTENER 20 GA. GALVANIZED STEEL	COLOR TBD– SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL	
MS–1	METAL SIDING	CENTRIA	fW–20A, 20GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF–WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
MS–2	METAL SIDING	CENTRIA	fW–10A, 22GA. GALVANIZED STEEL	SMOOTH FINISH, COLOR #993 OFF–WHITE	12" PANEL WIDTH WITH 6" CORRUGATION
P–5	PAINT	SHERWIN WILLIAMS			SEE FINISH MATERIALS ON A4.0
P–6	PAINT	SHERWIN WILLIAMS			SEE FINISH MATERIALS ON A4.0
SF–1	STOREFRONT	OLDCASTLE	SERIES 6000 THERMAL MULTIPLANE 6"x 2" FRAME, PROVIDE INTEGRATED STIFFENERS W/ FRONT SET GLAZING, TYPE SG–8. PROVIDE SG–C SPANDREL GLASS AS SHOWN ON ELEVATIONS. SEE GLAZING TYPES ON FINISH SCHEDULE	CLR. ANODIZED	

Flanagan
ARCHITECTS, AIA
8120 WOODMONT AVE. SUITE 107
BETHESDA, MD 20814
TEL: (301) 652-4811

PROFESSIONAL CERTIFICATION:
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Virginia, license #0401 007912, exp. date 31 December 2014."

Job Name:

SAFFORD HYUNDAI

PARCEL 0006A-4
LOISDALE RD.
SPRINGFIELD, VA 22150

Sheet Description

ELEVATIONS

ARCHITECTURAL ELEVATIONS SPECIAL EXCEPTION B

Project #: 132600
File:
Drawn by: JLS, KWS, JCD
Date(s):
24 SEPT. '13 PROGRESS SET
02 OCT. '13 PROGRESS SET
03 JAN. '14 PROGRESS SET
23 JAN. '14 PROGRESS SET
25 MAR. '14 BID SET

A2.1

SHEET: P-0604

Time: 13:50:58
Date: 1/23/2014
Drawing File: T:\BLDG\BLDG_STANDARDS\PLANNING STANDARDS\PLANNING STANDARDS\Plan Standards\Commercial start up set 24x36\0000_A2.1 elevations.dwg... (jacob)

Plan View
Scale 1" = 40'

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	46	ALT4P70-240L5K-NFO	ALTITUDE ONE PIECE ALUMINUM EXTRUSION, DIE-CAST ALUMINUM END CAPS. EMITTER DECK CONSISTS OF CARRIER PLATES, HEAT SINKS, LEDS AND PRISMS. NEIGHBOR FRIENDLY OPTIC.	240 DIODES. 5100K	alt4p70-240l5k-nfo.ies	38975	1.00	533.8
	B	38	ALT5P35-240L5K	ALTITUDE ONE PIECE ALUMINUM EXTRUSION, DIE-CAST ALUMINUM END CAPS. EMITTER DECK CONSISTS OF CARRIER PLATES, HEAT SINKS, LEDS AND PRISMS.	240 DIODES. 5100K	alt5p35-240l5k.ies	29508	1.00	538.4
	C	27	WD14D4E35-60L5K	WALL DIRECTOR LED DIE-CAST ALUMINUM HOUSING AND LEND FRAME . FLAT GLASS LENS. EMITTER DECK CONSISTING OF DIODES, PRISMS, AND CARRIER PLATE.	60 DIODES. 5100K.	wd14d4e35-60l5k.ies	4892	1.00	63.1

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	8.4 fc	27.1 fc	0.0 fc	N / A	N / A

General Notes:

1. All fixture selections are specified as "dark sky compliant" and are full cut off housings

2. Pole fixtures "A" and "B" are mounted @ 24' above finished grade.

3. Wall mounted fixtures "C" are mounted @ 16' above finished grade

4. The entire site package is controlled by Hubbell Building Automation WiHubb system. The WiHubb system is a wireless control system that will allow for 0-10v style dimming of all site fixtures. Each portion of site will be controlled by the associated building. The wireless control package has both photocell and timeed control methods per local zoning requirements.

VISUAL

Safford Autmotive Dealerships

Chrysler/Jeep and Hyundai
Springfield, VA

PHOTOMETRIC PLAN SPECIAL EXCEPTION A AND B

Designer
Eric Levison

Date
April 25 2014

Scale
1" = 40'-0"

Drawing No.

1 of 1
SHEET: P-0605

DESCRIPTION OF THE APPLICATION

The set of concurrent applications, collectively known as the Safford Automotive application, seeks to amend previously approved proffers and a previously approved Special Exception to add two new auto dealerships and additional parking on the subject property. The applicant, Gramm Springfield Property, LLC, requests a partial Proffered Condition Amendment (PCA 2010-LE-005) on Tax Map Parcels 90-4 ((1)) 6A2, 6A3, 6A4, and 6A5 in order to increase the previously approved maximum intensity on the subject property from a floor area ratio (FAR) of .04 to .07 and to amend the previously approved Generalized Development Plan/Special Exception Plat to reflect approximately 84,000 square feet of additional dealership use and parking. The applicant also seeks a concurrent Special Exception (SE 2014-LE-004) on Tax Map Parcel 90-4 ((1)) 6A3 to permit the development of a vehicle sale, rental and ancillary service establishment for Safford Chrysler Jeep Dodge. This Special Exception application will be referred to as 'SE 004' for the remainder of the staff report. The applicant, Gramm Springfield Hyundai Property, LLC, seeks a concurrent Special Exception (SE 2014-LE-005) on Tax Map Parcel 90-4 ((1)) 6A4 to permit the development of a vehicle sale, rental and ancillary service establishment for Safford Hyundai. This Special Exception application will be referred to as 'SE 005' for the remainder of the staff report. The applicant, Jennings Business Park, LLC, seeks a concurrent Special Exception Amendment (SEA 2010-LE-009) on Tax Map Parcels 90-4 ((1)) 6A2, 6A5 and portions of 6A3 and 6A4 to permit additional surface parking associated with the previously approved Jennings Toyota dealership located on Parcel 6A2, which is currently under construction. Parcels 6A3, 6A4, and 6A5 are currently vacant.

Figure 1: Aerial view of site (Source: Fairfax County GIS)

The applicant has submitted a combined development plan for all four concurrent applications. A reduced copy of this plan is included at the front of this report. The proposed proffers, Special Exception development conditions, and Special Exception Amendment development conditions are contained in Appendices 1, 2, 3, and 4, respectively. The applicant's Affidavit and the Statement of Justification are contained in Appendices 5 and 6, respectively.

Waivers and Modifications

The applicant is requesting a waiver of frontage improvements along Loisdale Road.

LOCATION AND CHARACTER

The 53.46 acre site consists of four parcels and is located along the east side of Loisdale Road adjacent to I-95, west of the CSX Railroad tracks. To the north are the residences of Loisdale Estates and the Loisdale Park, to the east is vacant land, to the south are warehouse and storage uses, and to the west across I-95 are commercial and industrial uses. The immediate surrounding area is largely developed with a mix of residential, commercial, institutional and industrial uses. The subject site is currently forested and vacant aside from the construction of Jennings Toyota on Parcel 6A2.

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-1, I-3	Residential (2-3 DU/AC), Public Park	Residential (2-3 DU/AC), Public Park
East:	R-1, PDH-4	Vacant, Residential (3-4 DU/AC)	Private Open Space, Public Park, Residential (3-4 DU/AC)
South:	I-5	Industrial (Mini-U Storage)	Industrial
West	C-6, I-5	Commercial, Industrial, Governmental (Ft. Belvoir)	Industrial

Figure 2: Table of surrounding uses

BACKGROUND

According to historical documents reviewed during the previous rezoning's Phase I Environmental Site Assessment, the application site was used as a gravel pit from the 1950s through the 1970s. Both Phase I and II Environmental Site Assessments have been conducted for the subject property. Subsequent to the site's use as a gravel pit, the area was then backfilled with construction debris and possibly municipal waste.

Historical geotechnical investigations indicate that materials ranging from asphalt, wood, paper, and other related construction debris were on site, as well as high concentrations of methane. Due to the historic use of the site as landfill, the site was accepted by the Virginia Department of Environmental Quality (VDEQ)'s Voluntary Remediation Program for cleanup activities and protections (see Appendix 7).

On November 16, 2010, the Board of Supervisors approved RZ 2010-LE-005 in the name of Jennings Business Park, LLC, subject to proffers, and SE 2010-LE-009 in the name of Jennings Business Park, LLC, subject to development conditions. The approvals rezoned 64.53 acres of land from the R-1 and R-3 Districts to the C-8 District and permitted Special Exception approval for a 90,000 square feet vehicle sale, rental and ancillary service establishment for Jennings Toyota on 23.17 acres. As a part of the rezoning, land was dedicated for the Fairfax County Park Authority and a recreational field was proffered on Parcel 7. This field is not yet constructed.

Copies of these approvals are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link: http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=RZ&seq=4135079.

COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

Plan Area:	Area IV
Planning District:	Springfield Planning District
Planning Sector:	I-95 Corridor Industrial Area, Land Unit K
Plan Map:	Industrial

In the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 4-29-2014, I-95 Corridor Industrial Area, Pages 26-28, the Plan, as applied to the application area, states the following:

Land Unit K

Land Use

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Specifically, documentation should be

provided to verify that the former landfill site is suitable and safe for building prior to approval of any rezoning application on parcel 90-4((1))6A. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, these portions of the land unit should remain undeveloped.

As an alternative, if development suitability can be demonstrated, parcel 90-4((1))6A may be appropriate for a vehicle sales center with associated service facilities. Ancillary uses, such as those to serve customers may also be considered. These alternative uses may be appropriate provided the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline recommendation. Additionally, development of the alternative uses should meet the following conditions:

- *Development at an intensity up to .10 FAR on a minimum site size of 30 acres, with additional acreage incorporated as needed to maintain trip neutrality when compared to the baseline recommendation of industrial use at an intensity up to .35 FAR; and*

- *Construction of a publicly available athletic field(s) on parcels 90-4((1))4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA. See Section S7, Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.*

Within the land unit, if development suitability is demonstrated, as an alternative to industrial use at .35 FAR, up to 200,000 square feet of office use on parcels currently zoned R-1 (90-4((1))6A, 99-2((1))7A and 8) may be appropriate, excluding parcel 90-4((1))7 which is recommended for future active recreation facilities. Development of office use should meet the following conditions:

- *Achievement of cohesive design in a campus-style setting;*

- *Intensity of development does not exceed .20 FAR;*

- *Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards or other comparable programs with third party certification;*

- *Buffering and screening of uses from industrially planned areas; and*

- *Construction of publicly available athletic field(s) on parcels 90-4((1))4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA, see Section S7 – Springfield East Community Sector,*

Parks and Recreation Recommendations, Figure 40 for further recommendations.

PARTIAL PROFFER CONDITION AMENDMENT (PCA) / GENERALIZED DEVELOPMENT PLAN (GDP) / SPECIAL EXCEPTION (SE) PLAT / SPECIAL EXCPETION AMENDMENT (SEA) PLAT

(Copy included at the front of the report)

Title of Combined Plan: Safford Automotive

Prepared By: Walter L. Phillips

Original and Revision dates: October 4, 2013, as revised through July 21, 2014

The GDP/SE Plat consists of 21 sheets.

Safford Auto (PCA/GDP/SE/SEA Plat)	
Sheet #	**Description of Sheet**
1 of 21	Cover Sheet
2 of 21	Tabulations Sheet
3 of 21	Existing Conditions and Existing Vegetation Map
4 of 21	Overall Plan
5 of 21	Special Exception A & B
6 of 21	Special Exception Amendment
7 of 21	Loisdale Road Details
8 of 21	Truck Movements Exhibit
9 of 21	Sight Distance Plan and Profile
10 of 21	Alternative Layout – Parcel 6A-5
11 of 21	Conceptual Landscape Plan – Special Exception A & B
12 of 21	Conceptual Landscape Plan – Special Exception Amendment
13 of 21	Conceptual Landscape Tabulations
14 of 21	Overall Landscape Tabulations
15 of 21	Preliminary SWM and BMP Analysis
16 of 21	Preliminary Outfall Analysis and Drainage Divide Maps
17 of 21	Architectural Elevations – Special Exception A
18 of 21	Architectural Elevations – Special Exception A
19 of 21	Architectural Elevations – Special Exception B
20 of 21	Architectural Elevations – Special Exception B
21 of 21	Photometric Plan – Special Exception A and B

PCA 2010-LE-005 Proposal

The Proffered Condition Amendment (PCA) on approximately 53.46 acres would increase the subject property's FAR from .04 to .07 and amend the previously approved Generalized Development Plan / Special Exception Plat for approximately 84,000 square feet of additional dealership use and parking. The proposed FAR would not exceed the Comprehensive Plan's recommendation of .10 FAR. No changes are proposed to the Jennings Toyota dealership currently under construction on Parcel 6A2 and governed by SE 2010-LE-009, with the exception of removing a previously contemplated fence. The proposed GDP/SE/SEA Plat depicts two additional dealership pad sites to be located on recently subdivided Parcels 6A3 and 6A4 and additional surface parking for Jennings Toyota on Parcel 6A5. A stormwater management pond on Parcel 6A5 would serve Parcels 6A3, 6A4, and 6A5.

SE 2014-LE-004, SE 2014-LE-005, SEA 2010-LE-009 Proposals

The two additional dealership buildings on 10.28 acres and 7.65 acres, respectively, would total approximately 84,000 sf. in area and would each be a maximum of 40 feet tall. The dealerships plan to operate 12 hours per day during weekdays, and 9 hours a day during weekends. Between the two dealerships, there would be a maximum of 145 employees and an estimated 160 patrons per day. These three applications would add a total of 1,631 parking spaces to the subject site, for a total of 2,567 parking spaces. The two additional dealerships proposed under SE 004 and SE 005 would be located on Parcels 6A3 and 6A4, while the additional parking proposed under the SEA would be located on Parcel 6A5. The following chart and map summarize the two Special Exception applications and the Special Exception Amendment application.

	SE 2014-LE-004	SE 2014-LE-005	SEA 2010-LE-009
Parcel	6A3	6A4	6A2, 6A3 (partial), 6A4 (partial), 6A5
Use	Safford Chrysler, Jeep, Dodge dealership	Safford Hyundai dealership	Additional parking for Jennings Toyota
Building Area	50,000 sf.	34,000 sf.	90,000 sf.*
Building Height	40 ft.	40 ft.	40 ft.*
Hours of Operation	12 hours per day on weekdays, 9 hours per day on weekends	12 hours per day on weekdays, 9 hours per day on weekends	
Number of Employees	85	60	
Estimated Number of Patrons per Day	100	60	
Number of Parking Spaces	674	495	936 (462 additional spaces located on Parcel 6A5)

Figure 3: SE and SEA Summary Chart
**Previously approved Toyota dealership building*
***See Figure 5 for a breakdown of parking spaces*

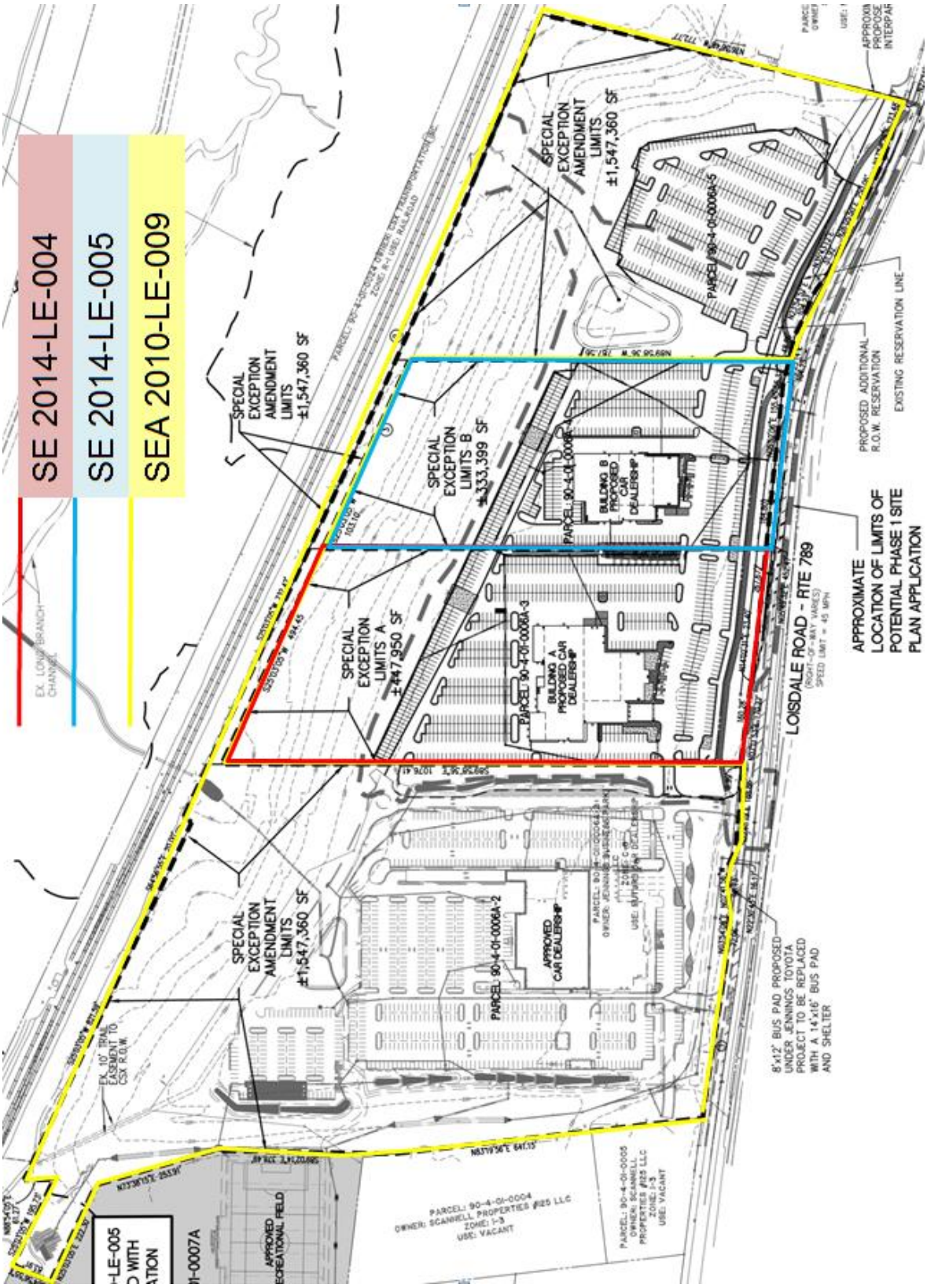

Figure 4: SE and SEA Summary Map

Access

The site is accessed directly from Loisdale Road via three ingress and egress access points. The existing northern access point along the Jennings Toyota frontage would remain as approved under the original 2010 rezoning with 23-foot wide, two-way drive aisles. The southern access point along the Jennings Toyota frontage would be widened to one entrance lane and two exit lanes as recommended by VDOT and FCDOT. A new access point would be located off of Loisdale Road at the property line between Parcels 6A4 and 6A5 to serve the two new dealerships on Parcels 6A3 and 6A4 and the additional parking on Parcel 6A5. This 26-foot wide southern access point would allow for both right turns and left turns into the site as well as right turns and left turns out of the site onto Loisdale Road. Also, the applicant proposes a two-way, 23-foot wide interparcel access easement across the frontage of the entire site, which would also provide future interparcel access between Parcel 6A5 and Parcel 2A.

Pedestrian access to the two new dealerships from Loisdale Road would be facilitated by a 10-foot wide asphalt trail along the entire Loisdale frontage of the site, as recommended by the Countywide Trails Plan. This trail was proposed as a part of the original 2010 zoning applications and will tie into existing 8-foot wide sidewalks along the Loisdale Road frontage of the adjacent parcels to the north and south. A sidewalk for each new dealership building would connect to the trail. In addition, trails were proposed as a part of the original 2010 zoning approvals to connect the subject property to the adjacent Loisdale Park and recreational field. Access to the recreational field would remain as approved under the original 2010 rezoning.

Parking

	SE 2014-LE-004	**SE 2014-LE-005**	**SEA 2010-LE-009**	**Total**
Parking Spaces	182	120	342	644
Vehicle Storage Spaces	445	335	981*	1761*
Vehicle Display Spaces	47	40	75	162
Total Parking Spaces	674	495	1,398*	**2,567***

Figure 5: Parking Summary
*Includes vehicle storage spaces already approved on parcel 6A2

Road and Off-Site Improvements

As a part of the 2010 zoning approvals, the applicant reserved for future dedication approximately 80 feet of right-of-way from the Loisdale Road centerline along the frontage of the site. As a part of the current applications, the applicant would reserve for future dedication an additional 12 feet from the Loisdale Road centerline along the frontage of Parcel 6A5 for the potential widening of Loisdale Road to four lanes. Within the 80-foot reservation area, the applicant would widen the pavement by 4 feet along the Safford Automotive frontage to accommodate a future bike lane. The applicant is also committing to proffer $66,400 for the use of motorized and/or non-motorized transportation improvements in the vicinity of the subject property.

Landscaping and Open Space

With the exception of the lot line between Parcels 6A3 and 6A4 and the Loisdale Road frontage, the entire parking lot perimeters would be planted with Category IV deciduous trees with 200 square feet of canopy coverage for each tree. The parking lot peripheries on the lot line between Parcels 6A3 and 6A4 would mostly be planted with perennials and groundcover for increased visual connectivity between the dealerships. A proposed bioretention facility on this lot line would be surrounded by Category IV deciduous trees. The parking lot periphery along the Loisdale Road frontage would be planted with a mix of Category IV Deciduous Trees and perennials and groundcover. In addition, a mix of Category IV Deciduous Trees and perennials and groundcover are proposed for the interior parking lots. Parcel 6A2 would remain landscaped as proposed with the 2010 zoning approvals. The two SEs and the SEA would provide 224 trees for a total of 44,800 square feet of interior parking lot landscaping. The applications meet the interior and peripheral parking lot landscaping requirements and also well exceed the tree preservation targets. It should be noted that landscaping would still need to be approved by the Urban Forest Management Division (UFMD) at the time of site plan. The proposal provides a total of 25 percent open space.

Stormwater Management

To satisfy Best Management Practices (BMP) for the site, a bioretention facility is proposed on the southern edge of Parcel 6A3, and an extended detention dry pond is proposed on Parcel 6A5 to serve Parcels 6A3, 6A4 and 6A5. Filtration devices and conserved open space would also aid in reducing the phosphorus load released from the post-development site by 40%. The plan also depicts an alternative plan which would include a structured detention facility to the rear of the site in lieu of the proposed dry pond on Parcel 6A5. However, staff discourages this alternative due to potential geotechnical issues and the potential for Metrorail expansion in the future towards the rear of the site. A development condition has been proposed to prevent this alternative stormwater management option from being used.

Architecture

The two new dealership buildings would be similar in character to the previously approved Jennings Toyota dealership. The proposed Safford Chrysler Jeep Dodge dealership building located on Parcel 6A3 would measure approximately 50,000 sf. in area and 40 feet in height. There is also a proposed accessory car wash located to the rear of the site. The proposed Safford Hyundai dealership building located on Parcel 6A4 would measure approximately 34,000 sf. in area and would also be 40 ft. in height. Both dealership buildings would be constructed of materials such as glass, aluminum, and masonry block.

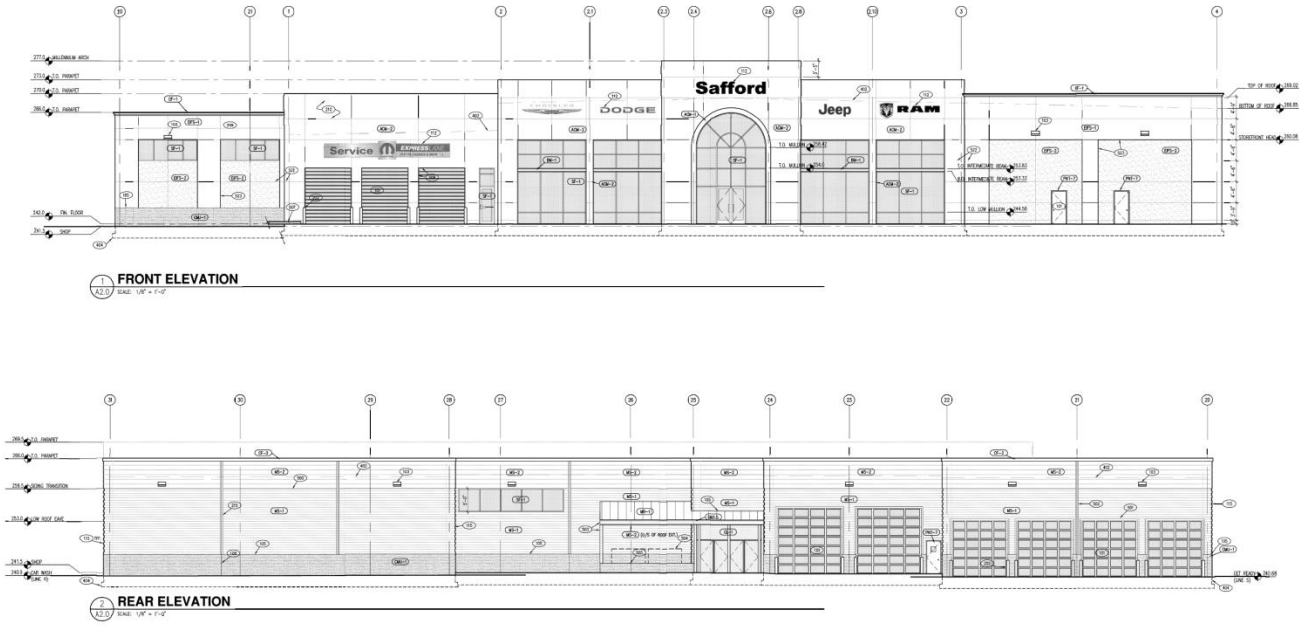

Figure 6: Safford Chrysler Jeep Dodge Architectural Elevation

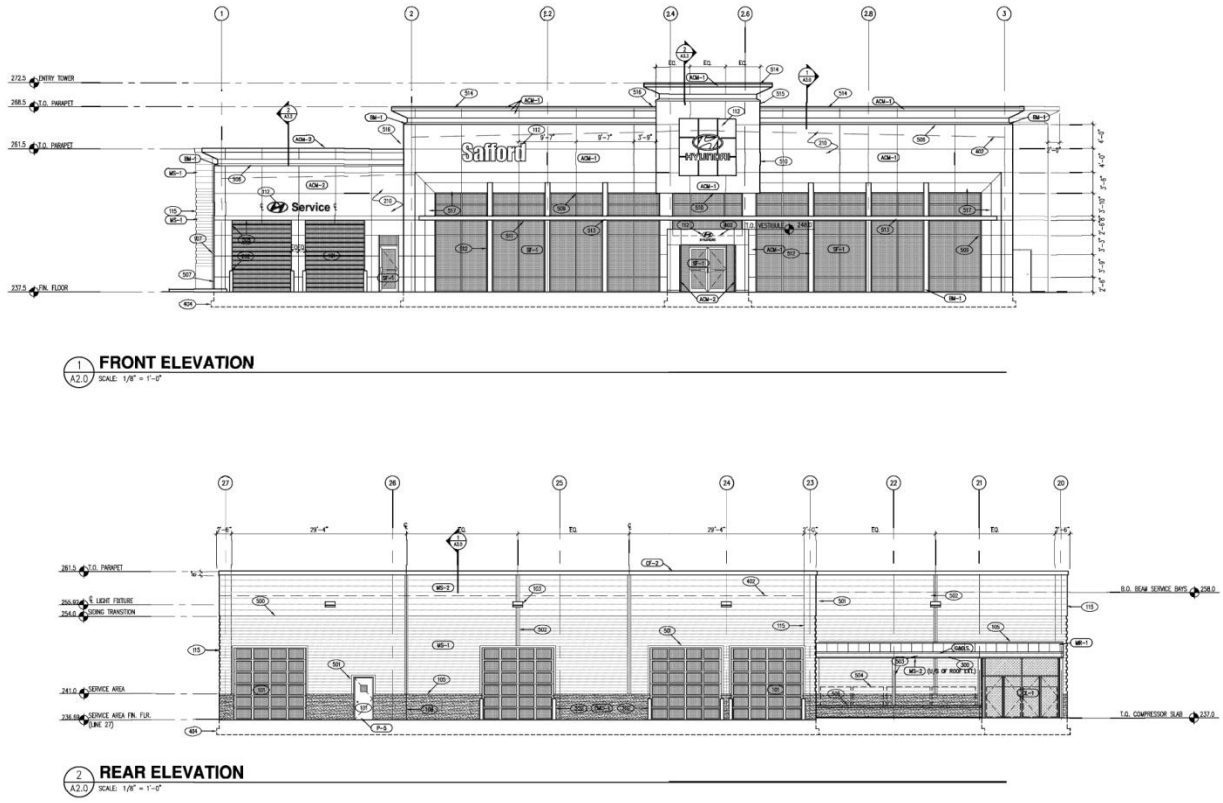

Figure 7: Safford Hyundai Architectural Elevation

ANALYSIS

Land Use Analysis (Appendix 8)

While the site is planned for industrial uses up to .35 FAR at the baseline, the Comprehensive Plan provides an option for a vehicle sales center if development suitability is demonstrated and it will not produce peak hour vehicle trips on Loisdale Road above the baseline recommendation. Development under this option is limited to a density of .10 FAR, and therefore the overall .07 FAR proposed for the site falls below the Comprehensive Plan's recommended maximum intensity. With the review and approval of RZ 2010-LE-005 and SE 2010-LE-009, the applicant satisfied the Comprehensive Plan's recommendations with commitments to key improvements, such as right-of-way dedication along Loisdale Road, construction of an athletic field, and environmental remediation. The introduction of two additional auto dealerships and associated parking for the previously approved dealership is in line with the Comprehensive Plan guidance and does not alter the integrity of the previous RZ and SE commitments.

Environmental Analysis (Appendix 9)

As mentioned earlier, Phase I and II Environmental Site Assessments were conducted for the subject property prior to the 2010 zoning approvals. The site was accepted by

the Virginia Department of Environmental Quality (VDEQ)'s Voluntary Remediation Program for cleanup activities and protections. The applicant has committed to the participation of a LEED-accredited professional in the design of the dealership buildings, and the development project would be registered within the United States Green Building Council (USGBC) with a goal of providing the level of sustainability equivalent to the base certification level under the LEED NC V.3 program or the applicable program at the time of certification. Additionally, the applicant intends to use thermoplastic membrane roofing material and requests the option to add solar panels to the new buildings in the future. A bioretention facility, an extended detention dry pond, propriety filtration devices and conserved open space are proposed to fulfill the phosphorus removal requirements for the site.

Each auto dealership would provide parking spaces, including vehicle display and storage spaces, on site. Jennings Toyota had an approved 936 parking spaces and requests 462 additional spaces with the SEA for a total of 1,398 parking spaces. Safford Chrysler Jeep Dodge would have a total of 674 parking spaces, and Safford Hyundai would have 495 parking spaces on site. In total, approximately 2,567 parking spaces would be provided. Staff encouraged the applicant to increase the amount of interior parking lot landscaping due to the amount of parking proposed onsite. In response, the applicant proposes additional perennials and ground cover, which increases the interior parking lot landscaping to 5.4 percent, slightly above the required 5 percent of interior parking lot landscaping. Because the site was previously a landfill there are limited opportunities for tree plantings on site. Staff continues to encourage the applicant to identify any possible opportunities for interior parking lot landscaping during the site plan process. In addition, 25 percent open space is proposed, exceeding the Zoning Ordinance requirement of 15 percent open space.

Transportation Analysis (Appendix 10)

The Comprehensive Plan language includes transportation recommendations for Loisdale Road, which is recommended for widening to four travel lanes from Springfield Center Drive south to Newington Road. As a part of the prior zoning approvals, the applicant reserved approximately 80 feet in width of right-of-way for future dedication for the future widening of Loisdale Road. A southbound left turn lane and a northbound right turn lane to the southern access point located on Parcel 6A2 were also proposed. In addition, the applicant proposed to design and construct a traffic signal for this access point, if warrants are met to VDOT, and to contribute $66,400 for transportation improvements in the vicinity of the subject property.

The current applications propose to add a southern entrance at the lot line between Parcels 6A4 and 6A5 with a northbound right-turn lane and southbound left-turn lane. The turn lanes and site entrance would be constructed to satisfy Virginia Department of Transportation (VDOT) Access Management requirements. Tractor trailers and garbage trucks would be able to access all three site entrances and circulate safely on site. Also, a two-way, 23-foot wide interparcel access easement across the frontage of the site is proposed to connect to the mini-storage use to the south.

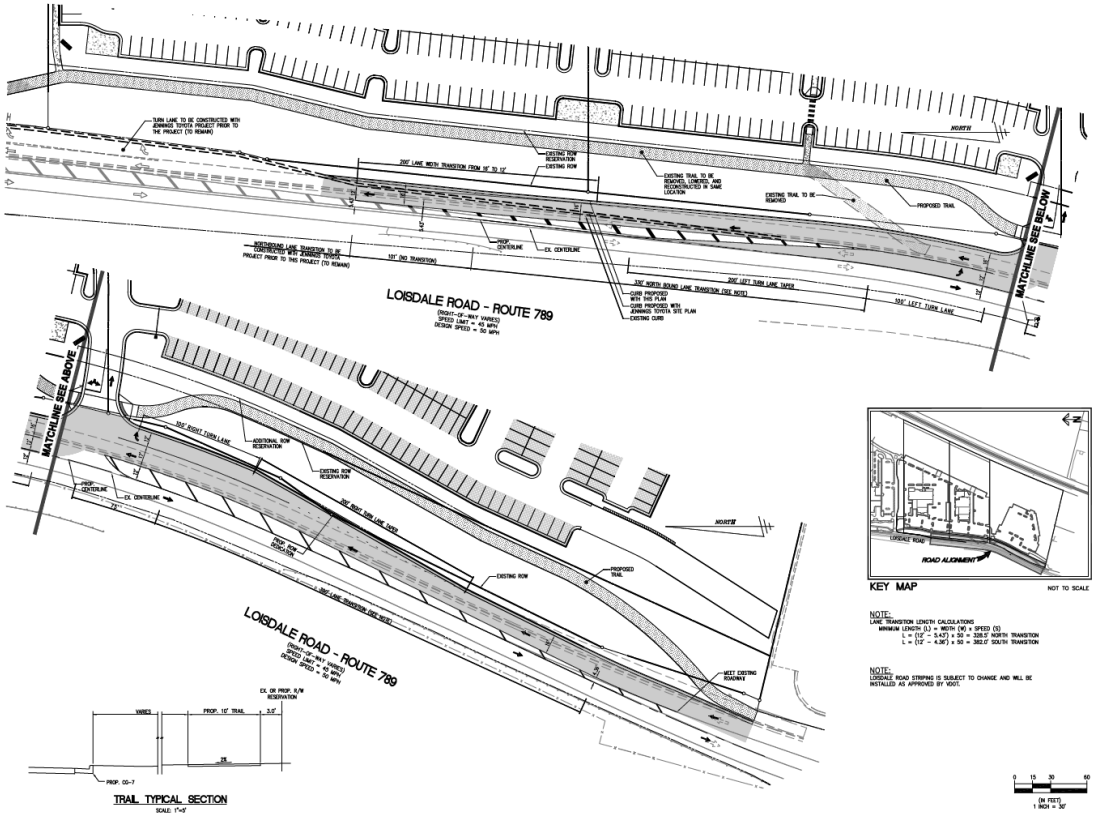

Figure 8: Loisdale Road Details

The peak hour vehicle trips generated from these concurrent applications would not exceed the baseline plan recommendation for industrial uses up to .35 FAR. A Transportation Demand Management (TDM) plan was approved as a part of the previously approved applications, and staff recommends that this plan be extended to the current applications to promote reduced automobile trips generated by the current SE sites. Staff therefore proposes development conditions for both SEs and includes specific plan elements such as the designation of a program manager, preferential carpool parking, surveys for review by FCDOT, and SmarTrip cards for new employees. To further support non-automobile trips to and from the site, bike racks would be provided near the dealership buildings, and a bus pad and bus shelter would be constructed along Loisdale Road. The applicant has also agreed to widen the pavement along Loisdale Road in front of Parcels 6A3, 6A4 and 6A5 to accommodate a future bicycle lane and to construct a 10-foot wide asphalt trail along the Loisdale Road frontage of the entire site.

Fairfax County Park Authority (FCPA) Analysis

The applicant fulfilled proffered conditions based upon FCPA's recommendations and comments upon the construction of the recreational field, dedication of land, and environmental remediation with the previous zoning approvals. The Park Authority has no objection to the removal of the decorative fence separating the Jennings Toyota

dealership parking lot from the recreational field parking lot. No further issues were identified with these applications.

Urban Forestry Management (UMFD) Analysis (Appendix 11)

The applicant has satisfactorily addressed UFMD's comments and recommendations. No further issues were identified with these applications.

ZONING ORDINANCE PROVISIONS (Appendix 12)

	Required*	**PCA 2010-LE-005** (Parcels 6A2, 6A3, 6A4, 6A5)	**SE 2014-LE-004** (Parcel 6A3)	**SE 2014-LE-005** (Parcel 6A4)	**SEA 2010-LE-009** (Parcels 6A2, 6A5, portion of 6A3 and 6A4)
Lot Size (sq. ft.)	40,000	2,328,709	447,950	333,399	1,547,360
Lot Width (ft.)	200	1,409	451	395	608
Building Height (ft.)	40	40	40	40	40
Front Yard (ft.)	40	157	209	+/-188	157
Rear Yard (ft.)	20	390	463	+/-390	630
Floor Area Ratio (FAR)	0.50	0.07	0.12	0.11	0.06
Open Space (%)	15	25	25	25	50

Figure 8: C-8 Zoning District Bulk Standards
*No transitional screening or barrier requirements

	SE 2014-LE-004 (Parcel 6A3)	**SE 2014-LE-005** (Parcel 6A4)	**SEA 2010-LE-009** (Parcels 6A2, 6A5, portion of 6A3 and 6A4)	**Total**
Parking Spaces	Required: +/-154 Provided: +/-182	Required: +/-114 Provided: +/-120	Required: 335 Provided: +/-342	Required: +/-603 Provided: +/-644
Loading Spaces	2	1	0	3
Vehicle Storage Spaces	+/-445	+/-335	+/-981*	+/-1761*
Vehicle Display Spaces	+/-47	+/-40	+/-75	+/-162
Total Parking Spaces	+/-674	+/-495	+/-1,398*	**2,567***

Figure 9: Parking Requirements
*Includes vehicle storage spaces already approved on parcel 6A2 by RZ-2010-LE-005

Waivers/Modifications

***Waiver/Modification**:* Waiver of frontage improvements along Loisdale Road

Loisdale Road is planned for future widening to four lanes, and with the 2010 zoning approvals the applicant received a waiver of frontage improvements along Loisdale Road. The applicant reserved for future dedication 80 feet of ROW from centerline along the entire frontage of the site. The applicant also provided up to 20 feet for temporary construction and grading easements along Loisdale Road. With these concurrent applications, the applicant is again seeking a waiver of frontage improvements. The applicant proposes to construct turn lanes, add four feet of pavement for a future bike lane across the Safford Automotive frontage, relocate the trail to accommodate the future widening of Loisdale Road, and reserve for future dedication an additional 12 feet of ROW from centerline along the frontage of Parcel 6A5 to accommodate the future widening of Loisdale Road. Staff does not object to the requested waiver.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations. The proposed development of a vehicle sales center (with three dealerships) generally complies with the Comprehensive Plan as noted earlier in this report, as well as the intent of the C-8 District, which promotes larger auto-oriented commercial and service uses along collector and arterial highways.

General Standard 3 requires that the proposed use be harmonious with and not adversely impact the development of adjacent properties. Staff finds that the proposed development complements neighboring industrial and commercial uses. Interparcel access is proposed to connect the site to both the northern and southern adjacent parcels in order to allow for future development of these parcels. Finally, the former landfill use on this site has been remediated. As such, staff finds this standard satisfied.

General Standard 4 requires that pedestrian and vehicular traffic associated with the proposed use not be hazardous nor conflict with the existing traffic. As proposed with the 2010 zoning approvals, circulation to and from the development site will be managed through two turn lanes and a proposed signal at the access point closest to the southern lot line of Parcel 6A2. Circulation will also be managed through the addition of two turn lanes at the southern entrance near the lot line between Parcels 6A4 and 6A5, which are proposed as a part of these concurrent applications. A 10-foot wide pedestrian trail along the site's Loisdale Road frontage will ensure a safe and convenient means across the site. With the proposed improvements to the site and frontage, staff believes that Standard 4 is satisfied.

General Standards 5 and 6 require that landscaping, screening and open space generally conform to the Zoning Ordinance requirements. The applicant proposes extensive landscaping and reforestation on the application parcels, as well as large tree save areas that preserve open space for BMP credit. The proposal meets the interior and peripheral parking lot landscaping requirements and well exceeds the tree canopy requirements. There are no transitional screening and barrier requirements. Staff believes that there is sufficient screening on site to buffer the new uses from nearby residential and commercial uses.

General Standard 7 requires that adequate utility, drainage, and parking will be provided for the proposed site. Though the site will be largely impervious due to the large amount of paved surface for parking, vehicle display, and storage spaces on site, the application proposes SWM/BMPs for the site to treat and store the potential site runoff.

General Standard 8 requires any signage on the site to meet the signage requirements of the Zoning Ordinance. All signage on the property will be required to be in compliance with the provisions of Article 12, Signage.

Standards for all Category 5 Uses (Sect. 9-503)

As depicted earlier in this report, the proposed vehicle sales, rental and ancillary service establishments conform to the lot size and bulk regulations for the C-8 District as required by **Standard 1**. The use will be required to conform to the Zoning Ordinance performance standards (in this case, the photometric plan) as specified in Article 14 during its operation as specified in **Standard 2**. The applicant provided a photometric plan that shows that the proposal will meet the photometric performance standards. The use is subject to the requirements of Article 17, Site Plans, as specified in **Standard 3**.

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

Standard 1 requires that all 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, and **Standard 2** notes that the outdoor area devoted to storage, loading, parking and display of goods shall be limited to a designated area on the plat, which shall not be used for the storage or display of vehicles that are not in operating condition. The proposed auto dealerships will be completely enclosed on all sides, and the outdoor storage, parking and display areas are identified on the plat. The applicant does not propose to store any inoperable vehicles outside the building, and staff proposes a development condition to restrict the types of permitted outdoor storage on the auto dealership site. All parking is located on-site. Therefore, staff finds that these standards are satisfied.

Standard 3 requires that all display parking spaces be set back from the front lot line by 10 feet. Additionally, all structures shall be subject to the bulk regulations of the zoning district in which located. The proposed parking and vehicle display areas along the Loisdale Road frontage are no closer than 10 feet to the front lot line, and the proposed buildings all satisfy the bulk regulations for the C-8 district.

Standard 4 requires that all such uses be provided with safe and convenient access to a street, and **Standard 5** states that all outdoor areas, including aisles and driveways, shall be constructed and maintained with an approved surface in accordance with the requirements of the Public Facilities Manual (PFM). The proposed vehicle sales centers front directly on Loisdale Road, and the applicant proposes road improvements, including turn lanes and a signal, to help facilitate safe and convenient access to the roadway. The applicant will construct and maintain the aisles proposed for the site in accordance with Zoning Ordinance and PFM requirements.

Standard 6 requires that all light fixtures used to illuminate outdoor areas shall be in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14. The photometric plan provided by the applicant shows that this standard will be met. It should be noted that the lighting will be reviewed again at site plan. Therefore, this standard is satisfied.

Standard 7 and **Standard 8** relate to Zoning Districts other than C-8. As such, they are not applicable.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Overall, staff concludes that the subject applications are in general harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance Provisions.

Staff Recommendations

Staff recommends approval of PCA 2010-LE-005, subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of SE 2014-LE-004, subject to the Proposed Development Conditions contained in Appendix 2.

Staff recommends approval of SE 2014-LE-005, subject to the Proposed Development Conditions contained in Appendix 3.

Staff recommends approval of SEA 2010-LE-009, subject to the Proposed Development Conditions contained in Appendix 4.

Staff further recommends approval of a waiver of the frontage improvements along Loisdale Road.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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.

The approval of this special exception amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers for PCA 2010-LE-005
2. Proposed Development Conditions for SE 2014-LE-004
3. Proposed Development Conditions for SE 2014-LE-005
4. Proposed Development Conditions for SEA 2010-LE-009
5. Affidavits
6. Statement of Justification
7. Virginia Voluntary Remediation Program Letter
8. Plan Citations and Land Use Analysis
9. Environmental Analysis
10. Transportation Analysis (FCDOT/VDOT)
11. Urban Forest Management Analysis
12. Applicable Zoning Ordinance Provisions
13. Glossary

PROFFERS

PCA 2010-LE-005
Gramm Springfield Property, LLC
DRAFT
August 27, 2014

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors (BOS) approval of the requested Proffered Condition Amendment on property identified as Tax Map 90-4 ((1)) 6A2, 6A3, 6A4, and 6A5 and collectively referenced as (the "Property"), or individually referred to as ("Parcels 6A2, 6A3, 6A4, or 6A5") the Applicant/Owner for itself, its successors and assigns, (hereinafter referred to as the "Applicant") hereby proffer that development of the Property shall be in accordance with the following proffered conditions provided that Proffered Condition Amendment application 2010-LE-005 is granted. In the event that PCA 2010-LE-005 is approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property. Fairfax County Tax Map Parcels 90-4((1)) 6B and 7 are incorporated in certain Proffers below as carried over from Rezoning, RZ 2010-LE-005, however they are not included within the land subject to this partial Proffered Condition Amendment application.

GENERAL

1. Generalized Development Plan. The Property shall be developed in substantial conformance with the combined Generalized Development Plan and Special Exception Plat (the "GDP/SE Plat"), prepared by Walter L. Phillips, Inc., entitled Safford Automotive and consisting of a total of 20 sheets, dated October, 4, 2013 as revised through July 21, 2014.

2. Minor Modifications. Minor modifications from what is shown on the GDP/SE Plat and these Proffers due to the final site design or engineering may be permitted pursuant to Section 16-403 (4) of the Zoning Ordinance. The building footprints may be adjusted within the proposed building envelopes as shown on the GDP/SE Plat so long as the minimum required open space identified on the GDP/SE Plat tabulations and the minimum dimensions to the lot lines are not significantly diminished, and continue to meet the minimum required setbacks.

3. Maximum Intensity. . The maximum total floor area ratio on the Property shall not exceed .07 FAR as provided on the GDP/SE Plat. Any additional development on the remaining portion of the Property above which is shown on the GDP/SE Plat shall require the approval of a Proffered Condition Amendment "PCA" application.

4. Density Credit. Density credit is hereby reserved pursuant to Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the Public Facilities Manual (PFM), at the time of site plan approval for Parcels 6A2, 6A3, 6A4 and 6A5.

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5. Uses. The primary use on the Property shall be vehicle sale, rental, and ancillary service establishments. Ancillary uses, which shall be accessory to the dealership use and permitted by this approval, may include, but not be limited to, the following: retail sales; vehicle rental establishments; vehicle major and vehicle minor service; car washes and fueling stations for use by the dealerships; and telecommunication facilities limited to those that are mounted on the rooftops, mounted to the penthouse, or located within the buildings.

6. Architecture. The architectural design of the dealership buildings shall be in substantial conformance with the character of the elevations shown on Sheets P-601, P-602, P-603, and P-604 of the GDP/SE Plat. Modifications may be made to the final architectural designs if in substantial conformance with the elevations shown on the GDP/SE Plat.

TRANSPORTATION

7. Right of Way Reservation. As shown on the GDP/SE Plat, the Applicant shall reserve for future dedication approximately 105,445 square feet of land (which varies, but is approximately 78 feet in width from the centerline of Loisdale Road) along the Property frontage on Loisdale Road. The Applicant has shown that the ROW reservation may accommodate the widening of Loisdale Road as a four-lane divided road. This dedication shall occur no earlier than Site Plan approval. The Applicant shall dedicate the right-of-way in fee simple without encumbrance to the Board of Supervisors upon written demand by the County. The Applicant shall provide ancillary easements up to twenty (20) feet in width along the frontage of the Property if required for the construction of the future widening or transportation improvements.

8. Traffic Signal. Prior to issuance of the Non Residential Use Permit ("Non-RUP") for Parcel 6A2, the Applicant shall submit a traffic signal warrant to VDOT for the intersection of Loisdale Road with the southern site entrance on Parcel 6A2. If the warrants have been met, as determined by VDOT, the Applicant shall design and construct (in coordination with VDOT) a traffic signal at the intersection in accordance with VDOT standards. **[The traffic signal warrant was submitted to VDOT and VDOT requested that it be resubmitted at the time that the proposed dealerships are operational. Please see Proffer #31.]**

9. Off-Site Road Improvements. Should VDOT grant approval for eleven (11) foot lanes or another design which does not require off-site right-of-way, the Applicant shall design and construct a second left turn lane and design and provide the necessary signal improvements on Newington Road at its intersection with Fairfax County Parkway prior to issuance of the Non-RUP for Parcel 6A2.

   A. In the event there is not sufficient right-of-way for these improvements, the Applicant will make a good faith effort to obtain the needed right-of-way from that landowner. If the Applicant is able to obtain the needed

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right-of-way, the Applicant shall complete the design and construction of a second left turn lane and provide the necessary signal improvements within twenty-four (24) months from the date that the right-of-way is acquired.

B. In the event the Applicant is not able to acquire the subject right-of-way necessary to construct the off-site improvements, the Applicant shall submit a written request prior to the issuance of the Non-RUP. The written document will request that Fairfax County to acquire the right-of-way by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (a) a plat, plans and profiles showing the necessary right-of-way to be acquired; (b) an appraisal prepared by an independent appraiser approved by the County which will appraise the value of the right-of-way; and (c) cash in the amount equal to the appraised value of the right-of-way of the off-site parcel. In the event the land owner of the off-site parcel is awarded more than the above-referenced appraised value of the right-of-way in a condemnation suit, the Applicant shall provide the amount of the award in excess of the cash amount to the County within 15 calendar days of said award.

C. If condemnation is pursued by the County, a Non-RUP shall not be withheld for the dealership prior to the completion of the condemnation process and the Applicant shall complete construction of the intersection and signal improvements within twenty-four (24) months of the acquisition of the off-site right-of-way. Should the County opt not to pursue condemnation for any reason, the Applicant shall provide a monetary contribution of $75,000.00 toward the cost of the improvement and have no further obligation to obtain the off-site right-of-way.

D. Should the land owner of the off-site parcel propose to redevelop its property prior to the issuance of the Non-RUP for the dealership, or prior to the completion of a condemnation proceeding, the Applicant shall provide a monetary contribution in the amount of $75,000.00 as its share for the cost of the improvement and shall have no further obligation to provide this improvement. **[The $75,000 contribution has been paid to Fairfax County, therefore, this Proffer has been satisfied.]**

10. Bus Shelter Pad. Prior to the issuance of a Non-Residential Use Permit ("Non-RUP") for the dealership on Parcel 6A2, the Applicant shall construct a bus shelter pad and any related sidewalk modifications for a bus stop along the Property frontage.

11. Interparcel Access. A public ingress-egress easement shall be provided between Parcels 90-4 ((1)) 5 and 6A2 as shown on the GDP/SE Plat. This access easement shall be shown on the initial and all subsequent site plan submissions and shall connect Parcels 6A2, 6A3, 6A4, 6A5 and Tax Map Parcel 99-2 ((1)) 2A and

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allow for adequate two-way access to all site access points subject to Fairfax County Department of Transportation's approval.

12. The construction of the interparcel access on Parcels 6A3, 6A4 and 6A5 shall be constructed at the time of development of the respective Parcels, or earlier if desired by the Applicant. Final location of the interparcel access through the Property will be shown on the site plan.

13. Traffic Signal. Within six months of the issuance of the Non-RUP for Parcels 6A3 and 6A4, the Applicant shall submit a traffic signal warrant study to VDOT for the intersection of Loisdale Road with the southern property entrance on Parcel 6A2. If the warrants have been met, as determined by VDOT, the Applicant shall design and construct (in coordination with VDOT) a traffic signal at the intersection in accordance with VDOT standards.

14. Transportation Improvements. Prior to issuance of the Non-RUP for Parcels 6A3 or 6A4, the Applicant shall provide a contribution of $66,400.00 for transportation improvements. This contribution may be used by FCDOT for motorized or non-motorized improvements in the vicinity of the Subject Property.

15. Southern Entrance. The Applicant proposes full movement access at the southern entrance until such time that Loisdale Road may become a 4-lane divided road, or if the left-turning movement out of the site is deemed to be unsafe at the discretion of the Director of FCDOT. In the event of either of the aforementioned events, the Applicant understands that one or more of the left turn movements at the intersection may become restricted and the Applicant shall not claim damages from the Fairfax County Board of Supervisors or VDOT for the restriction of access.

16. Bicycle Lane. A portion of the land within the reservation area, as indicated in the GDP/SE plat, will be dedicated in fee simple to the Fairfax County Board of Supervisors at the time of site plan. The Applicant will widen the pavement along the Loisdale Road frontage for the future bicycle lane. The bicycle lane shall be a minimum of four feet wide adjacent to the curb and gutter and five feet wide adjacent to the right-turn lane. The pavement for the bicycle lane and the gutter pan shall be flush. The pavement for the future bicycle lane will transition to meet the curb within the southern right-turn lane taper proposed by Jennings Toyota and the existing curb at the Applicant's southern property line.

17. Bus Shelter. Prior to the issuance of the Non-RUPs for both dealerships located on Parcels 6A3 and 6A4, the Applicant shall construct a bus shelter on the bus shelter pad described in Proffer #10. The Applicant shall be responsible for any related sidewalk modifications for the bus stop. The final location, size, and any associated easement for the bus shelter will be as shown on the approved plan. The bus shelter shall be consistent with Fairfax County standards and shall not exceed a cost of $ 7,500.00.

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ENVIRONMENTAL

18. Stormwater Management Facilities/Best Management Practices. For Parcel 6A5, as shown on Sheets P-307, P-501 and P-502 of the GDP/SE Plat, Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in a combination of an underground detention facility or detention pond and BMP measures located on Parcel 6A5. The sizes, locations and types of SWM and BMP facilities may be revised at time of site plan as allowed and required by the Public Facilities Manual. At the time of the site plan, the Applicant shall incorporate Low Impact Development (LID) features into the site design subject to the approval of DPWES. Examples include, but are not limited to, the use of vegetated swales, natural open space or Filterras.

    At the time of site plan for Parcel 6A2, the Applicant shall pursue a waiver request of Public Facilities Manual (PFM) Section 6-0201 for Department of Public Works and Environmental Services ("DPWES") consideration to maintain the existing outfall condition (sheet flow) across Fairfax County Tax Map parcel 90-4 ((1)) 6B in lieu of the requirement to construct channels for stormwater outfall.

    As shown on Sheets P-307, P-501 and P-502 of the GDP/SE Plat, Stormwater Management (SWM) shall be provided in an underground detention facility or detention pond located on Parcel 6A5. BMP measures will be provided on Parcels 6A3 and 6A4. At the time of the site plan, the Applicant shall incorporate Low Impact Development (LID) features into the site design subject to the approval of DPWES. Examples include, but are not limited to, the use of bioretention filter(s) or natural open space. The sizes, locations and types of SWM and BMP facilities may be revised at time of site plan as allowed and required by the Public Facilities Manual.

19. Landscaping. Site Plan submissions shall include a landscape plan for that is in substantial conformance with the approved GDP/SE Plat. The exact number, size, and spacing of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to review and approval by Urban Forestry Management Division (UFMD).

20. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the UFMD and DPWES.

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The Tree Preservation Plan shall include a tree inventory that identifies the location, species, critical root zone, size, diameter at breast height (DBH), and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, in accordance with the Public Facilities Manual. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP/SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

21. Tree Appraisal. For Parcels 6A3 and 6A4, the Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant."

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22. 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 walk-through meeting. During the tree preservation walk-through meeting, which shall occur prior to clearing and grading, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD/DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees which are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Stump removal shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

23. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading, as shown on the GDP/SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP/SE, they shall be located in the least disruptive manner necessary as determined by the UFMD/DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD/DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

24. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot 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, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the site plan, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD/DPWES, shall be notified and given the opportunity to

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inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly as determined by the UFMD/DPWES.

25. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the Tree Preservation Plan of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD/DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

    A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

    B. Root pruning shall take place prior to any clearing and grading or demolition of structures.

    C. Root pruning shall be conducted with the supervision of a certified arborist.

    D. An UFMD/DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

26. Site Monitoring. During any clearing or tree/vegetation/structure removal on Parcel 6A2, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction work and tree preservation efforts in order to ensure conformation with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping Plan and Tree Preservation Plan, and reviewed and approved by the UFMD/DPWES.

27. Reforestation. A reforestation plan for Parcel 6A2 for the area as shown on the RZ 2010-LE-005 GDP/SE Plat shall be submitted concurrently with the first and all subsequent Site Plan submissions for review and approval in writing by the UFMD and DPWES, and shall be implemented as approved, and as field verified by UFMD. The plan shall contain an appropriate size, quality and selection, of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation areas will have the following densities of plantings per acre outside of utility and storm drainage easements: 100 overstory trees, 200 understory trees, and 1089 shrubs. Areas to be reforested within utility and storm drainage easements where planting trees is not allowed or suitable will have the following densities of plantings per acre: 1,489 shrubs, and over-seeding with a conservation seed mixture approved by UMFD. The reforestation plan shall include, but not be limited to, the following:

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A. Plant list detailing species, sizes, quantities and stock type of trees and other vegetation to be planted;

B. Soil treatments and amendment, if necessary;

C. Mulching specifications;

D. Methods of installation;

E. Maintenance;

F. Mortality threshold;

G. Monitoring; and

H. Replacement schedule.

28. Conservation Easement. The conservation easement areas shown on the GDP/SE Plat shall remain as undisturbed open space with the exception of permitted trails, seating areas, and other passive recreational amenities and shall be subject to a recorded conservation easement as shown on the GDP/SE Plat running to the benefit of Fairfax County, in a form approved by the County Attorney The easement shall prohibit the removal of trees except those which are dead, diseased, noxious/invasive or hazardous.

29. Geotechnical. Prior to Site Plan approval, if requested by DPWES, and in accordance with the provisions of the Public Facilities Manual, a geotechnical study of the Property shall be submitted to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES.

30. Lighting. Any site lighting shall meet the requirements of Part 9 of Article 14 of the Zoning Ordinance.

ATHLETIC FIELD

31. Athletic Field. A rectangular, athletic field (the "Field") shall be provided on Parcel 7A. Per the note on Sheet 4 of the RZ 2010-LE-005 GDP/SE Plat, a minor lot line adjustment is proposed in order to locate the Field wholly on Parcel 7A. The Field shall meet a minimum dimension of 340 feet in length by 205 feet in width with ten (10) foot overruns on each side and shall be constructed with synthetic turf and lighting. The Applicant shall either construct the Field after site preparation is complete or pay the equivalent cash value ($1,100,000.00) to FCPA to construct the Field. Under this option, the cash payment shall escalate from the date of rezoning approval (for RZ 2010-LE-005) to the date of payment consistent with the Code of Virginia and based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-V"). Under the

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option that FCPA constructs the Field, the Applicant shall design and prepare the site plan; clear and rough grade the Field to a depth below finished grade as directed by FCPA; install all underground conduit and water lines; construct retaining walls, and construct the ditch and storm drainage system west of the Field, as shown on the GDP/SE Plat.

The Applicant's initial design of the Field as shown on the RZ 2010-LE-005 GDP/SE Plat meets FCPA standards as to the slope of the field surface. At the time of site plan for Jennings Toyota, should FCPA request a crowned field surface instead of a sloped field surface, the retaining walls as shown on the 2010-LE-005 GDP/SE Plat shall be permitted to be modified accordingly in both length and height. Additionally, should the finalized RPA redelineation require modification of the retaining walls due to the determined limits of the Resource Protection Area at the time of site plan, FCPA shall work with the Applicant to redesign the retaining walls or accept a reduced size for the Field. Modification of the proposed retaining walls and/or field size in consultation with FCPA shall not require the Applicant to amend the 2010-LE-005 GDP/SE Plat or obtain approval of a PCA application.

The Applicant shall provide full water and electrical connections sufficient for Field lighting at the property line of Parcel 7 for future use by FCPA. Any and all Field lighting shall meet FCPA lighting standards and specifications. The Applicant shall obtain all site plan approvals needed for construction of the Field and allow for full construction access should FCPA construct the Field.

If the FCPA is to construct the Field, completion of the Field or preparatory construction described above shall be no later than one year after the issuance of a Non-RUP for the Jennings Toyota dealership, recognizing that if seasonal timing of certain construction activities associated with the Field delays completion up to 18 months, a PCA shall not be required, and the Applicant shall not be deemed to be in violation of these proffers. The Applicant reserves the right to request an administrative extension of the date of completion due to unforeseen circumstances, as determined by the Zoning Administrator.

32. Dedication of Parcel 7A. Dedication of Parcel 7A to FCPA shall be in fee simple without monetary or other encumbrances or covenants and shall occur no later than completion of the Field and release of bond requirements for Parcel 7A. Any surface debris or waste currently on Parcel 7A shall be removed prior to dedication. Dedication of Parcel 7A to FCPA may occur earlier in the event the cash contribution option is provided to the FCPA for their construction of the Field.

33. Shared Parking for Recreational Field. Fifty (50) parking spaces shall be provided in the area located in the northeast corner of Parcel 6A and identified as "Parking lot to be shared between dealership and recreational field" on Sheet 4 of the RZ 2010-LE-005 GDP/SE Plat. The Applicant shall coordinate with the FCPA on the terms of a shared parking agreement between Jennings Business Park, LLC

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and FCPA. Should a shared parking agreement not be successfully completed in a form acceptable to the County Attorney prior to the completion of the Recreational Field, then the Applicant shall provide an easement over fifty (50) parking spaces located in the northeast corner of Parcel 6A2 which allows FCPA to have full use of these spaces during hours that the Recreational Field is open to the public. A public access easement shall be provided for the trail accessing the Field, as shown on the RZ 2010-LE-005 GDP/SE Plat and for the area of the designated shared or provided parking spaces to be used for the Field. **[This public access easement has been recorded in Deed Book 22334, Page 2189.]**

MISCELLANEOUS

34. Dedication of Parcel 90-4 ((1)) 6B to FCPA. In connection with rezoning RZ 2010-LE-005, Parcel 6B shall be dedicated to FCPA at the time that Parcel 7 is dedicated, or sooner as determined by the owner. Dedication shall occur in fee simple without monetary or other encumbrances or covenants. Any surface debris or waste currently on Parcel 6B shall be removed prior to dedication. Prior to dedication, the owner shall enter Parcel 6B into the Commonwealth of Virginia Department of Environmental Quality (VDEQ), Voluntary Remediation Program (VRP). The VRP allows a participant to assess and clean up a property voluntarily, without assuming liability for environmental conditions not caused by their use or actions. Assessment and cleanup is conducted with VDEQ concurrence and, upon demonstration of successful completion of an assessment and cleanup, a No Further Action Determination in the form of a Certificate of Satisfactory Completion can be obtained from the VDEQ. The Certificate is transferable from owner to owner as long as property use (current and proposed) remains the same. Assessment and cleanup of Parcel 6B will be based on planned future site use which is undeveloped recreational use wooded land, with future improvements limited to construction of hiking, biking, and walking trails.

35. Signage. Signage for Parcel 7A shall be the responsibility of the FCPA and shall be provided in accordance with the Zoning Ordinance. FCPA shall install the signage for the Field.

    Signage for Parcel 6A2 and 6A5 shall be provided in accordance with Article 12 of the Zoning Ordinance, however, Jennings Business Park, LLC, Toyota, or another agent hired by Toyota, may file a Category 6 Special Exception application for waiver of certain sign regulations.

    Signage for Parcels 6A3 and 6A4 shall be provided in accordance with Article 12 of the Zoning Ordinance, however, the Applicant, any of the affiliated automotive brands, or another agent, may file a Category 6 Special Exception application for waiver of certain sign regulations.

36. Lee District Park Contribution. Prior to site plan approval for Jennings Toyota, The Applicant shall make a contribution of twenty-five thousand dollars ($25,000.00) to the Fairfax County Park Authority for the Robert Good Memorial

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portion of the Family Recreation Area at the Lee District Park. This contribution may be made in two separate payments. **[This monetary contribution has been made to the Fairfax County Park Authority, therefore, this Proffer has been satisfied.]**

37. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

[SIGNATURES BEGIN ON THE NEXT PAGE]

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APPLICANT/CONTRACT PURCHASER OF
of Tax Map 90-4 ((1)) 6A3

Gramm Springfield Property, LLC

_____

By: James V. Gramm
Its: Sole Member/Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

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CONTRACT PURCHASER OF
of Tax Map 90-4 ((1)) 6A4

Gramm Springfield Hyundai Property, LLC

_____

By: James V. Gramm
Its: Sole Member/Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

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TITLE OWNER
of Tax Map 90-4 ((1)) 6A2, 6A3, 6A4 and 6A5

Jennings Business Park, LLC

_____

By: Michael F. Jennings
Its: President and Manager

[SIGNATURES END]

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PROPOSED DEVELOPMENT CONDITIONS

SE 2014-LE-004

September 2, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-LE-004 located at Tax Map 90-4 ((1)) 6A3 (the "Property") to permit a vehicle sale, rental and ancillary service establishment, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

GENERAL:

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 Generalized Development Plan (GDP)/Special Exception Plat approved with this application, as qualified by these development conditions.

3. 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 made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. 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 GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

OPERATIONAL:

5. The maximum number of employees at any given time shall be 85.

6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.

7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as “Vehicle Display Area” or indoors).

8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.

9. The car wash shown on the GDP/SE Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing) shall take place inside the building. Hand drying shall be permitted outside.

LANDSCAPE:

10. The Applicant shall exclusively use native and improved cultivars of native trees and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings. (WLP Site Plan)

TRANSPORTATION:

11. The following condition sets forth a program for a Transportation Demand Management Plan (the “TDM Plan”) that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Property.

    a. Program Manager. Prior to the approval of the Site Plan, the Applicant shall designate an individual to act as the Program Manager ("PM"), whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s).

    b. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan to be implemented for the Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Property:

        i. Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing, and other relevant transit option information available to employees, visitors, and guests in a common area; such as the central lobby and management office.

        ii. Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride-matching

services, and established guaranteed ride home programs for employees.

iii. Preferential Parking. Applicant shall provide preferential parking for employees can/van pools in all parking facilities within the Property.

iv. Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the local area of the development, to promote alternatives to single-occupant automobile commute trips.

c. FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved, and the Applicant, through the PM, shall implement the TDM Plan.

d. Annual Surveys and Coordination with FCDOT. One (1) year following approval of the TDM program by FCDOT for the Property, the PM shall conduct a survey (the "Survey") to then be completed every four (4) years and provided to FCDOT. The Survey shall be conducted during a week without any holidays and when Fairfax County Public Schools are in session. The Survey shall gather information on the effectiveness of the TDM Plan and shall be used by the PM to determine whether changes to the TDM Plan are needed. If the Survey reveals that changes to the TDM Plan are needed, the Applicant, through the PM, shall coordinate such changes with FCDOT and implement and adjust the TDM Plan accordingly. The PM shall coordinate the preparation of the Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to completing each Survey, and shall collect and analyze the results. Such analysis shall include at a minimum:

i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

ii. The number of people surveyed and the number of people who responded on the Property;

iii. The results of any surveys taken during the survey period;

iv. The number of employees participating in the TDM programs displayed by mode of use; and

v. An evaluation of the effectiveness of the TDM Plan and its program elements and, if necessary, proposed modifications to the plan and program elements.

After the completion of the 4th survey, FCDOT may, at their discretion, terminate the need for further surveys.

e. SmarTrip Cards. The Applicant will encourage every employee to commute to-and-from work one day using only public transportation for their entire commute (VRE, Metrorail, Metrobus, and the Fairfax Connector), by reimbursing them the cost of the full round trip commute. This will enlighten every employee on their commuting options as well as educate them in case of an emergency. The Safford dealerships will promote a "Go Public for a Day!" program and those employees that express interest to continue commuting by transit will be provided a SmarTrip card in the amount of $30.

12. The Applicant shall provide secure bicycle racks and/or storage for 2-3 bicycles within 200 yards of a building entrance. The Applicant shall provide proof of installation and plan location. Additionally, the Applicant shall provide 2 shower(s) and a changing facility for employees within the building. The Applicant shall provide proof of installation, plan location and manufacturers' product data for the showerhead.

ENVIRONMENTAL:

13. The Applicant shall include a LEED-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional. In addition, the Applicant shall register that project within the United States Green Building Council (USGBC) and pursue a goal of attaining green building measures equivalent to the LEED NC V.3 program or the applicable program at the time of certification.

    The Applicant shall use thermoplastic membrane (TPO) roofing material with a Solar Reflectance Index (SRI) of greater than .50, which is the Energy Star standard. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies, such as solar panels. Should the Applicant pursue solar energy technologies in the future, panels and other related mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

16. The Applicant shall primarily install water-efficient landscaping. The Applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval, and proof of installation and installation date. (WLP Site Plan)

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) 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 a new (Non-RUP) has been issued to reflect this Special Exception. 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.

PROPOSED DEVELOPMENT CONDITIONS

SE 2014-LE-005

September 2, 2014

If it is the intent of the Board of Supervisors to approve SE 2014-LE-005 located at Tax Map 90-4 ((1)) 6A4 (the "Property") to permit a vehicle sale, rental and ancillary service establishment, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

GENERAL:

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 Generalized Development Plan (GDP)/Special Exception Plat approved with this application, as qualified by these development conditions.

3. 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 made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. 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 GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

OPERATIONAL:

5. The maximum number of employees at any given time shall be 60.

6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.

7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SE Plat as “Vehicle Display Area” or indoors).

8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open.

LANDSCAPE:

9. The Applicant shall exclusively use native and improved cultivars of native trees and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings. (WLP Site Plan)

TRANSPORTATION:

10. The following condition sets forth a program for a Transportation Demand Management Plan (the “TDM Plan”) that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Property.

    a. Program Manager. Prior to the approval of the Site Plan, the Applicant shall designate an individual to act as the Program Manager ("PM"), whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s).

    b. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan to be implemented for the Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Property:

        i. Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing, and other relevant transit option information available to employees, visitors, and guests in a common area; such as the central lobby and management office.

        ii. Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride-matching services, and established guaranteed ride home programs for employees.

iii. Preferential Parking. Applicant shall provide preferential parking for employees can/van pools in all parking facilities within the Property.

iv. Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the local area of the development, to promote alternatives to single-occupant automobile commute trips.

c. FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved, and the Applicant, through the PM, shall implement the TDM Plan.

d. Annual Surveys and Coordination with FCDOT. One (1) year following approval of the TDM program by FCDOT for the Property, the PM shall conduct a survey (the "Survey") to then be completed every four (4) years and provided to FCDOT. The Survey shall be conducted during a week without any holidays and when Fairfax County Public Schools are in session. The Survey shall gather information on the effectiveness of the TDM Plan and shall be used by the PM to determine whether changes to the TDM Plan are needed. If the Survey reveals that changes to the TDM Plan are needed, the Applicant, through the PM, shall coordinate such changes with FCDOT and implement and adjust the TDM Plan accordingly. The PM shall coordinate the preparation of the Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to completing each Survey, and shall collect and analyze the results. Such analysis shall include at a minimum:

i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

ii. The number of people surveyed and the number of people who responded on the Property;

iii. The results of any surveys taken during the survey period;

iv. The number of employees participating in the TDM programs displayed by mode of use; and

v. An evaluation of the effectiveness of the TDM Plan and its program elements and, if necessary, proposed modifications to the plan and program elements.

After the completion of the 4th survey, FCDOT may, at their discretion, terminate the need for further surveys.

e. SmarTrip Cards. The Applicant will encourage every employee to commute to-and-from work one day using only public transportation for their entire commute (VRE, Metrorail, Metrobus, and the Fairfax Connector), by reimbursing them the cost of the full round trip commute. This will enlighten every employee on their commuting options as well as educate them in case of an emergency. The Safford dealerships will promote a "Go Public for a Day!" program and those employees that express interest to continue commuting by transit will be provided a SmarTrip card in the amount of $30.

11. The Applicant shall provide secure bicycle racks and/or storage for 2-3 bicycles within 200 yards of a building entrance. The Applicant shall provide proof of installation and plan location. Additionally, the Applicant shall provide 2 shower(s) and a changing facility for employees within the building. The Applicant shall provide proof of installation, plan location and manufacturers' product data for the showerhead.

ENVIRONMENTAL:

12. The Applicant shall include a LEED-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional. In addition, the Applicant shall register that project within the United States Green Building Council (USGBC) and pursue a goal of attaining green building measures equivalent to the base certification level under the LEED NC V.3 program or the applicable program at the time of certification.

    The Applicant shall use thermoplastic membrane (TPO) roofing material with a Solar Reflectance Index (SRI) of greater than .50, which is the Energy Star standard. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies, such as solar panels. Should the Applicant pursue solar energy technologies in the future, panels and other related mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

13. The Applicant shall primarily install water-efficient landscaping. The Applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval, and proof of installation and installation date. (WLP Site Plan)

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) 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 a new (Non-RUP) has been issued to reflect this Special Exception. 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.

PROPOSED DEVELOPMENT CONDITIONS

SEA 2010-LE-009

September 2, 2014

If it is the intent of the Board of Supervisors to approve SEA 2010-LE-009, which consists of an approximately 35.52 acre portion of Tax Map 90-4 ((1)) 6A2, 6A3 (part), 6A4 (part), and 6A5 (the "Property"), to permit a vehicle sale, rental and ancillary service establishment, pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede all previous conditions. Previously approved conditions, and those with minor modifications, are denoted with an asterisk (*). Minor modifications (including minor editorial corrections) and new development conditions are highlighted:

GENERAL:

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 Generalized Development Plan (GDP)/Special Exception Amendment (SEA) Plat approved with this application, as qualified by these development conditions.*

3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*

4. This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved GDP/SE Plat entitled "Safford Automotive," prepared by Walter L. Phillips, Inc., dated October 4, 2013 as revised through July 21, 2014, consisting of 21 sheets and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.*

OPERATIONAL:

5. The maximum number of employees on the Property at any given time shall be 200.*

6. There shall be no outdoor storage of wrecked or inoperable vehicles on the site for a period exceeding 72 hours. Any spaces reserved for loading, parking, vehicle storage and vehicle display shall not be used for wrecked or inoperable vehicles, and all non-operating vehicles must be stored away from Loisdale Road. All parking of inoperable vehicles shall be located in designated, paved parking spaces.*

7. There shall be no outdoor storage or sales of materials on the site, with the exception of vehicles for sale (which may be parked in that area designated on the GDP/SEA Plat as “Vehicle Display Area” or indoors).*

8. All vehicular service and maintenance shall occur indoors. If such service occurs between the hours of 10:00 p.m. and 8:00 a.m., it shall be in a fully enclosed interior space with no windows or doors open. *

9. The car wash shown on the GDP/SEA Plat shall not be open to the public, but shall be used solely by the vehicle sales, rental and ancillary service establishment. All cleaning (including washing, mechanical drying, vacuuming and detailing (shall take place inside the building. Hand drying shall be permitted outside.*

LANDSCAPE:

10. The Applicant shall exclusively use native and improved cultivars of native trees and non-invasive species for landscape and other plantings on the site. The Applicant shall provide planting lists showing species and location of plantings (WLP Site Plan).

TRANSPORTATION:

11. The following condition sets forth a program for a Transportation Demand Management Plan (the “TDM Plan”) that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Property.*

    a. Program Manager. Prior to the approval of the Site Plan, the Applicant shall designate an individual to act as the Program Manager ("PM"), whose responsibility shall be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s).

    b. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan to be implemented for the Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Property:

i. Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing, and other relevant transit option information available to employees, visitors, and guests in a common area; such as the central lobby and management office.

ii. Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride-matching services, and established guaranteed ride home programs for employees.

iii. Preferential Parking. Applicant shall provide preferential parking for employees can/van pools in all parking facilities within the Property.

iv. Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the local area of the development, to promote alternatives to single-occupant automobile commute trips.

c. FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved, and the Applicant, through the PM, shall implement the TDM Plan.

d. Annual Surveys and Coordination with FCDOT. One (1) year following approval of the TDM program by FCDOT for the Property, the PM shall conduct a survey (the "Survey") to then be completed every four (4) years and provided to FCDOT. The Survey shall be conducted during a week without any holidays and when Fairfax County Public Schools are in session. The Survey shall gather information on the effectiveness of the TDM Plan and shall be used by the PM to determine whether changes to the TDM Plan are needed. If the Survey reveals that changes to the TDM Plan are needed, the Applicant, through the PM, shall coordinate such changes with FCDOT and implement and adjust the TDM Plan accordingly. The PM shall coordinate the preparation of the Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to completing each Survey, and shall collect and analyze the results. Such analysis shall include at a minimum:

i. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

ii. The number of people surveyed and the number of people who responded on the Property;

iii. The results of any surveys taken during the survey period;

iv. The number of employees participating in the TDM programs displayed by mode of use; and

v. An evaluation of the effectiveness of the TDM Plan and its program elements and, if necessary, proposed modifications to the plan and program elements.

After the completion of the 4th survey, FCDOT may, at their discretion, terminate the need for further surveys.

e. SmarTrip Cards. The Applicant shall offer SmarTrip Cards with a minimum beginning value of $5 to any interested employee at that employee's start of employment at the dealership.

ENVIRONMENTAL:

12. The Applicant shall utilize the services of a LEED-accredited professional in the design of the dealership building. In addition, the Applicant shall register the project with the United States Green Building Council (USGBC) and pursue a goal of attaining the base certification level under the LEED NC V.3 program or the applicable program at the time of certification.

    The Applicant shall use thermoplastic membrane (TPO) roofing material with a Solar Reflectance Index (SRI) of greater than 0.50, which is the Energy Star standard. In addition, the Applicant shall have the option to consider the inclusion of additional green building technologies, such as solar panels. Should the Applicant pursue solar energy technologies in the future, panels and other related mechanical equipment shall be subject to Section 2-506 of the Zoning Ordinance.

13. The Applicant shall primarily install water-efficient landscaping. The Applicant shall provide a planting list with the number, size, and space of trees (including native and other species) and plant materials as a landscape plan that is part of the site plan, and shall be subject to review and approval, and proof of installation and installation date (WLP Site Plan).

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 responsible for obtaining the required Non-Residential Use Permit (Non-RUP) 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 of 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.

REZONING AFFIDAVIT

DATE: July 25, 2014
(enter date affidavit is notarized)

I, Elizabeth A. Nicholson, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

12449a

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

in Application No.(s): PCA 2010-LE-005
(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.)

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 **BOLD** above)
Gramm Springfield Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Applicant/Contract Purchaser of Tax Map 90-4 ((1)) 6A3
Gramm Springfield Hyundai Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Contract Purchaser of Tax Map 90-4 ((1)) 6A4
Jennings Business Park, LLC Agents: Michael F. Jennings Diane C. Jennings Michael L. Swartz	6570 Amherst Avenue Springfield, VA 22150	Title Owner of Tax Map 90-4 ((1)) 6A5, 6A4, 6A3, 6A2

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

124149a

Rezoning Attachment to Par. 1(a)

DATE: July 25, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2010-LE-005
(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 **BOLD** above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson		Planner/Agent
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	Transportation Consultant/Agent
Agents:		
Christopher M. Tacinelli		
Cheryl L. Sharp		
Chad A. Baird		
Independent Consultants & Engineers, Inc.	15861 Commerce Court Upper Marlboro, MD 20774-7412	Environmental Engineer/Agent
Agent:		
Jules D. Reese		
Walter L. Phillips, Incorporated	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent
Agents:		
Monica R. Westgate		
Jeffrey J. Stuchel		
William H. Prodo		
Benjamin A. Flood		

(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 Attachment to Par. 1(a)

DATE: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(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 **BOLD** above)
Land Strategies, Inc. Agent: Michael A. Bruzzesi	26037 Springdale Drive South Riding, Virginia 20152	Environmental/Agent
Penney Design Group, LLC Agents: Jonathan J. Penney Patrick G. Swift Sandra G. Hernandez Catilllo Jesus A. Macedo Gomez	8120 Woodmont Avenue, Suite 450 Bethesda, Maryland 20814	Architect/Agent for Jennings Business Park, LLC
Flanagan Architects, P.C. Agents: Thomas D. Flanagan Christopher K. McKneely Keith W. Stricker	8120 Woodmont Avenue, #107 Bethesda, MD 20814	Architect/Agent for Gramm Springfield Hyundai Property, LLC and Gramm Springfield Property, 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: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(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)
Jennings Business Park, LLC
6570 Amherst Avenue
Springfield, VA 22150

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)
Michael F. Jennings, Member and Manager
Diane C. Jennings, Member

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

(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: July 25, 2014
(enter date affidavit is notarized)

124449a

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gramm Springfield Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)
James V. Gramm, Sole Member/Manager

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)
Gramm Springfield Hyundai Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)
James V. Gramm, Sole Member/Manager

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 Attachment to Par. 1(b)

DATE: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, Michael D. Lubeley, J. Randall Minchew, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

---

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)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

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 Attachment to Par. 1(b)

DATE: July 25, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number (s))

124149a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Independent Consultants & Engineers, Inc.
15861 Commerce Court
Upper Marlboro, MD 20774-7412

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)
Judith K. Reese
Jules D. Reese

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)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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 Attachment to Par. 1(b)

DATE: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Strategies, Inc.
26037 Springdale Drive
South Riding, Virginia 20152

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)
Michael A. Bruzzesi

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)
Penney Design Group, LLC
8120 Woodmont Avenue, Suite 450
Bethesda, Maryland 20814

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)
Jonathan J. Penney

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 Attachment to Par. 1(b)

DATE: July 25, 2014
(enter date affidavit is notarized)

1241499

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number (s))

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

Flanagan Architects, P.C.
8120 Woodmont Avenue, #107
Bethesda, MD 20814

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)

Thomas D. Flanagan, sole shareholder

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)

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: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(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)
None

(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)**

(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 AFFIDAVIT

DATE: July 25, 2014
(enter date affidavit is notarized)

124149a

for Application No. (s): PCA 2010-LE-005
(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: July 25, 2014
(enter date affidavit is notarized)

for Application No. (s): PCA 2010-LE-005
(enter County-assigned application number(s))

124149a

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 more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

(**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:

Elizabeth A. Nicholson

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth A. Nicholson, agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25 day of July 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

I, Elizabeth A. Nicholson, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

124756

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

in Application No.(s): SE 2014-LE-004
(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 **BOLD** above)
Gramm Springfield Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Applicant/Contract Purchaser of Tax Map 90-4 ((1)) 6A3 pt.
Jennings Business Park, LLC Agents: Michael F. Jennings Diane C. Jennings Michael L. Swartz	6570 Amherst Avenue Springfield, VA 22150	Title Owner of Tax Map 90-4 ((1)) 6A3 pt.

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** 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: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(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 **BOLD** above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson		Planner/Agent
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	Transportation Consultant/Agent
Agents:		
Christopher M. Tacinelli		
Cheryl L. Sharp		
Chad A. Baird		
Independent Consultants & Engineers, Inc.	15861 Commerce Court Upper Marlboro, MD 20774-7412	Environmental Engineer/Agent
Agent:		
Jules D. Reese		

(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 Attachment to Par. 1(a)

DATE: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(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 **BOLD** above)
Land Strategies, Inc. Agent: Michael A. Bruzzesi	26037 Springdale Drive South Riding, Virginia 20152	Environmental/Agent
Flanagan Architects, P.C. Agents: Thomas D. Flanagan Christopher K. McKneely Keith W. Stricker	8120 Woodmont Avenue, #107 Bethesda, MD 20814	Architect/Agent
Walter L. Phillips, Incorporated Agents: Monica R. Westgate Jeffrey J. Stuchel William H. Prodo Benjamin A. Flood	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent

(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: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(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) Gramm Springfield Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)

James V. Gramm, Sole Member/Manager

(check if applicable) [✓] 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)

124756

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-004
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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 J. Bomgardner, E. Andrew Burcher, Michael D. Lubeley, J. Randall Minchew, Thomas J. Colucci, Michael J. Coughlin, G. Evan Pritchard, M. Catharine Puskar, Peter M. Dolan, Jr., Jay du Von, William A. John E. Rinaldi, Kathleen H. Smith, Fogarty, John H. Foote, H. Mark Goetzman, Lynne J. Strobel, Garth M. Wainman, Bryan H. Guidash, Michael J. Kalish, Nan E. Walsh, Martin D. Walsh

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

==========

(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)

124756

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-004
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Flanagan Architects, P.C.
8120 Woodmont Avenue, #107
Bethesda, MD 20814

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 D. Flanagan, sole shareholder

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

(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)

124756

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-004
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Independent Consultants & Engineers, Inc.
15861 Commerce Court
Upper Marlboro, MD 20774-7412

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)
Judith K. Reese
Jules D. Reese

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Strategies, Inc.
26037 Springdale Drive
South Riding, Virginia 20152

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)
Michael A. Bruzzesi

(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: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jennings Business Park, LLC
6570 Amherst Avenue
Springfield, VA 22150

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)
Michael F. Jennings, Member and Manager
Diane C. Jennings, Member

==========

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)

==========

(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: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(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)
None

(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**)

(check if applicable) [ ] 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 AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

124756

for Application No. (s): SE 2014-LE-004
(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 2014-LE-004
(county-assigned application number(s), to be entered by County Staff)

124756

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

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 more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
None

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: Elizabeth A. Nicholson

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth A. Nicholson, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of June 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

I, Elizabeth A. Nicholson, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

124755

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

in Application No.(s): SE 2014-LE-005
(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 **BOLD** above)
Gramm Springfield Hyundai Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Applicant/Contract Purchaser of Tax Map 90-4 ((1)) 6A4 pt.
Jennings Business Park, LLC Agents: Michael F. Jennings Diane C. Jennings Michael L. Swartz	6570 Amherst Avenue Springfield, VA 22150	Title Owner of Tax Map 90-4 ((1)) 6A4 pt.

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** 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: June 16, 2014
(enter date affidavit is notarized)

124755

for Application No. (s): SE 2014-LE-005
(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 **BOLD** above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson		Planner/Agent
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	Transportation Consultant/Agent
Agents:		
Christopher M. Tacinelli		
Cheryl L. Sharp		
Chad A. Baird		
Independent Consultants & Engineers, Inc.	15861 Commerce Court Upper Marlboro, MD 20774-7412	Environmental Engineer/Agent
Agent:		
Jules D. Reese		

(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 Attachment to Par. 1(a)

124755

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(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 **BOLD** above)
Land Strategies, Inc. Agent: Michael A. Bruzzesi	26037 Springdale Drive South Riding, Virginia 20152	Environmental/Agent
Flanagan Architects, P.C. Agents: Thomas D. Flanagan Christopher K. McKneely Keith W. Stricker	8120 Woodmont Avenue, #107 Bethesda, MD 20814	Architect/Agent
Walter L. Phillips, Incorporated Agents: Monica R. Westgate Jeffrey J. Stuchel William H. Prodo Benjamin A. Flood	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent

(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.

124755

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(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)
Gramm Springfield Hyundai Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)

James V. Gramm, Sole Member/Manager

(check if applicable) [✓] 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.

124755

Special Exception Attachment to Par. 1(b)

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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 J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Michael J. Coughlin, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael J. Kalish, Michael D. Lubeley, J. Randall Minchew, G. Evan Pritchard, M. Catharine Puskar, John E. Rinaldi, Kathleen H. Smith, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

(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: June 16, 2014
(enter date affidavit is notarized)

124755

for Application No. (s): SE 2014-LE-005
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Flanagan Architects, P.C.
8120 Woodmont Avenue, #107
Bethesda, MD 20814

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 D. Flanagan, sole shareholder

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

==========

(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)

124755

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Independent Consultants & Engineers, Inc.
15861 Commerce Court
Upper Marlboro, MD 20774-7412

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)
Judith K. Reese
Jules D. Reese

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Strategies, Inc.
26037 Springdale Drive
South Riding, Virginia 20152

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)
Michael A. Bruzzesi

==========

(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)

124755

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Jennings Business Park, LLC
6570 Amherst Avenue
Springfield, VA 22150

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)
Michael F. Jennings, Member and Manager
Diane C. Jennings, Member

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)

(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.

124755

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(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)
None

(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**)

(check if applicable) [ ] 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 AFFIDAVIT

124755

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SE 2014-LE-005
(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 2014-LE-005
(county-assigned application number(s), to be entered by County Staff)

124755

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

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 more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
None

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: Elizabeth A. Nicholson

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth A. Nicholson, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of June 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

I, Elizabeth A. Nicholson, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

124 TST

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

in Application No.(s): SEA 2010-LE-009
(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 **BOLD** above)
Jennings Business Park, LLC Agents: Michael F. Jennings Diane C. Jennings Michael L. Swartz	6570 Amherst Avenue Springfield, VA 22150	Applicant/Title Owner of Tax Map 90-4 ((1)) 6A5, 6A2, 6A3 pt., 6A4 pt.
Gramm Springfield Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Contract Purchaser of Tax Map 90-4 ((1)) 6A3 pt.
Gramm Springfield Hyundai Property, LLC Agents: Jay S. Cunningham James V. Gramm	8448 Leesburg Pike Vienna, VA 22182	Contract Purchaser of Tax Map 90-4 ((1)) 6A4 pt.

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** 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: June 16, 2014
(enter date affidavit is notarized)

124757

for Application No. (s): SEA 2010-LE-009
(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 **BOLD** above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents:		
Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
Timothy S. Sampson		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Elizabeth A. Nicholson		Planner/Agent
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, NW Suite 700 Washington, DC 20036	Transportation Consultant/Agent
Agents:		
Christopher M. Tacinelli		
Cheryl L. Sharp		
Chad A. Baird		
Independent Consultants & Engineers, Inc.	15861 Commerce Court Upper Marlboro, MD 20774-7412	Environmental Engineer/Agent
Agent:		
Jules D. Reese		

(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 Attachment to Par. 1(a)

124757

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SEA 2010-LE-009
(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 **BOLD** above)
Land Strategies, Inc. Agent: Michael A. Bruzzesi	26037 Springdale Drive South Riding, Virginia 20152	Environmental/Agent
Penney Design Group, LLC Agents: Jonathan J. Penney Patrick G. Swift Sandra G. Hernandez Catilllo Jesus A. Macedo Gomez	8120 Woodmont Avenue, Suite 450 Bethesda, Maryland 20814	Architect/Agent
Walter L. Phillips, Incorporated Agents: Monica R. Westgate Jeffrey J. Stuchel William H. Prodo Benjamin A. Flood	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent

(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: June 16, 2014
(enter date affidavit is notarized)

124757

for Application No. (s): SEA 2010-LE-009
(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) - Jennings Business Park, LLC
6570 Amherst Avenue
Springfield, VA 22150

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)
Michael F. Jennings, Member and Manager
Diane C. Jennings, Member

(check if applicable) [✓] 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)

124757

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SEA 2010-LE-009
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

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 J. Bomgardner, E. Andrew Burcher, Michael D. Lubeley, J. Randall Minchew, Thomas J. Colucci, Michael J. Coughlin, G. Evan Pritchard, M. Catharine Puskar, Peter M. Dolan, Jr., Jay du Von, William A. John E. Rinaldi, Kathleen H. Smith, Fogarty, John H. Foote, H. Mark Goetzman, Lynne J. Strobel, Garth M. Wainman, Bryan H. Guidash, Michael J. Kalish, Nan E. Walsh, Martin D. Walsh

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillargeon
Jeffrey J. Stuchel
Aaron M. Vinson
Karen L. White

==========

(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)

124757

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SEA 2010-LE-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Penney Design Group, LLC
8120 Woodmont Avenue, Suite 450
Bethesda, Maryland 20814

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)
Jonathan J. Penney

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, NW, Suite 700
Washington, DC 20036

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)
Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

(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: June 16, 2014
(enter date affidavit is notarized)

124757

for Application No. (s): SEA 2010-LE-009
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Independent Consultants & Engineers, Inc.
15861 Commerce Court
Upper Marlboro, MD 20774-7412

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)
Judith K. Reese
Jules D. Reese

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Land Strategies, Inc.
26037 Springdale Drive
South Riding, Virginia 20152

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)
Michael A. Bruzzesi

==========

(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: June 16, 2014
(enter date affidavit is notarized)

124757

for Application No. (s): SEA 2010-LE-009
(enter County-assigned application number (s))

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gramm Springfield Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)
James V. Gramm, Sole Member/Manager

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Gramm Springfield Hyundai Property, LLC
8448 Leesburg Pike
Vienna, VA 22182

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)
James V. Gramm, Sole Member/Manager

==========

(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: June 16, 2014
(enter date affidavit is notarized)

124757

for Application No. (s): SEA 2010-LE-009
(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)
None

(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**)

(check if applicable) [ ] 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.

124757

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

for Application No. (s): SEA 2010-LE-009
(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): SEA 2010-LE-009
(county-assigned application number(s), to be entered by County Staff)

124757

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 16, 2014
(enter date affidavit is notarized)

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 more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (**NOTE**: If answer is none, enter "**NONE**" on line below.)
None

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: Elizabeth A. Nicholson

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

Elizabeth A. Nicholson, agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 16 day of June 20 14, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

WALSH COLUCCI
LUBELEY & WALSH PC

Martin D. Walsh
(703) 528-4700 Ext. 5422
mwalsh@arl.thelandlawyers.com

October 4, 2013
Revised February 6, 2014
Revised June 9, 2014

Via Hand Delivery

Ms. Barbara C. Berlin, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Statement of Justification for Partial Proffered Condition Amendment and Special Exception Applications (the "Applications")
Tax Map Numbers 90-4 ((1)) 6A2, 6A3 , 6A4 and 6A5 (the "Subject Property")
Applicants: Gramm Springfield Property, LLC; Gramm Springfield Hyundai Property, LLC; and Jennings Business Park, LLC

Dear Ms. Berlin:

On behalf of the Applicants, please accept the following letter as a statement of justification for the above-referenced Applications on the Subject Property. The four concurrent applications enclosed with this submission include the following:

- A partial proffered condition amendment on the Subject Property (Parcels 6A2, 6A3, 6A4 and 6A5) requesting additional GFA and modification to the approved Generalized Development Plan /Special Exception Plat for vehicle sale, rental and ancillary serve establishment use and parking. (Applicant - Gramm Springfield Property, LLC)

- A special exception for an approximately 50,000 SF Chrysler Jeep Dodge dealership located on Parcel 6A3 (Applicant – Gramm Springfield Property, LLC).

- A special exception for an approximately 34,000 SF Hyundai dealership located on Parcel 6A4 (Applicant – Gramm Springfield Hyundai Property, LLC).

- A special exception amendment for additional dealership parking related to the previously approved Jennings Toyota dealership and a stormwater management facilities on Parcel 6A5 (Applicant – Jennings Business Park, LLC).

On November 16, 2010, the Board of Supervisors approved rezoning RZ-2010-LE-005 and special exception SE 2010-LE-009 for Jennings Business Park, LLC. The approvals rezoned approximately 64.5 acres of land from the R-1 and R-3 districts to the C-8 district and permitted special exception approval for an approximately 90,000 SF vehicle sale, rental and ancillary service establishment for Jennings Toyota on approximately 23 acres of the larger site. The Jennings Toyota dealership has an approved site plan and is currently under construction. In conjunction with these applications, Jennings Business Park, LLC proffered to provide a rectangular athletic field and to dedicate the parcel of land with the athletic field to the Fairfax County Park Authority. The previously approved proffers also included dedication of another parcel, Parcel 90-4((1))6B, to the Fairfax County Park Authority.

Since the 2010 zoning approvals and the subsequent site plan approval for the Jennings Toyota dealership, the former Parcel 90-4((1)) 6A has been subdivided into the four parcels now comprising the Subject Property, tax map Parcels 90-4 ((1)) 6A2, 6A3, 6A4 and 6A5.

Jennings Business Park, LLC is the owner of the Subject Property, which is located along the east side of Loisdale Road, west of the Richmond, Fredericksburg, and Potomac Railroad (CSX) tracks and south of Loisdale Park and the Loisdale Estates subdivision. The Subject Property is presently zoned to the C-8 district and it is bordered by parcels zoned I-5 to the south, R-1 to the east, I-3, C-8 and R-1 to the north, and a mix of commercially and industrially zoned land to west across I-395. Currently, the majority of the Subject Property is vacant land, with the exception of the ongoing construction work for the Jennings Toyota Dealership occurring at the northern end on Parcel 6A2.

By way of background, the Subject Property formerly operated as a landfill which, based upon County records and recent environmental analysis conducted by Jennings Business Park, LLC at the time of the 2010 applications, was closed by the County during the 1980s. A Phase II Environmental Impact Statement has been conducted by Land Strategies, Inc. on the Subject Property. This Phase II analysis was reviewed by Staff during the 2010 applications review process. We would be happy to furnish another copy of the study upon request.

As described in the first paragraph, this submission includes four concurrent applications, a partial proffered condition amendment over the entire Subject Property and three special exceptions for three different applicant entities requesting additional dealership use on parcels 6A3, 6A4 and 6A5. Please see each application described in more detail below.

- **Partial proffered condition amendment on the Subject Property (Applicant - Gramm Springfield Property, LLC)**

The Applicant, Gramm Springfield Property, LLC, requests a partial proffered condition amendment on approximately 53.45 acres in order to increase the previously approved maximum

intensity on the Subject Property from 0.04 FAR to approximately 0.07 FAR and to amend the previously approved Generalized Development Plan/Special Exception Plat to reflect approximately 84,000 SF of additional dealership use and parking as shown on the enclosed Safford Automotive Partial Proffered Condition Amendment/Generalized Development Plan/Special Exception Plat prepared by Walter L. Phillips, Inc. and dated October 4, 2013 and revised through June 6, 2014 (the "proposed GDP/SE Plat").

Pursuant to the previously approved proffers associated with RZ 2010-LE-005, Proffer 3 states that, "...any additional development on the remaining portion of Parcel 6A above which is shown on the GDP/SE Plat shall require the approval of a Proffered Condition Amendment (PCA) application." With this application, the proposed overall FAR will not exceed the Comprehensive Plan's recommendation for maximum intensity for auto dealership use of a .10 FAR.

The proposed GDP/SE Plat does not reflect any changes to the Jennings Toyota dealership currently under construction and governed by SE 2010-LE-009 with the exception of removing a previously contemplated fence. The proposed GDP/SE Plat depicts two additional dealership pad sites to be located on recently subdivided Parcels 6A3 and 6A4 and additional surface parking for the Jennings Toyota dealership on Parcel 6A5. The proposed GDP/SE Plat also provides a stormwater management pond on Parcel 6A5 which will serve Parcels 6A3, 6A4 and 6A5. The two additional dealerships will be operated by Safford Automotive Group which will be relocating its Safford Chrysler Jeep Dodge of Springfield dealership from the central Springfield area upon the end of their lease at 6801 Commerce Street. Please see additional details about the dealership use for each of the special exception applications in the following paragraphs.

- **A special exception for an approximately 50,000 SF Safford Chrysler Jeep Dodge dealership located on Parcel 6A3 (Applicant – Gramm Springfield Property, LLC)**

The Applicant, Gramm Springfield Property, LLC, currently operates Safford Chrysler Jeep Dodge of Springfield at 6801 Commerce Street in central Springfield. Safford has served the Springfield community in this location since 2005. Safford is very active in the community and supports numerous events, schools and charitable organizations in Springfield such as Springfield Days, Springfield Party in the Park, the Springfield 15K/5K Race, Springfield Cardboard Boat Regatta, and the Springfield Youth Club, to name a few. They look forward to continuing their business within the Springfield community.

The proposed hours of operation for the Chrysler Jeep Dodge dealership are 12 hours per day on weekdays and 9 hours per day on Saturday and Sunday. The Applicant anticipates that the dealership will have a maximum of 85 employees and, based on the estimates from the Commerce Street location, anticipates approximately 100 patrons coming to the dealership per day. Building architecture will be similar to other Safford dealerships, including façade materials such as glass, aluminum, and masonry block. Building height is proposed at approximately 35 feet.

As shown on the proposed GDP/SE Plat, the Chrysler Jeep Dodge dealership will be located on Parcel 6A3 and will be accessed via a shared access point located off of Loisdale Road at the property line between Parcels 6A4 and 6A5. Inter-parcel access was provided along the entire Loisdale Road frontage with the 2010 zoning approvals and will remain to serve all of the dealerships. A total of 674 parking spaces are proposed for this dealership and will be located on Parcel 6A3. There are 35 service bays proposed.

- **A special exception for an approximately 34,000 SF Hyundai dealership located on Parcel 6A4(Applicant – Gramm Springfield Hyundai Property, LLC)**

The Applicant, Gramm Springfield Hyundai Property, LLC, proposes a new Safford Hyundai dealership which will be a new point for Hyundai Motor America.

The proposed hours of operation for the Hyundai dealership are 12 hours per day on weekdays and 9 hours per day on weekends. The Applicant anticipates that the dealership will have a maximum of 60 employees and anticipates approximately 60 patrons at the dealership per day. Building architecture will be similar to other Safford dealerships, including façade materials such as glass, aluminum, and masonry block. Building height is proposed at approximately 35 feet.

As shown on the proposed GDP/SE Plat, the Hyundai dealership will be located on Parcel 6A4 and will be accessed via the above-referenced shared access point. A total of 495 parking spaces are proposed for this dealership and will be located on Parcel 6A4. There are 24 service bays proposed.

- **A special exception amendment for additional surface parking associated with the previously approved Jennings Toyota Dealership on Parcel 6A5 (Applicant – Jennings Business Park, LLC)**

The Applicant, Jennings Business Park, LLC, requests a Category 5 special exception over the approximately 35.5 acres indicated on the proposed GDP/SE Plat as the "Special Exception Limits C" for additional surface parking to serve the Jennings Toyota dealership. Please note that this application area includes the original Jennings dealership site. The Applicant proposes an approximately 462 parking spaces to be located on Parcel 6A5 as shown on the Generalized Development Plan/Special Exception Plat. The proposed parking spaces will serves as additional vehicle storage and display spaces.

In addition, stormwater management (shown as one of two options on the Generalized Development Plan/Special Exception Plat) is proposed on Parcel 6A5. This pond will serve the proposed development on Parcels 6A3, 6A4 and 6A5.

Relevant Comprehensive Plan Text

The Subject Property is located within the Comprehensive Plan's I-95 Industrial Corridor and, more specifically, within Land-unit K. Generally, the Sub-unit is planned for industrial uses

up to a .35 FAR. The Plan indicates that there was a landfill south of Loisdale Park between Loisdale Road and the CSX railroad tracks and that its limits should be established prior to any development in this area. The Comprehensive Plan has envisioned public recreation uses, such as a playing field, in this area for some time. A turf playing field was provided in conjunction with the 2010 Jennings approvals.

The Comprehensive Plan language allows for an automotive dealership use on the Subject Property if it can be determined that the former landfill site can be safely developed and if the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline recommendation. The Comprehensive Plan text provides two conditions for an automotive dealership development:

- The intensity may be up to a .10 FAR on a minimum site area of 30 acres, with additional acreage incorporated as needed to maintain trip neutrality when compared to the baseline intensity of a .35 FAR; and
- The construction of a publicly accessible athletic field meeting Park Authority standards.

The proposed Applications are in conformance with the Comprehensive Plan text. The proposed overall intensity of the dealership use is increased from a .04 FAR approved in 2010 to a proposed .07 FAR over the original site area, and this is still well below the maximum intensity guidance in the Comprehensive Plan. The public athletic field is underway as part of the 2010 zoning approvals for Jennings Business Park, LLC.

In regard to traffic impacts, the proposed development achieves Staff's concept of a "trip neutrality" in comparison to the trips that would be generated by implementation of the baseline Plan recommendation of a .35 FAR of industrial development. While a study is not required by VDOT for this site, a traffic impact analysis has been submitted to be sure that the Application can appropriately respond to County and community transportation concerns.

In summary, the Applications are in harmony with the Comprehensive Plan and the Applicants have had meetings with County Staff, Supervisor McKay and the Lee District land Use Committee to gather feedback as to the additional dealership use on the Subject Property. The Applications include innovative water quality controls and propose to incorporate green building technologies in the proposed dealership buildings and site design. The Applicants look forward to working with Staff on the Applications and continuing to serve the greater Springfield community.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to call me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Art Walsh by EN

Martin D. Walsh

MDW/ean
Enclosures

cc: Jay Cunningham
Jim Gramm
Mike Jennings
Jeff Stuchel
Monica Westgate
Cheryl Sharp
Elizabeth A. Nicholson

COMMONWEALTH of VIRGINIA

DEPARTMENT OF ENVIRONMENTAL QUALITY
Street address: 629 East Main Street, Richmond, Virginia 23219
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L. Preston Bryant, Jr.
Secretary of Natural Resources

David K. Paylor
Director

(804) 698-4000
1-800-592-5482

December 29, 2009

Jennings Business Park LLC c/o Michael Jennings
Jennings Motor Company, Inc. d/b/a Springfield Toyota
6570 Amherst Avenue
Springfield, VA 22150

Re: Hunter Property-Parcel 6A, Voluntary Remediation Program (VRP) site # 00555

Dear Mr. Jennings,

This office is tasked with the oversight of remediation activities conducted under the Virginia Voluntary Remediation Program (VRP). The site referenced above is deemed eligible for participation in the VRP by the Department of Environmental Quality (DEQ).

Pursuant to 9 VAC 20-160-60.B, remittance of a registration fee consisting of the lesser of $5,000 or 1% of the total cost of remediation will be required prior to initiation of review of the required submittals. Please include your site number, **VRP00555** on the check. Please make the check or money order payable to the **Treasurer of Virginia** and remit to: DEQ, Receipts Control, P.O. Box 1104, Richmond, VA, 23218. **Please Note**: The registration fee must be paid within six months of the date of this letter to be considered enrolled in the VRP, otherwise this determination will expire.

The above fee and cost of remediation of this site are likely eligible for the Federal Brownfields Tax Incentive. In order to claim this tax incentive, you must get a determination from this office that a hazardous substance has been released at this site. Please fill out and return the attached form and a determination statement will be sent to you.

The DEQ Northern Regional Office (DEQ-NRO) administers the Virginia Hazardous Waste Management Regulations (VHWMR) and the Virginia Solid Waste Management Regulations (VSWMR). During review of the VRP application DEQ-NRO noted a concern regarding the potential management of solid and hazardous waste from the property. The information provided with the application identified PCE, arsenic and benzo(a)pyrene being present in soil and groundwater around the property. Contaminated soil and groundwater from the facility, containing PCE or other hazardous substances, may be a characteristic hazardous waste which would be managed and disposed of in accordance with the VHWMR (9 VAC 20-60-12 et seq.). All solid waste from the site must be managed in accordance with the VSWMR (9 VAC 20-80-10 et seq.). DEQ-NRO is also concerned about the formation of methane gases at the site. The concentration of methane gas poses a potential public threat and should be mitigated during the VRP process.

If you have any questions or need additional information, please contact the Project Officer for this site, Mr. William Lindsay, at william.lindsay@deq.virginia.gov or (804) 698-4521.

Sincerely

Durwood H. Willis, Director
Office of Remediation Programs

Attachment

C: Edith H. Rameika, Trustee
Mike Bruzzesi, Land Strategies (via email)
Richard Doucette, DEQ-NRO (via email)

County of Fairfax, Virginia

MEMORANDUM

DATE: July 14, 2014

TO: Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis:
PCA 2010-LE-005, Gramm Springfield Property, LLC
SEA 2010-LE-009, Jennings Business Park, LLC
SE 2014-LE-004, Gramm Springfield Property, LLC
SE 2014-LE-005, Gramm Springfield Hyundai Property, LLC

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Special Exception Amendment (SEA), and Special Exception (SE) applications dated October 4, 2013, as revised through June 9, 2014, and the latest proffers dated May 15, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The subject application, which measures 53.4 acres, is located along Loisdale Road on Tax Map Parcels 90-4 ((1)) 6A2, 6A3, 6A4, and 6A5. The application site was rezoned (Rezoning application 2010-LE-005 for 64.53 acres) on November 16, 2010 from the R-1 and R-3 Districts to the C-8 District, and a concurrent Special Exception (SE) application 2010-LE-009 was approved for a new vehicle sale, rental and ancillary service establishment. Since the approval date, the site (Parcel 6A) was subdivided into four separate lots. The applicant proposes to amend the previously approved rezoning and special exception applications to modify the previously approved proffers and add parking and stormwater facilities for the approved dealership on Parcels 6A2, 6A3 pt, 6A4 pt., and 6A5. Two SE applications are currently proposed for additional vehicle sale, rental and ancillary service establishments on Parcels 6A3 pt. and 6A4 pt. respectively.

LOCATION AND CHARACTER OF THE AREA

The application property is bounded by vacant property and park space to the north, industrial uses to the south, CSX Railroad tracks to the east, and I-95 to the west. Loisdale Estates, a residential community, is located further north. A portion of the site is under construction, and the rest of the site is currently vacant.

COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for the Springfield Planning District may be accessed at:

http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/springfield.pdf

In the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District, Amended through 4-29-2014, I-95 Corridor Industrial Area, Pages 26 - 28, the Plan, as applied to the application area, states the following:

"Land Unit K

Land Use

The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR at the baseline.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Specifically, documentation should be provided to verify that the former landfill site is suitable and safe for building prior to approval of any rezoning application on parcel 90-4((1))6A. If any area is found not to be suitable and safe, or if environmental issues cannot be resolved, these portions of the land unit should remain undeveloped.

As an alternative, if development suitability can be demonstrated, parcel 90-4((1))6A may be appropriate for a vehicle sales center with associated service facilities. Ancillary uses, such as those to serve customers may also be considered. These alternative uses may be appropriate provided the development will not produce peak hour vehicle trips on Loisdale Road in excess of those generated by the baseline recommendation. Additionally, development of the alternative uses should meet the following conditions:

- Development at an intensity up to .10 FAR on a minimum site size of 30 acres, with additional acreage incorporated as needed to maintain trip neutrality when compared to the baseline recommendation of industrial use at an intensity up to .35 FAR; and.

- Construction of a publicly available athletic field(s) on parcels 90-4((1))4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA. See Section S7, Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.

Within the land unit, if development suitability is demonstrated, as an alternative to industrial use at .35 FAR, up to 200,000 square feet of office use on parcels currently zoned R-1 (90-4((1))6A, 99-2((1))7A and 8) may be appropriate, excluding parcel 90-4((1))7 which is recommended for future active recreation facilities. Development of office use should meet the following conditions:

- Achievement of cohesive design in a campus-style setting;

- Intensity of development does not exceed .20 FAR;

- Any freestanding office building(s) is encouraged to meet at least U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards or other comparable programs with third party certification;

- Buffering and screening of uses from industrially planned areas; and

- Construction of publicly available athletic field(s) on parcels 90-4((1))4, 5, and/or 7 or at another location within the same service area that meets Fairfax County Park Authority (FCPA) standards, with the option for management without ownership by the FCPA, see Section S7 – Springfield East Community Sector, Parks and Recreation Recommendations, Figure 40 for further recommendations.

Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5C, and 5D) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6). Parcels 99-1((1))5A, 6 are planned for a hotel use with supporting retail use up to .75 FAR provided the following conditions are met:

- The current access south of the Loisdale Road/Fairfax County Parkway is closed and a new four way signalized intersection is provided at the Loisdale Road/Newington Road intersection.

- A second access point south of the northern tip of parcel 99-1((1)) 6 along Loisdale Road is provided. Turning movement should be restricted to right-in and right-out.

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1((1))5C may be appropriate for industrial use up to .35 FAR. Parcel 99-2((1))8 located north of Newington Road is planned for light industrial uses. To minimize noise and visual impacts, all business activities on Tax Map 99-1((1))5C and 99-2((1))8 should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials, and scale to foster high quality and attractive development. This is especially important for the façades of any buildings facing the Fairfax County Parkway on Tax Map 99-1((1))5C. A vegetated buffer of evergreen trees along the Parkway is desirable. Building facades facing Newington Road and/or Loisdale Road on parcel 99-2((1))8 should be similarly screened with a vegetated buffer of evergreen trees.

Transportation

Loisdale Road is recommended for widening to four travel lanes from Springfield Center Drive south to Newington Road. A segment of Loisdale Road that is planned for this widening fronts houses in the Loisdale Estates residential community. The future improvement of Loisdale Road should minimize impacts to the Loisdale Estates community by maintaining the existing three lane section along the Loisdale Estates frontage (two travel lanes plus middle turn lane) until such time as congestion requires road widening along Loisdale Estates.

Before considering plans for widening the segment of Loisdale Road that fronts Loisdale Estates, the following should be considered:

- Using traffic signalization to control the flow of traffic through the area; and
- Implementing other traffic controls that will help manage traffic, reduce speed of vehicles, and improve safety.

If traffic congestion increases to a level that requires widening the entire segment of Loisdale Road from Springfield Center Drive to Newington Road, impacts of the widening to the Loisdale Estates community should be minimized. The following should be considered along the Loisdale Estates frontage:

- Reducing the width of travel lanes and omitting a median and turn lane;
- Acquiring right-of-way from the I-95 side of the roadway by removing the trail and combining it with a sidewalk section on the east side;
- Eliminating on-street parking; and
- Acquiring minimal right-of-way from properties that front Loisdale Estates.

If these steps are not possible, consider taking full lots for right-of-way and utilizing residual portions of property acquired for right-of-way to create a planted buffer to screen the remaining neighborhood from the impacts of the roadway.

The future improvement of Loisdale Road should seek to minimize cut through traffic impacts on the nearby residential communities.

COMPREHENSIVE PLAN MAP: Industrial

LAND USE ANALYSIS

The original rezoning application RZ 2010-LE-005 was approved on November 16, 2010 by the Board of Supervisors (BOS) to rezone 64.53 acres from the R-1 and R-3 Districts to the C-8 District on Parcel 6A, which has since been subdivided into four separate lots. SE 2010-LE-009 was also approved to permit a vehicle sale, rental and ancillary service establishment ("Jennings Toyota") on a portion (23.17 acres) of the application site. Another portion of the application site was also proposed for an athletic field to be dedicated to the Fairfax County Park Authority.

The applicant proposes to amend the approved proffers for RZ 2010-LE-005 for Jennings Toyota and also proposes to expand the parking area and add stormwater facilities for Jennings Toyota on Parcel 6A5, which is linked to Parcel 6A2 via contiguous portions of Parcels 6A3 and 6A4. SE 2014-LE-004 ("Safford Chrysler Jeep Dodge") and SE 2014-LE-005 ("Safford Hyundai") are proposed for two new auto dealerships in addition to Jennings Toyota.

APPLICATION	PARCEL	SIZE	BUILDING SQUARE FOOTAGE	FLOOR AREA RATIO
PCA 2010-LE-005	90-4 ((1)) 6A2, 6A3, 6A4, 6A5	53.4 acres	174,000 square feet*	.07 FAR
SEA 2010-LE-009	90-4 ((1)) 6A2, 6A3 pt., 6A4 pt., 6A5	35.52 acres	90,000 square feet	.06 FAR
SE 2014-LE-004	90-4 ((1)) 6A3 pt.	10.28 acres	50,000 square feet	.12 FAR
SE 2014-LE-005	90-4 ((1)) 6A4 pt.	7.65 acres	34,000 square feet	.11 FAR

**includes all of the approved and proposed building square footage on the application site*

Overall, .07 FAR is proposed for the application site, which is below the Comprehensive Plan's recommended maximum intensity up to .10 FAR for the site. Approximately 25% of open space is proposed, and 5% of interior parking lot landscaping is proposed. Staff encouraged the applicant to increase the amount of interior parking lot landscaping from the minimum of 5% due to the amount of parking proposed on site. Each auto dealership will provide parking spaces, including vehicle display and storage spaces, on site. Jennings Toyota had an approved number of 936 parking spaces and requests 462 additional spaces with SEA 2010-LE-009 for a total of 1,398 parking spaces. Safford Chrysler Jeep Dodge will have a total of 674 parking spaces, and Safford Hyundai will have

495 parking spaces on site. In total, approximately 2,567 parking spaces will be provided. Staff would encourage applicant to identify any possible opportunities for interior parking lot landscaping during the site plan process.

With the review and approval of RZ 2010-LE-005 and SE 2010-LE-009, the applicant satisfied Comprehensive Plan's recommendations with commitments to key improvements, such as right-of-way dedication along Loisdale Road, construction of an athletic field, and environmental remediation. The introduction of two additional auto dealerships and associated parking for the original approved dealership is in line with the Comprehensive Plan guidance and does not alter the integrity of the original RZ and SE commitments.

CONCLUSION

The applicant proposes to amend the previously approved applications RZ 2010-LE-005 and SE 2010-LE-009 to modify the previously approved proffers and add associated parking and stormwater facilities for the approved auto dealership. Two SE applications are proposed for additional vehicle sale, rental and ancillary service establishments, which does not impact the essential site and road improvement commitments approved with RZ 2010-LE-005 and SE 2010-LE-009. The proposed FAR is below the Comprehensive Plan's maximum recommendation, and peak hour vehicle trips will not exceed the baseline recommendation of industrial uses up to .35 FAR. Staff believes that the applications are in harmony with the Comprehensive Plan.

PGN:BJC

County of Fairfax, Virginia

MEMORANDUM

DATE: August 12, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment:** PCA 2010-LE-005
SEA 2010-LE-009
SE 2014-LE-004
SE 2014-LE-005

Safford Automotive

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan as revised through June 9, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues 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, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

"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 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

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/

areas. In order to minimize 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. . . .

- 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. . . .

- 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. . . ."

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 19:

"Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . . "

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, page 18:

"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."

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 12, the Plan states:

"**Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

In support of Policy Plan guidance, staff encouraged the applicant to commit to green building measures. The applicant has offered to commit to green building measures consistent with green building measures provided for the development located on the eastern portions of this site. Staff feels that the proposed green building measures is consistent with the Comprehensive Plan green building policy.

Landfill Remediation

The subject property is the site of a former unregulated landfill. The applicant has completed a Phase 2 environmental impact statement and is currently participating in a voluntary remediation program under the guidance of the Virginia Department of Environmental Quality (DEQ). This information is provided as note #15 on the cover of the generalized development plan/special exception amendment plat. Staff feels that this issue has been adequately addressed.

Water Quality

The subject property is located within a portion of the Long Branch stream valley, which is part of the Accotink Creek watershed. The applicant has proposed a variety of measures to address the management of runoff water quality and quantity control. These measures include conventional dry ponds, storm filters and/or bay filters, bioretention areas and conservation

easements. This combination of measures is anticipated to fully address runoff from the proposed development. Any final determination regarding the adequacy and type of stormwater management measures will be made by DPWES at site plan review.

PGN: JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: August 5, 2014

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT

FILE: 3-5(SE 2014-LE-004; SE 2014 LE-005)

SUBJECT: SE 2014-LE-004; SE 2014 LE-005; Gramm Springfield Property, LLC
Tax Map: 90-4 ((1)) 6A3, 6A4, and 6A5

This department has reviewed the plat and proffers revised/dated through July 21, 2014, for the concurrent applications, SE 2014-LE-004, SE 2014 LE-005, PCA 2010-LE-005, and SEA 2010-LE-009. Staff and the applicant have worked to resolve the majority of the identified transportation issues during the review process. We have the following comments.

Staff continues to work with the applicant on their commitments to multimodal transportation improvements. Due to existing right-of-way (ROW) constraints and the subject property located in the Enhanced Public Transportation Corridor, alternative modes of transportation are strongly encouraged. The applicant has proposed a bus shelter but has not committed to ensuring that the related sidewalk modifications needed for the bus shelter will be constructed as well. They have also specified a cap number for the cost of the standard County bus shelter that they proffer to construct. This maximum cost is not acceptable to staff, and the applicant should commit to construct a bus shelter irrespective of cost.

The applicant should significantly improve the transit ridership program for employees in order for the transportation demand management (TDM) program to be effective. As the employer, the applicant has proposed only a one-time $25 SmarTrip contribution to those employees who express interest in taking transit to work. This commitment is weak and does not offer continued incentive and assistance to employees who are most likely transit-dependent. In order for the TDM program to effectively remove single occupancy vehicles off the already constrained Loisdale Road, the stronger support from the applicant is necessary. Safford Auto should offer a monthly transit subsidy to those employees who express interest to take transit to work. Staff asks the applicant to consider providing a SmarTrip card in the amount of $20 per month.

Moreover, the applicant should use the standard bicycle rack provision language and proffer the necessary easements for the construction of the interparcel access connection with Parcel Tax Map 99-2 ((1)) 2A.

Staff would like to note some of the items proffered by the applicant or development conditions applicable to the proposed development:

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

- A contribution of $66,400.00 for motorized or non-motorized transportation improvements in the vicinity of the subject property. This contribution should be made at site plan approval.
- The construction of 4-5 feet of pavement on Loisdale Road frontage for the future bike lane to be striped at a later time. The bike lane will be 4 feet next to the curb and 5 feet adjacent to the right-turn lane.
- A ROW reservation with ancillary easements for the widening of Loisdale Road per Comprehensive Plan recommendation.
- A proffer to allow a full movement at the southern entrance until a later time when Loisdale Road may become a 4-lane divided road or if left-turn out of the site is deemed to be unsafe at the discretion of the Director of FCDOT. At that time, the applicant shall not claim damages from the Fairfax County Board of Supervisors or VDOT for the restriction of access.
- The submission of a signal warrant study within 6 months of the issuance of the Non-RUP for Parcels 6A3 and 6A4 for the intersection of Loisdale Road with the property entrance constructed under the RZ 2010-LE-005 GDP/SE plat.
- An interparcel access is provided with the existing storage site south of Parcels 6A5.
- A commitment to not place any permanent structure along the property's eastern boundary so that it may not preclude or cause undue burden for the removal of the structure for the future expansion of Metrorail or CSX rail.

MAD/AY

County of Fairfax, Virginia

MEMORANDUM

DATE: August 22, 2014

TO: Michael Van Atta, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Safford Automotive; PCA 2010-LE-005, SEA 2010-LE-009, SE 2014-LE-004, SE 2014-LE-05

RE: Request for Assistance dated August 7, 2014

This review is based on the resubmission of the Safford Automotive PCA/SEA/SE Plat date stamped, "Received, Department of Planning and Zoning, July 21, 2014.

Based on this review, all tree and landscape related comments from the memo dated May 28, 2014 and all previous memos appear to have been adequately addressed and the Urban Forest Management Division does not have any further comments at this time.

SW/

UFMDID #: 189262

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:

(a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

(1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and

(2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

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:

SPECIAL EXCEPTIONS

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.

9-007 Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008 Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it

R-A District: Limited to uses 19 and 40
R-P District: Limited to uses 15, 17, 19, 35, 38, 40 and 42
R-C District: Limited to uses 15, 17, 19, 35, 38, 39, 40 and 42
R-E, R-1 Districts: Limited to uses 10, 12, 15, 17, 19, 27, 35, 37, 38, 39, 40, 41 and 42
R-2 District: Limited to uses 5, 12, 15, 17, 19, 27, 35 and 38
R-3, R-4 Districts: Limited to uses 5, 12, 15, 17, 19, 27 and 38
R-5, R-8 Districts: Limited to uses 5, 12, 15, 17, 27 and 38
R-12, R-16, R-20 Districts: Limited to uses 12, 15, 27 and 38
R-30 District: Limited to uses 12, 15, 17, 27 and 38
R-MHP District: Limited to uses 12, 15, 27 and 38

PDH District: Limited to uses 11, 27 and 35
PDC District: Limited to uses 11, 16 and 27
PRC District: Limited to uses 27, 34 and 35

C-1 District: Limited to uses 10, 27 and 38
C-2 District: Limited to uses 6, 9, 10, 27 and 38
C-3 District: Limited to uses 6, 9, 10, 14, 18, 21, 22, 25, 27 and 38
C-4 District: Limited to uses 6, 9, 10, 14, 21, 22, 25, 27 and 38
C-5 District: Limited to uses 2, 3, 6, 11, 15, 17, 20, 21, 23, 27, 33, 34, 36, 37, 38, 39 and 41
C-6 District: Limited to uses 2, 3, 4, 6, 11, 14, 15, 17, 20, 21, 23, 25, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-7 District: Limited to uses 2, 3, 4, 6, 7, 8, 10, 11, 15, 17, 20, 21, 23, 25, 26, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-8 District: Limited to uses 2, 3, 4, 6, 7, 10, 11, 15, 16, 17, 20, 21, 23, 24, 25, 27, 30, 33, 34, 36, 37, 38, 39 and 43
C-9 District: Limited to uses 2, 3, 4, 6, 10, 11, 17, 18, 20, 21, 23, 25, 26, 27, 33, 36, 37 and 43

I-I District: Limited to use 27
I-1 District: Limited to uses 27 and 38
I-2 District: Limited to uses 9, 14, 15, 18, 22, 27 and 38
I-3 District: Limited to uses 3, 6, 9, 14, 15, 16, 18, 21, 22, 25, 26, 27, 29, 37, 38, 39 and kennels (outdoor)
I-4 District: Limited to uses 3, 6, 9, 14, 15, 18, 19, 21, 22, 25, 27, 28, 32, 37, 38, 39 and kennels (outdoor)
I-5 District: Limited to uses 3, 6, 7, 9, 11, 14, 18, 19, 20, 21, 23, 25, 27, 32, 33, 37, 38, 39 and kennels (outdoor)
I-6 District: Limited to uses 3, 6, 7, 11, 13, 18, 19, 20, 21, 23, 27, 31, 33, 37, 38, 39 and kennels (outdoor)

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, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-504 Additional Standards for Amusement Arcades

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.

2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.

3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:

   A. Hours of operation.

   B. Number of adult attendants required to be on the premises at all times.

   C. Size of the establishment and the number of amusement machines.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:

   A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.

   B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

   C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

C. Lighting, public address systems and hours of operation;

D. Location and type of nursery stock, materials and other items stored, displayed or offered for sale outside, provided, however, that no such storage, parking of equipment or vehicles used for landscape contracting services, display, or sales area shall be located in any minimum required yard.

8. In the R-A through R-4 Districts, notwithstanding the provisions of Sect. 9-003, the Board may vary, modify or waive the provisions of Paragraphs 4, 5 and 6 above and the provisions of Article 13 for a plant nursery which is accessory to a single family detached dwelling, provided the dwelling is the domicile of the nursery operator.

9. The off-street parking requirement shall be based on one (1) space per 200 square feet of net floor area for the first 1000 square feet, plus six (6) spaces per each additional 1000 square feet; plus one (1) space per 500 square feet of outdoor sales/display area to include greenhouses used for the sales/display of plant materials; plus one (1) space per employee and company/commercial vehicle and sufficient space for the parking of any related equipment for landscape contracting services as an accessory component. However, the Board, in its review of a plant nursery, may modify this parking requirement, based on the specific characteristics of the plant nursery use, such as the size and scale and/or the types of accessory uses, when the applicant has demonstrated that fewer parking spaces then those required above will adequately serve the plant nursery and all accessory uses. All off-street parking areas, including aisles and driveways shall be constructed and maintained with a dustless surface in accordance with the provisions of the Public Facilities Manual, unless a modification or waiver of the dustless surface requirement is approved by the Director.

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 in conformance with the performance standards for outdoor lighting set forth in Part 9 of Article 14.

7. In the C-3, C-4, I-3, I-4, I-5, PDC, PRC 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 the rental vehicles on-site.

8. In the PTC District, vehicle sale, rental and ancillary service establishments may only be permitted in accordance with the provisions of Sect. 6-505.

9-519 Additional Standards for Wholesale Trade Establishments

1. All business, service, storage and display of goods shall be conducted within a completely enclosed building.

9-520 Additional Standards for Commercial Off-Street Parking in Metro Station Areas as a Temporary Use

The purpose of this special exception is to provide for an interim solution to Metro Station parking deficiencies by allowing private property within a specified distance of a Metro Station to be used temporarily for parking. The temporary parking lot use is intended only as an interim use to serve a public need and not as a transitional use to a higher density or intensity development than currently is planned. To this end, the Board may approve a special exception to allow a privately operated commercial off-street parking lot, as a temporary use, in Metro Station areas, but only in accordance with the following provisions:

In all districts where permitted by special exception:

1. The site for the proposed parking area shall not be used for any purpose other than to provide ground surface parking of motor vehicles for the general public. No motor vehicle repair work except emergency service shall be permitted in association with any such off-street parking area.

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 by the applicable zoning district. See Sect. 2-421 and 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 s 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 be 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: 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 staggared 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
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch