



# County of Fairfax, Virginia

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

September 24, 2014

Elizabeth A. Nicholson  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard  
Suite 1300  
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 2010 LE-005  
(Concurrent with Special Exception Applications SE 2014-LE-004 and SE 2014-LE-005, and  
Special Exception Amendment Application SEA 2010-LE-009)

Dear Ms. Nicholson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 23, 2014, approving Proffered Condition Amendment Application PCA 2010 LE-005 in the name of Gramm Springfield Property, LLC. The Board's action amends the proffers for Rezoning Application RZ 2010-LE-005 previously approved for commercial development to permit site modifications and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .07. The subject property is located on E. side of Loisdale Road, W. of CSX railroad right-of-way and S. of Loisdale Park the on approximately 53.46 acres of land zoned C-8, [Tax Map 90-4 ((1)) 6 A2; 90-4 ((1)) 6 A3; 90-4 ((1)) 6 A4; and 90-4 ((1)) 6 A5], in the Lee District and is subject to the proffers dated September 17, 2014.

**The Board also:**

- Approved a waiver of frontage improvements along Loisdale Road

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 23rd day of September, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2010-LE-005  
(Concurrent with Special Exception Applications SE 2014-LE-004 and SE 2014-LE-005,  
and Special Exception Amendment Application SEA 2010-LE-009)**

**WHEREAS**, Gramm Springfield Property, LLC, filed in the proper form an application to amend the proffers for RZ 2010-LE-005 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 23rd day of September, 2014.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## PROFFERS

PCA 2010-LE-005  
Gramm Springfield Property, LLC  
September 17, 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 ("PCA") 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 PCA 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 7A 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 PCA 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 21 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.

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 reservation 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 on Parcels 6A3 and 6A4 are operational. Please see Proffer #12.]
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

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

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

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.

12. 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 Southern entrance on Parcel 6A2 in accordance with VDOT standards.
13. 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.
14. Southern Entrance. The Applicant proposes full movement access at the southern entrance on Parcels 6A4 and 6A5 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.
15. 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.
16. 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, subject to escalation relative to the Consumer Price Index.

17. Transportation Demand Management. The following condition sets forth a program for a Transportation Demand Management Plan (the "TDM Plan") that shall be implemented by the Applicant on Parcels 6A3 and 6A4 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, or at such time that the dealerships are operational, 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 4<sup>th</sup> 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.

## 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 Filtergrass.

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) for Parcels 6A3 and 6A4 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.

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). 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.

19. 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.

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, living or dead, with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. 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.

20. 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 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 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 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 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.

21. 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.

22. 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.

23. 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 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.

24. 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.
25. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, 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.
26. Reforestation. A reforestation plan for Parcel 6A2 for the area as shown on the RZ 2010-LE-005 GDP/SE Plat located on Parcel 6A2 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 UMFMD. The reforestation plan shall include, but not be limited to, the following:
- 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.

27. Green Building. The Applicant shall include a LEED-accredited professional as a member of the design team for parcels 6A3 and 6A4. 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 green building measures equivalent to the base level of LEED certification. Prior to building plan approval, 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 with the United States Green Building Council (USGBC).

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.

28. Water-efficient Landscaping. 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 which shall be subject to County review and approval.
29. 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.
30. 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.

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

**ATHLETIC FIELD**

32. 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 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 Parcel 6A2, 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 Parcel 6A2, 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.

33. 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.
34. Shared Parking for Recreational Field. Fifty (50) parking spaces shall be provided in the area located in the northeast corner of Parcel 6A2 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 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

35. 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 7A is dedicated, or sooner as determined by the Applicant. 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. The Applicant has entered 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.

36. 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 may be filed in the future.

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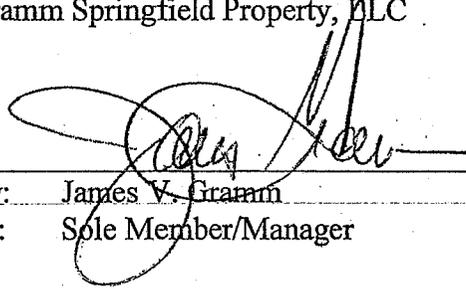
Signage for Parcels 6A3 and 6A4 shall be provided in accordance with Article 12 of the Zoning Ordinance, however, the Applicant, any of the affiliated automotive brands, or another agent, may file a Category 6 Special Exception application for waiver of certain sign regulations.

37. 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 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.]**
38. Loisdale Park Contribution. Prior to Site Plan approval for both parcels 6A3 and 6A4, the Applicant shall make a total contribution of \$6,000.00 to the Fairfax County Park Authority intended for improvements to Loisdale Park.
39. 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]

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

Gramm Springfield Property, LLC

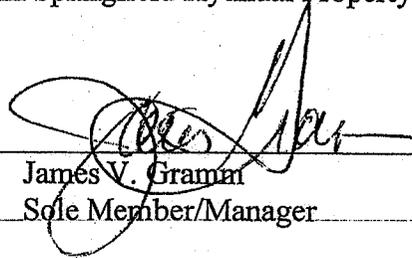
A handwritten signature in black ink, appearing to read "James V. Gramm", is written over a horizontal line. The signature is stylized and somewhat cursive.

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

[SIGNATURES CONTINUE ON NEXT PAGE]

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

Gramm Springfield Hyundai Property, LLC

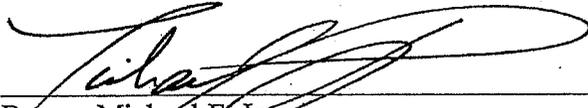
A handwritten signature in black ink, appearing to read "James V. Gramm", is written over a horizontal line. The signature is stylized and somewhat cursive.

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

[SIGNATURES CONTINUE ON NEXT PAGE]

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]



# 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  
JAY CUNNINGHAM  
SAFFORD CHRYSLER JEEP DODGE OF SPRINGFIELD  
6801 COMMERCE STREET  
SPRINGFIELD, VA 22150

PARCEL 6A5 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 O90-1-01, PARCELS 6A2, 6A3, 6A4 AND 6A5. THE PROPERTY IS APPROXIMATELY 32,610,813 SQUARE FEET.
3. THE SITE IS CURRENTLY ZONED C-6, HIGHWAY COMMERCIAL DISTRICT AND REQUIRES A SPECIAL EXCEPTION TO ALLOW FOR A VEHICLE SALES, RENTAL AND ACCESSORY 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-S ZONED LAND TO THE SOUTH AND C-6 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 NUMBER 51525 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 SOCMIC 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 HEREIN, MODIFICATIONS SECTION.
18. THERE ARE NO EXISTING STRUCTURES ON-SITE.
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 10-204(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

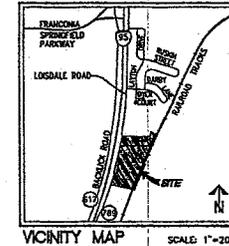
**APPLICANTS**  
SAFFORD CHRYSLER JEEP DODGE OF SPRINGFIELD  
6801 COMMERCE STREET  
SPRINGFIELD, VA 22150  
703-893-0000  
JAY CUNNINGHAM  
JENNINGS BUSINESS PARK, LLC.  
6870 AMHERST AVENUE  
SPRINGFIELD, VA 22150  
703-269-1400  
MICHAEL JENNINGS

**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  
8120 WOODMONT AVE  
SUITE 107  
BETHESDA, MD 20814  
301-652-4811  
TOM FLANAGAN

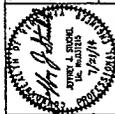
**TRANSPORTATION**  
GOROVE SLADE  
15125 WASHINGTON STREET  
SUITE 316  
HAYMARKET VA 20169  
571-248-0982  
CHERYL SHARP



### SHEET INDEX

- P-0101 COVER SHEET
- P-0102 TABULATIONS SHEET
- P-0201 EXISTING CONDITIONS AND EXISTING VEGETATION MAP
- P-0301 OVERALL PLAN
- P-0302 SPECIAL EXCEPTION A & B
- P-0303 SPECIAL EXCEPTION AMENDMENT
- P-0304 LOSDALE ROAD DETAILS
- P-0305 TRUCK MOVEMENTS EXHIBIT
- P-0306 SIGHT DISTANCE PLAN AND PROFILE
- P-0307 ALTERNATE LAYOUT - PARCELS 6A-5
- P-0401 CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION A & B
- P-0402 CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION AMENDMENT
- P-0403 CONCEPTUAL LANDSCAPE TABULATIONS
- P-0404 OVERALL LANDSCAPE TABULATIONS
- P-0501 PRELIMINARY SWM AND BMP ANALYSIS
- P-0502 PRELIMINARY OUTFALL ANALYSIS AND DRAINAGE DIVIDE MAPS
- P-0601 ARCHITECTURAL ELEVATIONS - SPECIAL EXCEPTION A
- P-0602 ARCHITECTURAL ELEVATIONS - SPECIAL EXCEPTION A
- P-0603 ARCHITECTURAL ELEVATIONS - SPECIAL EXCEPTION B
- P-0604 ARCHITECTURAL ELEVATIONS - SPECIAL EXCEPTION B
- P-0605 PHOTOMETRIC PLAN - SPECIAL EXCEPTION A AND B

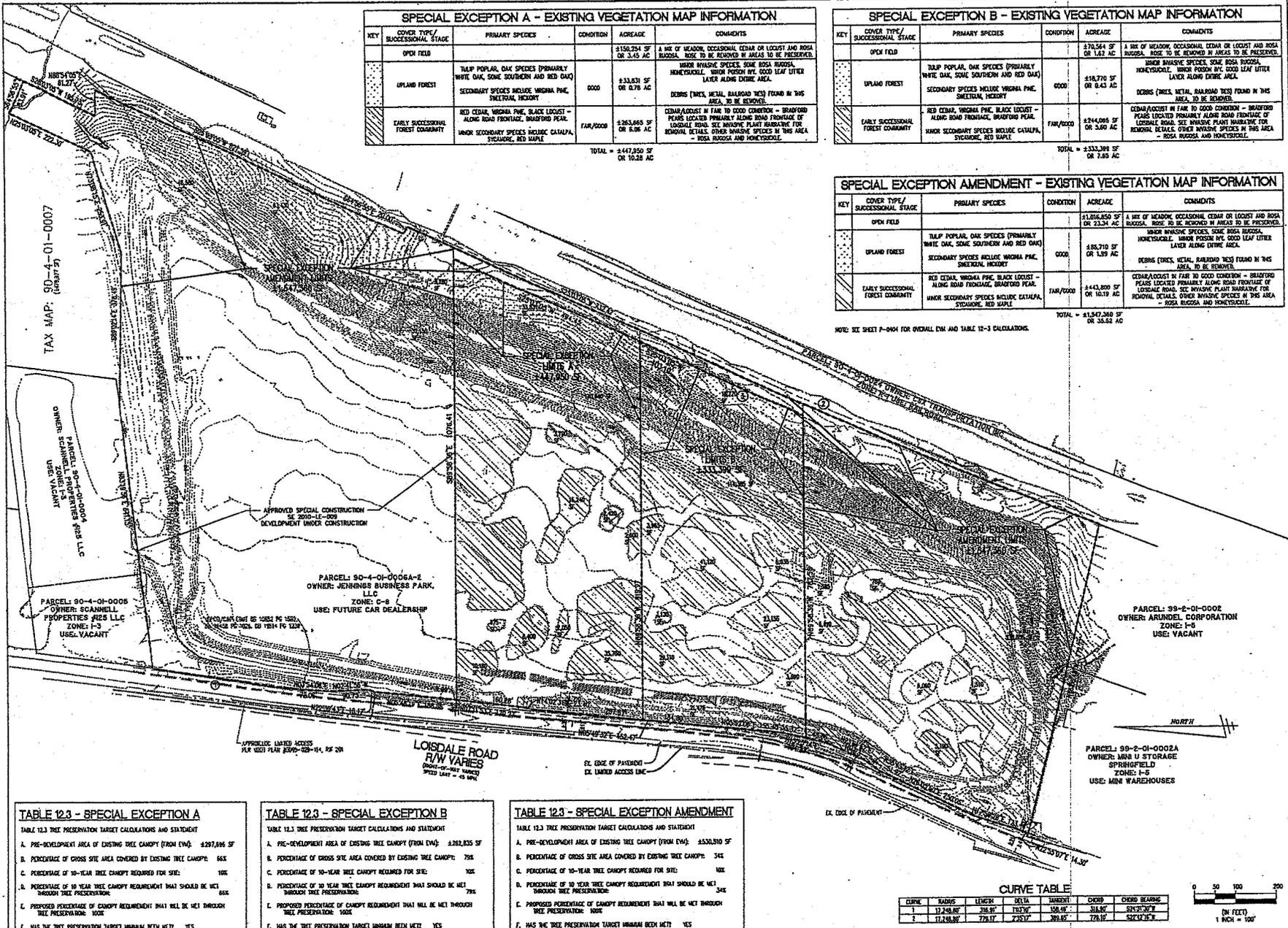
**WALTER L. PHILLIPS**  
INCORPORATED  
ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • ARCHAEOLOGISTS  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 Fax: (703) 532-1301  
www.WLPHILLIPS.com



| NO. | DESCRIPTION | DATE | BY | APPROVED | DATE |
|-----|-------------|------|----|----------|------|
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**COVER 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 RUSSOA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.  |
|   | UPLAND FOREST                       | TULIP POPLAR, OAK SPECIES (PRIMARYLY WHITE OAK, SOME SOUTHERN AND RED OAK)<br>SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY     | 0000      | \$33,631 SF OR 0.76 AC         | UNDER INVASIVE SPECIES, SOME ROSA RUSSOA, HONEYLOCUST, UNDER POKON BNY, GOOD LEAF LITTER LAYER ALONG DIBBLE AREA.  |
|   | EARLY SUCCESSIONAL FOREST COMMUNITY | RED CEDAR, VIRGINIA PINE, BLACK LOCUST - ALONG ROAD FRONTAGE, BRADFORD PEAR.<br>MAJOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE | FAR/0000  | \$263,865 SF OR 6.06 AC        | CEMAB/ACCOST IN FAIR TO GOOD CONDITION - BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOCALITY ROAD. SEE INVASIVE PLANT INVENTORY FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA - ROSA RUSSOA AND HONEYLOCUST. |
|   |                                     |  |           | TOTAL = 547,750 SF OR 12.28 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 RUSSOA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.  |
|   | UPLAND FOREST                       | TULIP POPLAR, OAK SPECIES (PRIMARYLY WHITE OAK, SOME SOUTHERN AND RED OAK)<br>SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY     | 0000      | \$48,710 SF OR 0.43 AC        | UNDER INVASIVE SPECIES, SOME ROSA RUSSOA, HONEYLOCUST, UNDER POKON BNY, GOOD LEAF LITTER LAYER ALONG DIBBLE AREA.  |
|   | EARLY SUCCESSIONAL FOREST COMMUNITY | RED CEDAR, VIRGINIA PINE, BLACK LOCUST - ALONG ROAD FRONTAGE, BRADFORD PEAR.<br>MAJOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE | FAR/0000  | \$244,095 SF OR 5.60 AC       | CEMAB/ACCOST IN FAIR TO GOOD CONDITION - BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOCALITY ROAD. SEE INVASIVE PLANT INVENTORY FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA - ROSA RUSSOA AND HONEYLOCUST. |
|   |                                     |  |           | TOTAL = 333,369 SF OR 7.65 AC |  |

| SPECIAL EXCEPTION AMENDMENT - EXISTING VEGETATION MAP INFORMATION |                                     |  |           |                                |  |
|---|-------------------------------------|--|-----------|--------------------------------|--|
| KEY   | COVER TYPE / SUCCESSIONAL STAGE     | PRIMARY SPECIES  | CONDITION | ACREAGE                        | COMMENTS   |
|   | OPEN FIELD                          |  |           | \$118,045 SF OR 2.71 AC        | A MIX OF MEADOW, OCCASIONAL CEDAR OR LOCUST AND ROSA RUSSOA. ROSE TO BE REMOVED IN AREAS TO BE PRESERVED.  |
|   | UPLAND FOREST                       | TULIP POPLAR, OAK SPECIES (PRIMARYLY WHITE OAK, SOME SOUTHERN AND RED OAK)<br>SECONDARY SPECIES INCLUDE VIRGINIA PINE, SWEETGUM, HICKORY     | 0000      | \$85,710 SF OR 1.99 AC         | UNDER INVASIVE SPECIES, SOME ROSA RUSSOA, HONEYLOCUST, UNDER POKON BNY, GOOD LEAF LITTER LAYER ALONG DIBBLE AREA.  |
|   | EARLY SUCCESSIONAL FOREST COMMUNITY | RED CEDAR, VIRGINIA PINE, BLACK LOCUST - ALONG ROAD FRONTAGE, BRADFORD PEAR.<br>MAJOR SECONDARY SPECIES INCLUDE CATALPA, SYCAMORE, RED MAPLE | FAR/0000  | \$443,800 SF OR 10.19 AC       | CEMAB/ACCOST IN FAIR TO GOOD CONDITION - BRADFORD PEARS LOCATED PRIMARILY ALONG ROAD FRONTAGE OF LOCALITY ROAD. SEE INVASIVE PLANT INVENTORY FOR REMOVAL DETAILS. OTHER INVASIVE SPECIES IN THIS AREA - ROSA RUSSOA AND HONEYLOCUST. |
|   |                                     |  |           | TOTAL = 647,555 SF OR 14.89 AC |  |

NOTE: SEE SHEET 7-004 FOR OVERALL EM AND TABLE 12-3 CALCULATIONS.

TAX MAP: 90-4-01-0007 (sheet 2)

**TABLE 12-3 - SPECIAL EXCEPTION A**

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM ENA): 4287,896 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 64%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 100%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 64%
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

**TABLE 12-3 - SPECIAL EXCEPTION B**

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM ENA): 4282,835 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 79%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 100%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 79%
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

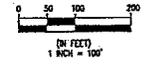
**TABLE 12-3 - SPECIAL EXCEPTION AMENDMENT**

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

- PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM ENA): 4530,810 SF
- PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 54%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 100%
- PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 54%
- PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%
- HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

**CURVE TABLE**

| CURVE | RADIUS     | LENGTH  | DELTA   | TANGENT | CHORD   | CHORD BEARING |
|-------|------------|---------|---------|---------|---------|---------------|
| 1     | 17,249.00' | 338.87' | 170.30° | 158.91' | 318.80' | S82°37'20"W   |
| 2     | 17,249.00' | 778.17' | 230.17° | 389.65' | 778.17' | S42°17'20"W   |



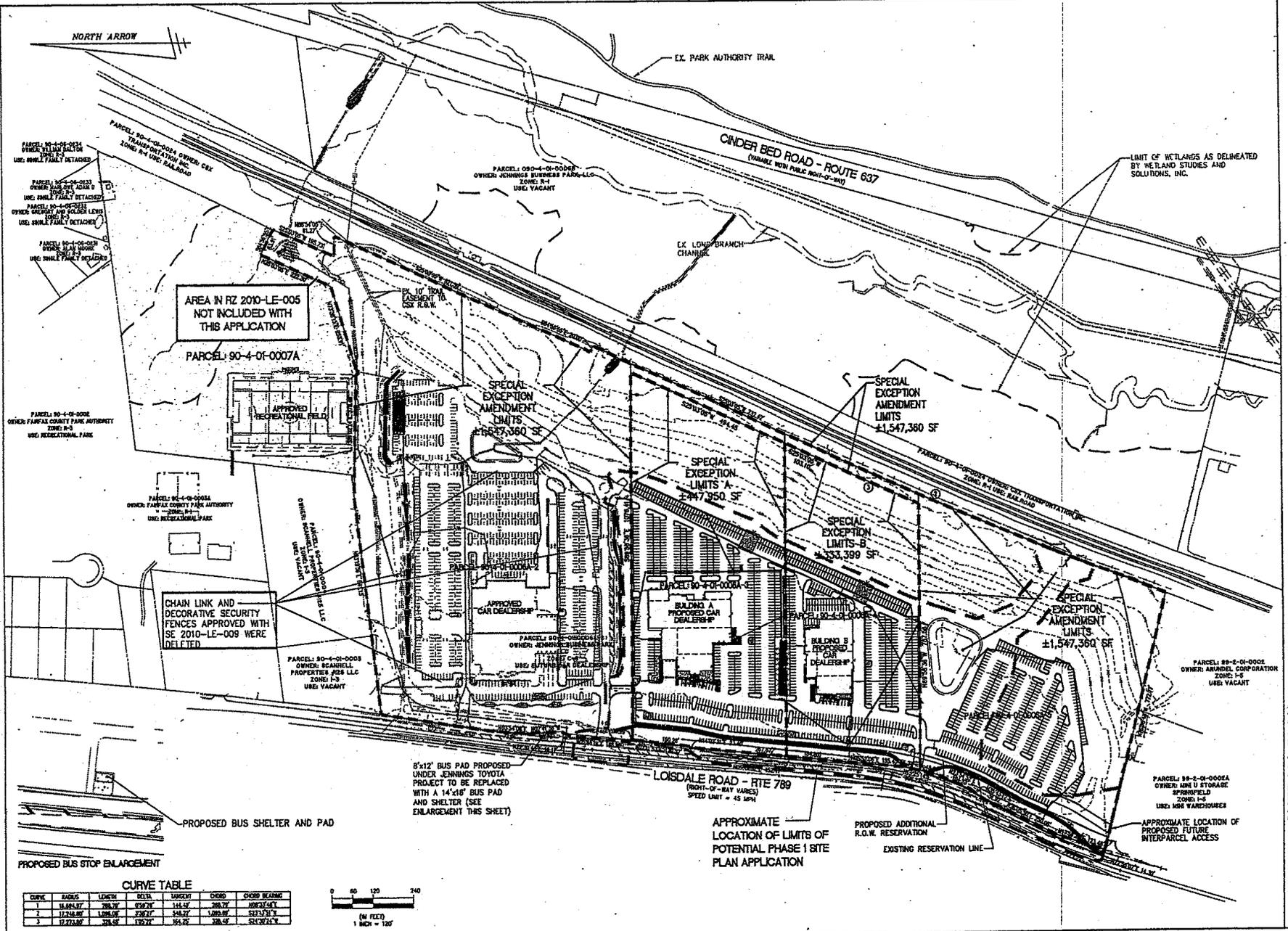
EXISTING CONDITIONS AND EXISTING VEGETATION MAP  
**SAFFORD AUTOMOTIVE**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ANCIENTS  
 2017 PUBLIC AWARD WINNER  
 VIRGINIA 22046  
 (703) 834-6163 Fax (703) 832-1001  
 WWW.PHILLIPS.COM  
 INCORPORATED  
 1947  
 1/11/19

WALTER L. PHILLIPS  
 PHILLIPS

PREPARED BY: [Signature]  
 DATE: [ ]  
 APPROVED BY: [Signature]  
 DATE: [ ]  
 CHECKED BY: [Signature]  
 DATE: [ ]  
 REVISION APPROVED BY: [Signature]  
 DATE: [ ]

SHEET: P-0201



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

PARCEL: 90-4-01-0007A

SPECIAL  
EXCEPTION  
AMENDMENT  
LIMITS  
±1,547,360 SF

SPECIAL  
EXCEPTION  
LIMITS - A  
±247,950 SF

SPECIAL  
EXCEPTION  
AMENDMENT  
LIMITS  
±1,547,360 SF

SPECIAL  
EXCEPTION  
LIMITS - B  
±33,399 SF

SPECIAL  
EXCEPTION  
AMENDMENT  
LIMITS  
±1,547,360 SF

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

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

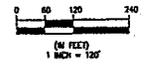
APPROXIMATE  
LOCATION OF LIMITS OF  
POTENTIAL PHASE I SITE  
PLAN APPLICATION

PROPOSED ADDITIONAL  
R.O.W. RESERVATION  
EXISTING RESERVATION LINE

APPROXIMATE LOCATION OF  
PROPOSED FUTURE  
INTER-PARCEL ACCESS

CURVE TABLE

| CURVE | RADIUS     | LENGTH    | BEING     | CHORD   | CHORD BEARING |
|-------|------------|-----------|-----------|---------|---------------|
| 1     | 15,863.57' | 288.52'   | 236.02'   | 288.22' | 103.7342°     |
| 2     | 17,248.80' | 1,008.52' | 2,292.21' | 548.22' | 1,008.89'     |
| 3     | 17,473.80' | 328.52'   | 1,192.21' | 358.22' | 324.2074°     |



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**OVERALL PLAN**  
**SAFFORD AUTOMOTIVE**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

| NO. | DESCRIPTION | DATE | BY | APPROVED BY |
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SHEET: P-0301

**LEGEND**

| PROPOSED | DESCRIPTION                   | EXISTING |
|----------|-------------------------------|----------|
| IP       | EDGE OF PAVEMENT              | IP       |
| HW       | MANHOLE                       | HW       |
| WV       | WATER VALVE                   | WV       |
| WM       | WATER METER                   | WM       |
| DM       | GAS METER                     | DM       |
| TCB      | TRAFFIC CONTROL BOX           | TCB      |
| LP       | LIGHT POLE                    | LP       |
| LP/S     | LIGHT POLE WITH SIGNALS       | LP/S     |
| ---      | CURB & GUTTER                 | ---      |
| ---      | TRANSITION FROM CO-4 TO CO-6R | ---      |
| ---      | SANITARY SEWER                | ---      |
| ---      | SANITARY LATERAL              | ---      |
| ---      | CLEAN OUT                     | ---      |
| ---      | SEWER SINK                    | ---      |
| ---      | WATER MAIN                    | ---      |
| ---      | FIRE HYDRANT                  | ---      |
| ---      | PLUG                          | ---      |
| ---      | OVERHEAD WIRES                | ---      |
| ---      | UTILITY POLE                  | ---      |
| ---      | UNDERGROUND ELECTRIC          | ---      |
| ---      | TELEPHONE                     | ---      |
| ---      | GAS MAIN                      | ---      |
| ---      | ELECTRICAL                    | ---      |
| ---      | TRANSFORMER                   | ---      |
| ---      | MANHOLE RAMP (CG-12)          | ---      |
| ---      | CHAIRSEAL FENCE               | ---      |
| ---      | TRAFFIC FLOW                  | ---      |
| ---      | LIGHT                         | ---      |
| ---      | DOOR                          | ---      |
| ---      | TREES                         | ---      |

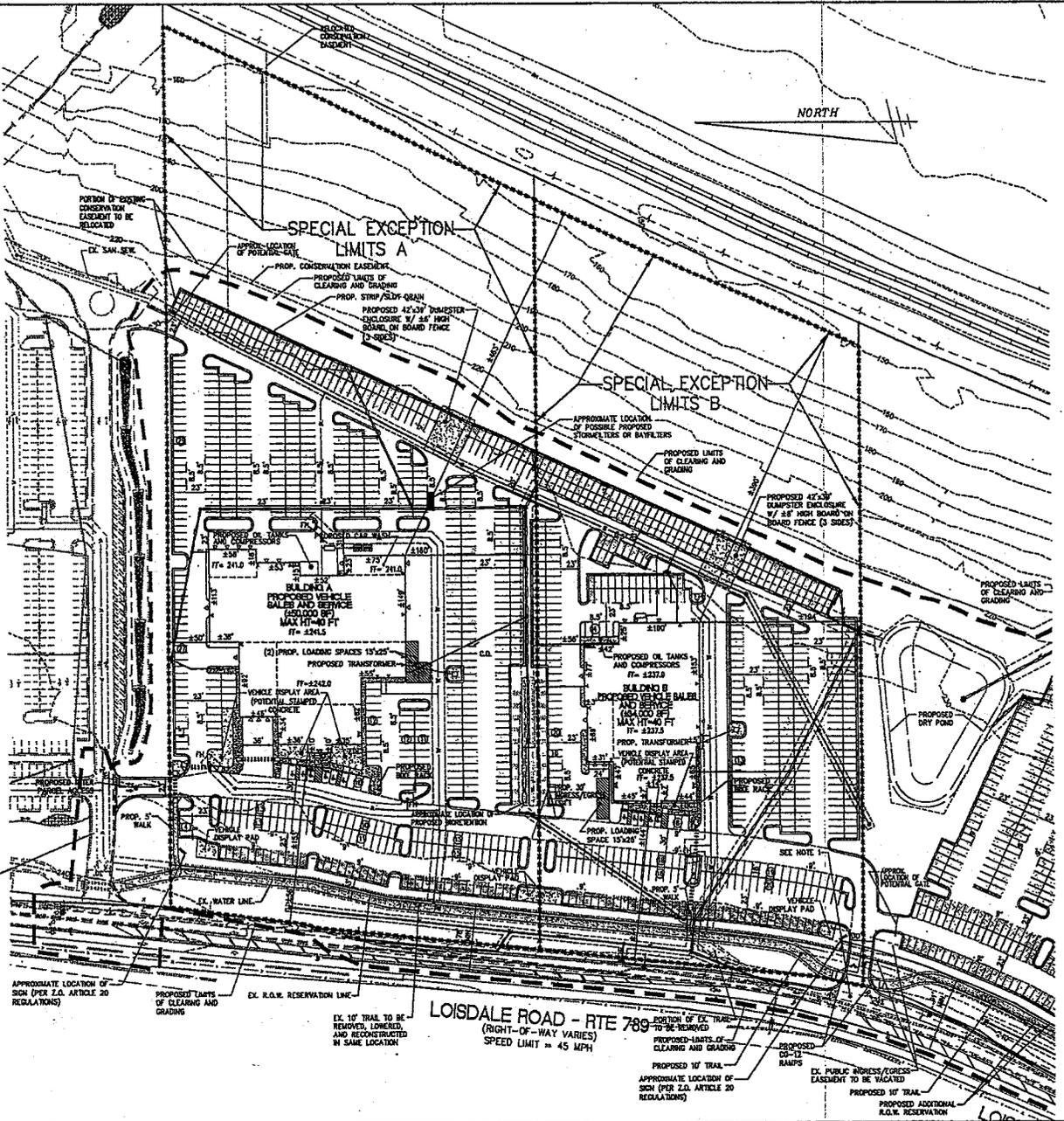
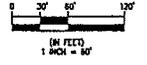
**PARKING LEGEND**

|          |   |
|----------|---|
| [Symbol] | VEHICLE DISPLAY                                       |
| [Symbol] | VEHICLE STORAGE                                       |
| [Symbol] | 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. ON IF THE LEFT-TURNING MOVEMENT OUT OF THE SITE IS DECLINED TO BE UNSAFE AT THE DISCRETION OF THE DIRECTOR OF TRAFFIC IN THE EVENT OF EITHER OF THE ABOVE-MENTIONED 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 TOLL 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 CHANGES TOYOTA PROJECT. IT MAY BE MODIFIED TO A TWO-LANE EXIT UNDER OTHER THE CHANGES TOYOTA PROJECT OR THIS PROJECT.

**CURVE TABLE**

| CRK | RADIUS   | LENGTH | CHORD  | CHORD BEARING |
|-----|----------|--------|--------|---------------|
| C1  | 17248.67 | 318.41 | 310.52 | 104.41        |
| C2  | 17248.67 | 728.17 | 720.37 | 388.89        |



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**SPECIAL EXCEPTION A & B**  
**SAFFORD AUTOMOTIVE**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**DATE** \_\_\_\_\_  
**APPROVED BY** \_\_\_\_\_  
**DATE** \_\_\_\_\_  
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**SHEET: P-4302**

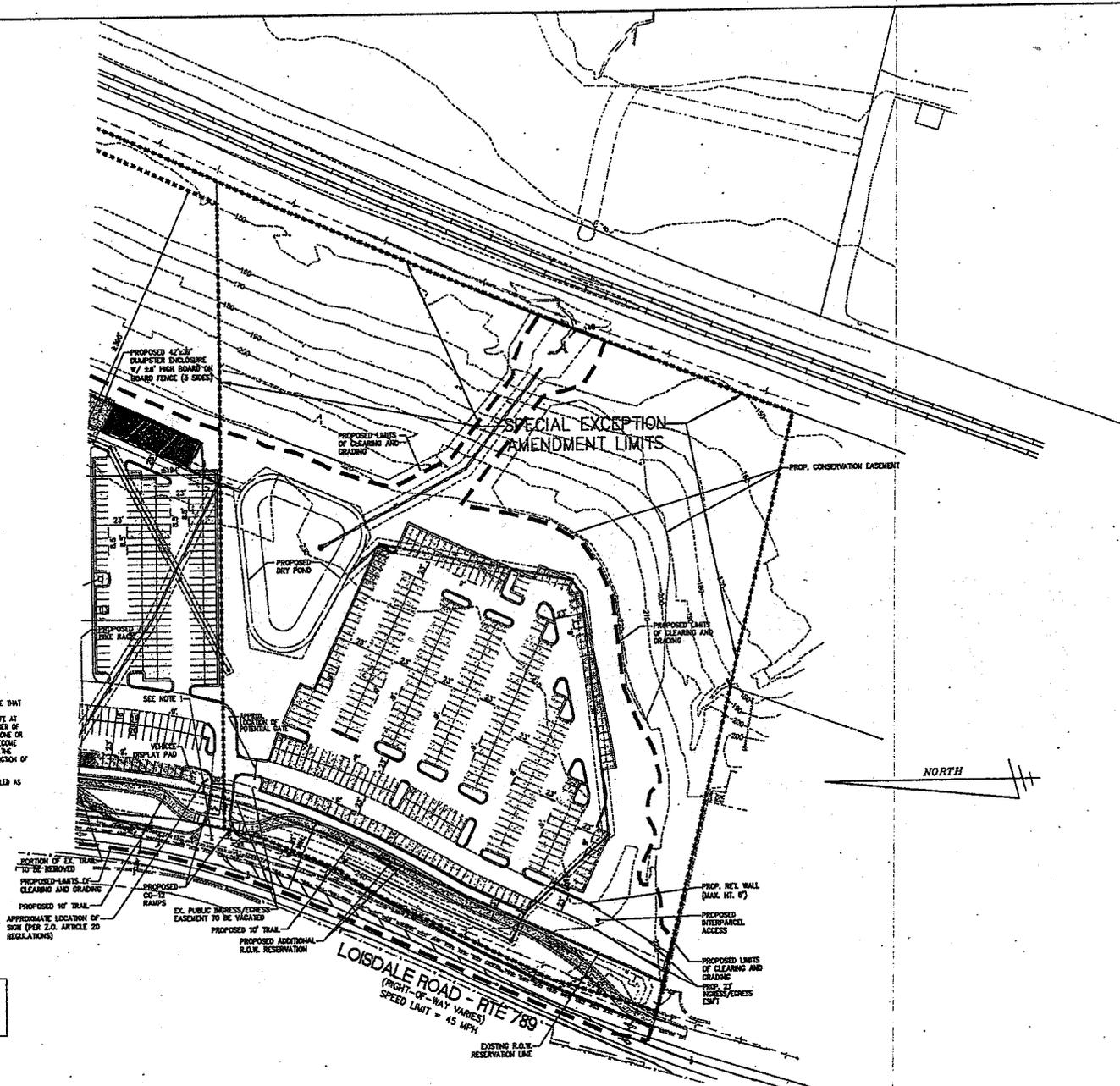
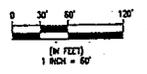
| PROPOSED               | DESCRIPTION                  | EXISTING               |
|------------------------|------------------------------|------------------------|
| EP                     | EDGE OF PAVEMENT             | EP                     |
| WH                     | WATER VALVE                  | WH                     |
| WM                     | WATER METER                  | WM                     |
| GM                     | GAS METER                    | GM                     |
| TCC                    | TRAFFIC CONTROL BOX          | TCC                    |
| LP                     | LIGHT POLE                   | LP                     |
| LP/S                   | LIGHT POLE WITH SIGNALS      | LP/S                   |
| DBB & OTHER            | DBB & OTHER                  | DBB & OTHER            |
| CS-1                   | TRANSITION FROM CS-1 TO CS-2 | CS-1                   |
| CS-2                   | SANITARY SENCE               | CS-2                   |
| SL                     | SANITARY LATERAL             | SL                     |
| C.O.A.                 | CLEAR CUT                    | C.O.A.                 |
| SDRM SENCE             | SDRM SENCE                   | SDRM SENCE             |
| WATER MAIN             | WATER MAIN                   | WATER MAIN             |
| FIRE HYDRANT           | FIRE HYDRANT                 | FIRE HYDRANT           |
| PLUG                   | PLUG                         | PLUG                   |
| OVERHEAD WIRES         | OVERHEAD WIRES               | OVERHEAD WIRES         |
| UTILITY POLE           | UTILITY POLE                 | UTILITY POLE           |
| UNDERGROUND ELECTRIC   | UNDERGROUND ELECTRIC         | UNDERGROUND ELECTRIC   |
| TELEPHONE              | TELEPHONE                    | TELEPHONE              |
| GAS MAIN               | GAS MAIN                     | GAS MAIN               |
| ELECTRICAL TRANSFORMER | ELECTRICAL TRANSFORMER       | ELECTRICAL TRANSFORMER |
| HANDICAP RAMP (CS-12)  | HANDICAP RAMP (CS-12)        | HANDICAP RAMP (CS-12)  |
| QUADRANTAL FENCE       | QUADRANTAL FENCE             | QUADRANTAL FENCE       |
| TRAFFIC FLOW           | TRAFFIC FLOW                 | TRAFFIC FLOW           |
| SIGHT TRIANGLE         | SIGHT TRIANGLE               | SIGHT TRIANGLE         |
| DOOR                   | DOOR                         | DOOR                   |
| WHEELS                 | WHEELS                       | WHEELS                 |

**PARKING LEGEND**

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

- NOTES**
1. THE APPLICANT PROPOSES FULL MOVEMENT ACCESS LATER SUCH TIME THAT LOISDALE ROAD MAY BECOME A 4-LANE DIVIDED ROAD. IF THE LEFT-TURNING MOVEMENT OUT OF THE SITE IS DEEMED TO BE UNSAFE AT THE DISCRETION OF THE DIRECTOR OF TRAFFIC IN THE EVENT OF OTHER OF THE MENTIONED EVENTS, THE APPLICANT UNDERSTANDS THAT ONE OR MORE OF THE LEFT TURN MOVEMENTS AT THE INTERSECTION MAY BECOME RESTRICTED AND THE APPLICANT SHALL SET SIGN CHANGES FROM THE FAIRFAX COUNTY BOARD OF SUPERVISORS OR VOOT FOR THE RESTRICTION OF ACCESS.
  2. FIRE LANE MARKING INCLUDING PAINT AND SIGNAGE, WILL BE INSTALLED AS REQUIRED.

| CURVE TABLE |           |         |         |         |         |             |
|-------------|-----------|---------|---------|---------|---------|-------------|
| CHAIN       | BEGINN    | ENDIN   | BEI.A   | TAUGHT  | CHRD    | CHRD BEARIN |
| C1          | 17248.87' | 348.87' | 133.70' | 158.47' | 285.97' | S74°31'00"W |
| C2          | 17248.87' | 778.17' | 726.17' | 398.82' | 778.97' | S72°42'16"W |



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SCALE: 1" = 60'



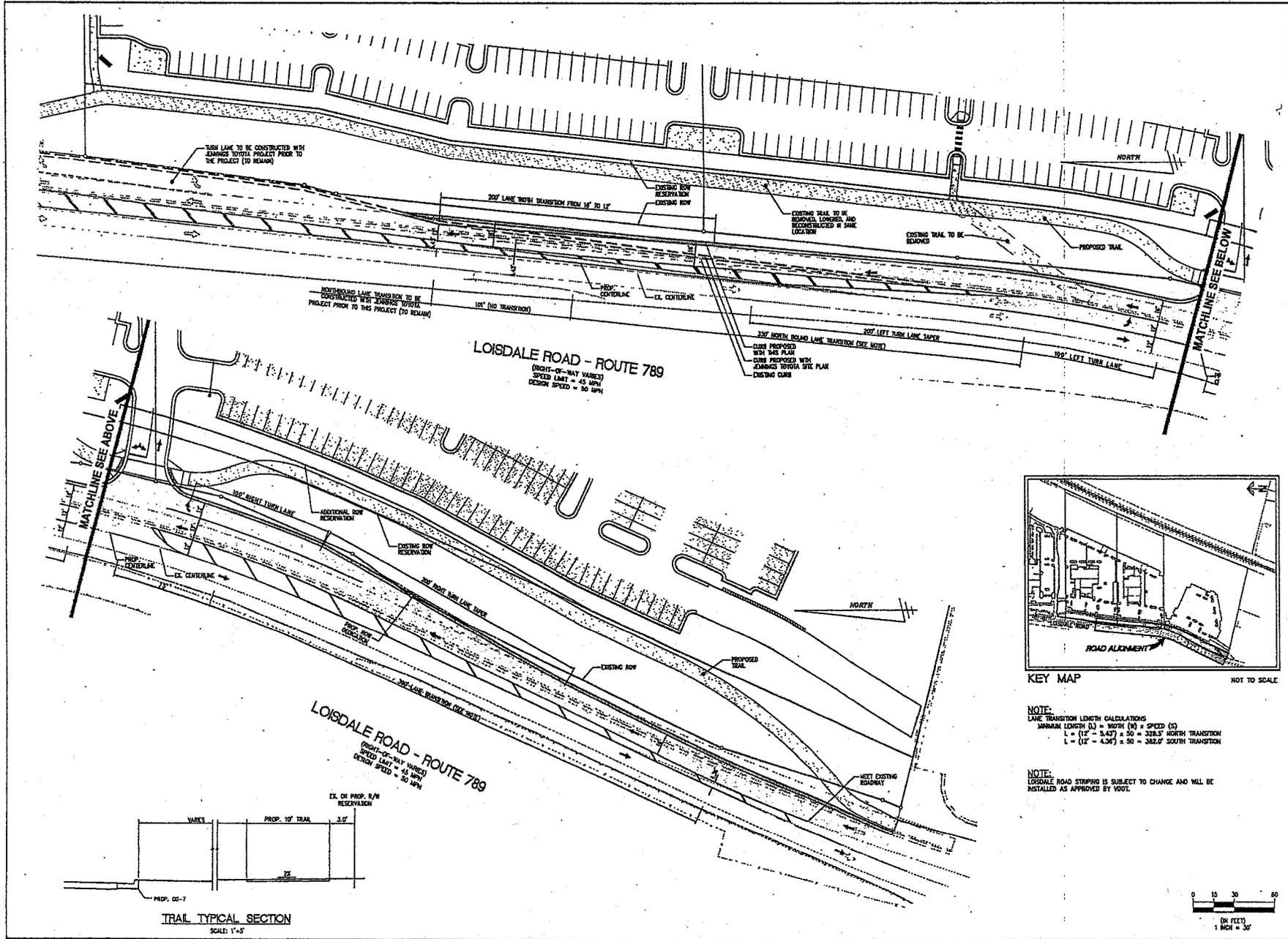
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**SPECIAL EXCEPTION AMENDMENT**

**SAFFORD AUTOMOTIVE**

LEEDISTRICT

FAIRFAX COUNTY, VIRGINIA



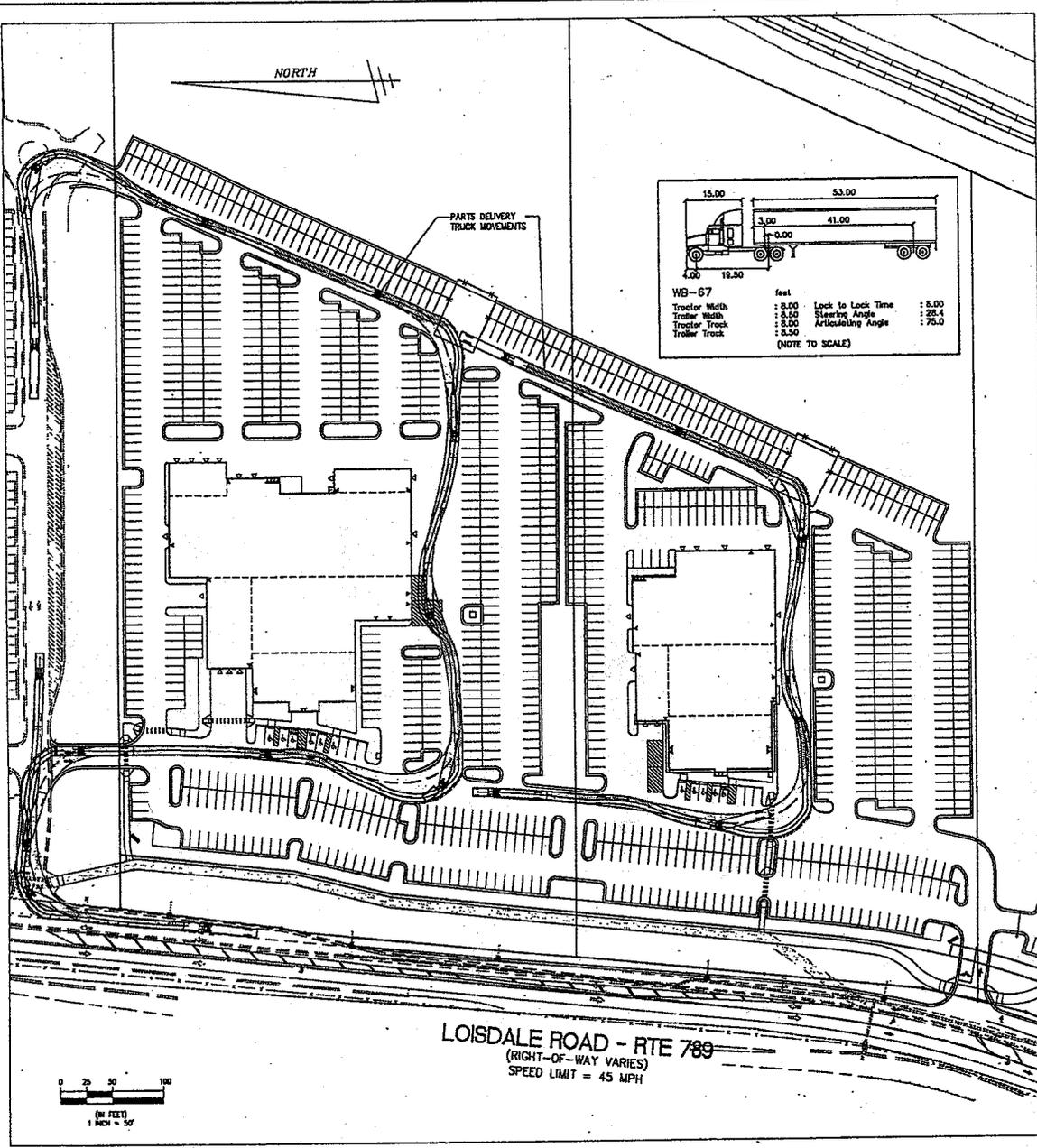
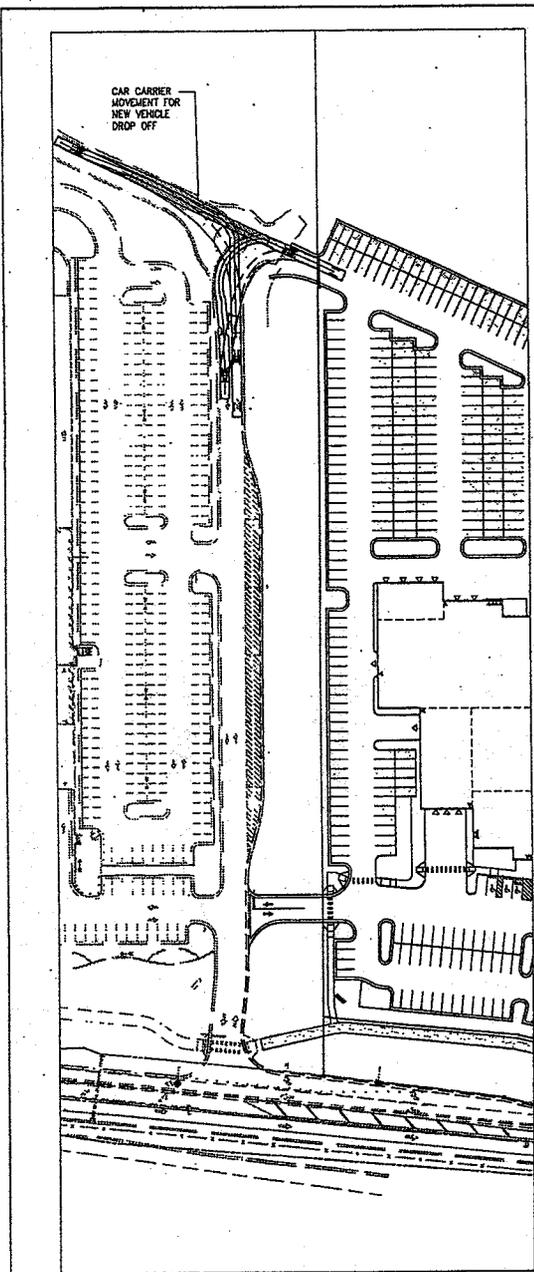
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**LOISDALE ROAD DETAILS**  
**SAFFORD AUTOMOTIVE**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



TRUCK MOVEMENTS EXHIBIT

SAFFORD AUTOMOTIVE

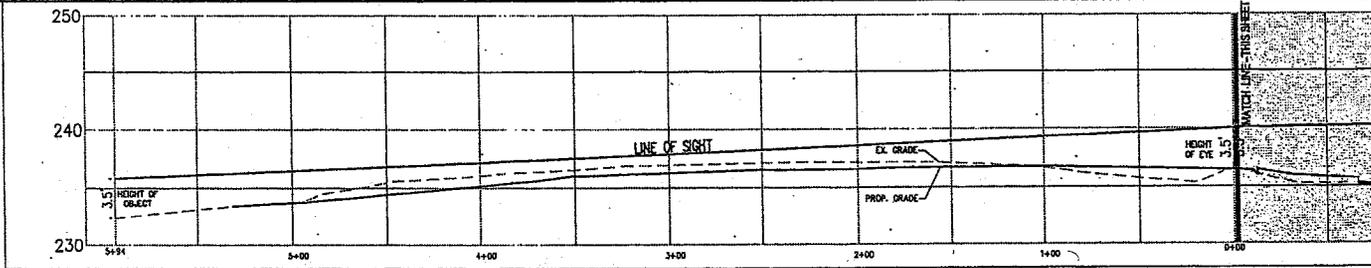
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FAIRFAX COUNTY, VIRGINIA

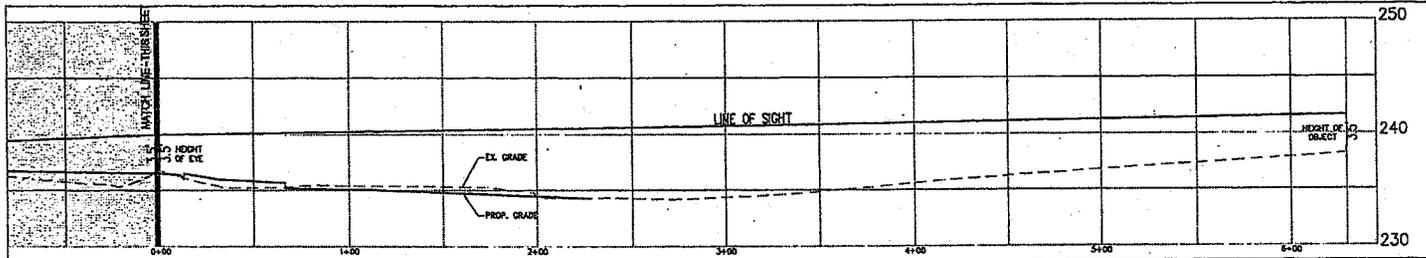
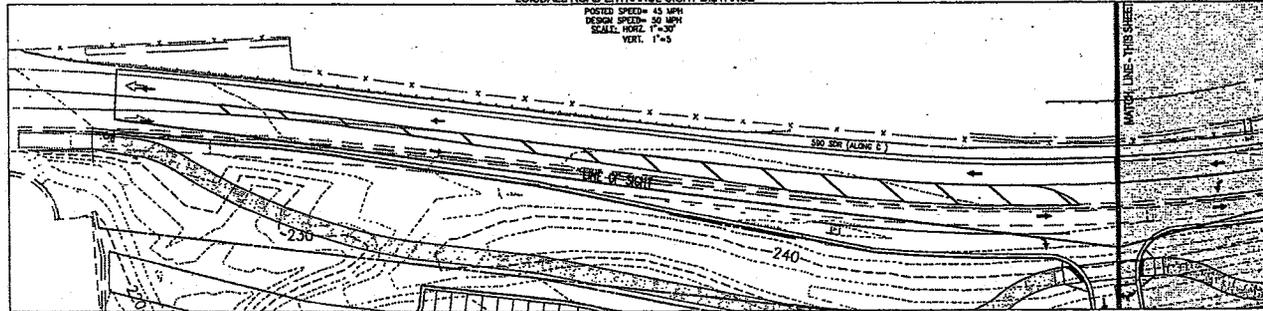
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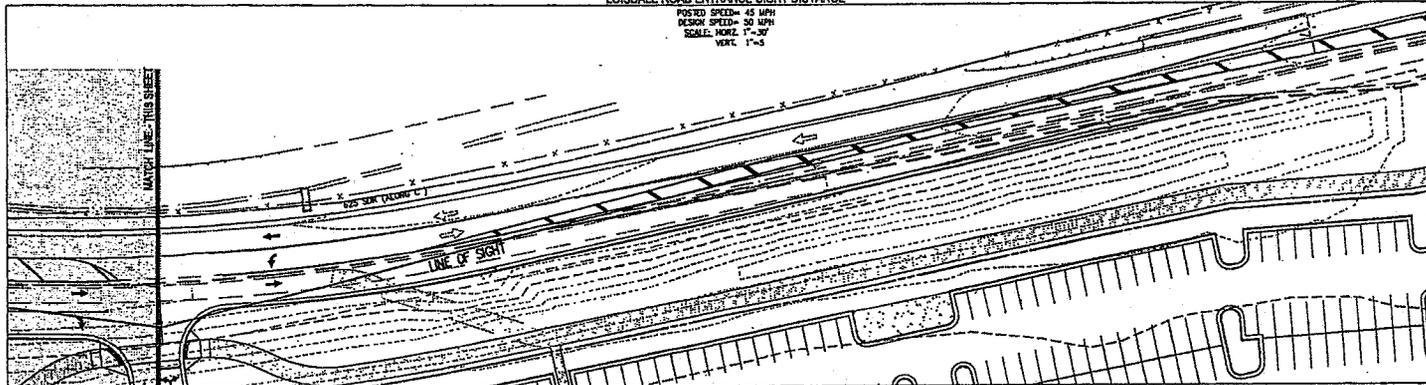
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LOISDALE ROAD ENTRANCE SIGHT DISTANCE



LOISDALE ROAD ENTRANCE SIGHT DISTANCE



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SCALE: 1"=5'

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**SIGHT DISTANCE PLAN AND PROFILE**  
**SAFFORD AUTOMOTIVE**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**LEGEND**

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



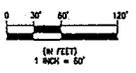
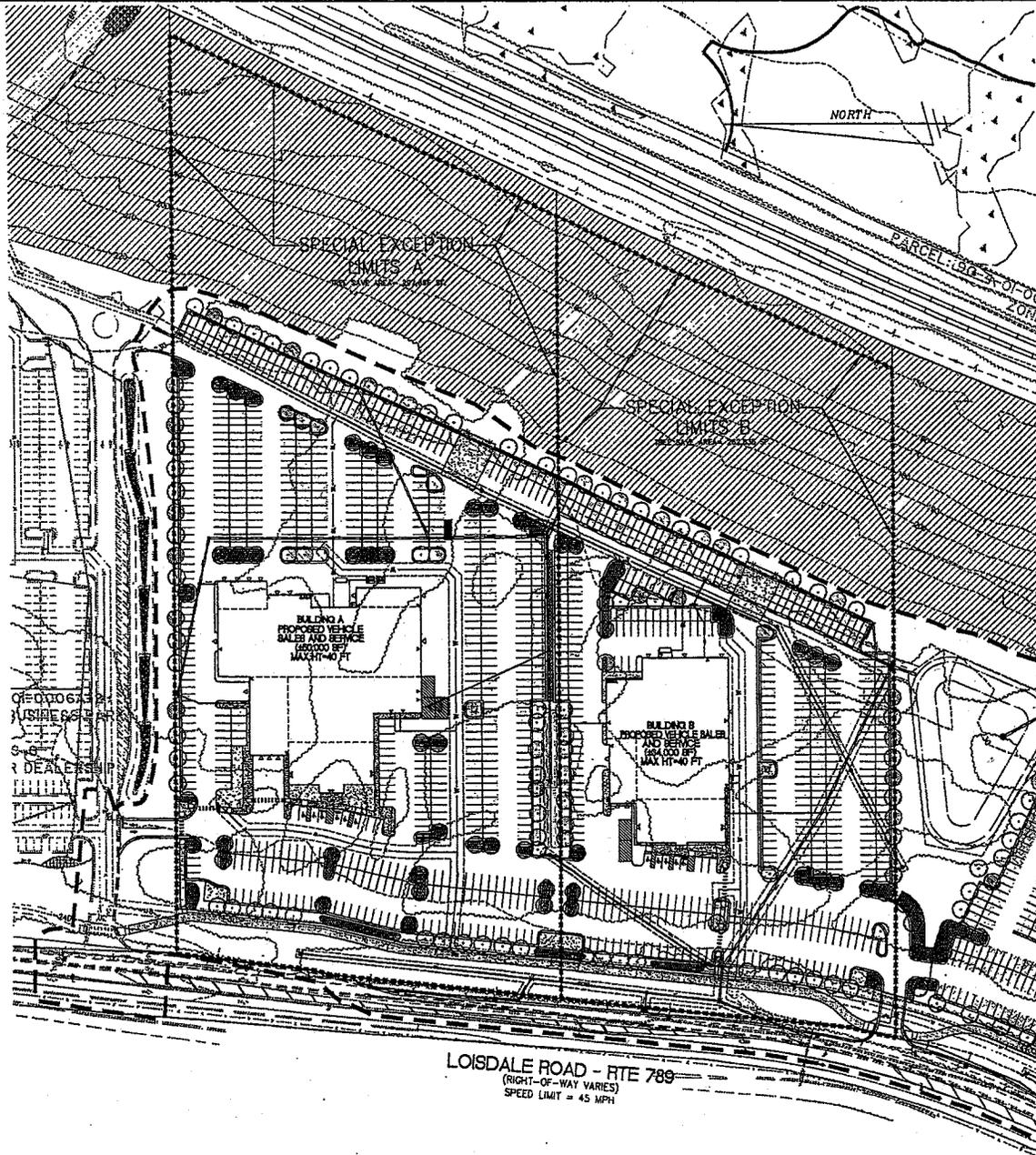
PROPOSED CATEGORY IV DECIDUOUS TREES  
(COUNTED TOWARDS WEEDBORN  
PARKING LOT LANDSCAPING)  
2"-2 1/2", 200 SF CANOPY COVERAGE EACH



PROPOSED PERENNIALS & GROUNDCOVER  
PERENNIALS AND GROUNDCOVERS VARIETIES  
LISTED AT THE END OF THE PLAN INCLUDE:  
FEATHER REED GRASS (2 GAL, 36" O.C.)  
SWAY TOWHEEN GRASS (2 GAL, 24" O.C.)  
MAWY GRASS (2 GAL, 24" O.C.)  
O.C. LOROPY (4" POT, 12" O.C.)



EXISTING TREE COVER TO REMAIN



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

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**CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION A & B**

**SAFFORD AUTOMOTIVE**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**LEGEND**

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



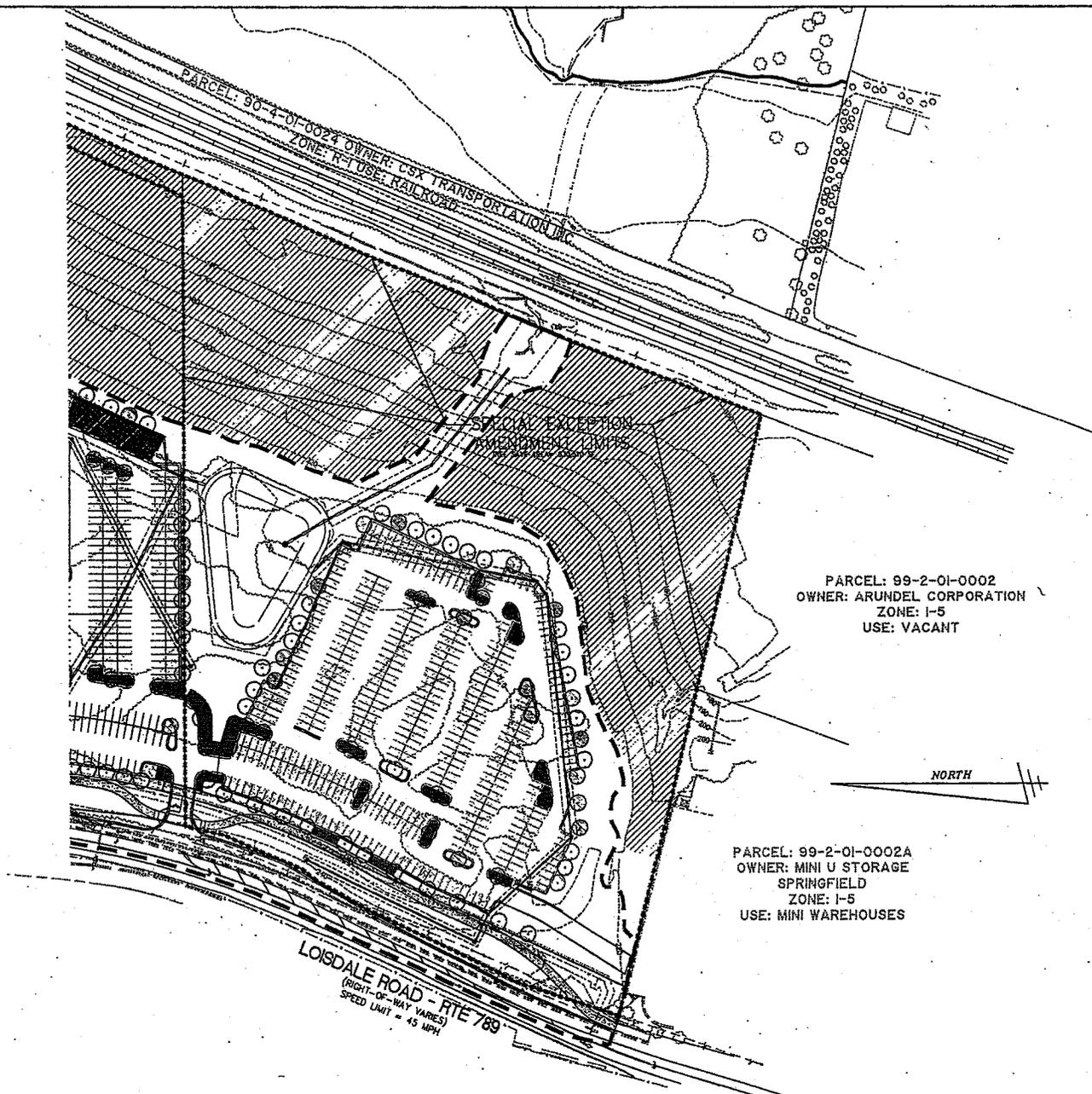
PROPOSED CATEGORY IV DECIDUOUS TREES  
(COUNTED TOWARDS OUTSIDE  
PARKING LOT LANDSCAPING)  
2'-2 1/2", 200 SF CANOPY COVERAGE EACH



PROPOSED PERENNIALS & GROUNDCOVER  
PERENNIALS AND GROUNDCOVERS VARIETIES  
CHOOSE AT TIME OF SITE PLAN AGLUC  
FEATHER BEEP GRASS (2 GAL, 30" O.C.)  
SWIFT FOUNTAIN GRASS (2 GAL, 24" O.C.)  
MAWY GRASS (1 GAL, 30" O.C.)  
O.C.) LIPPOCK (4" POT, 12" O.C.)  
O.C.) BLACK EYED SUSAN (1 GAL, 18" O.C.)  
O.C.) TOMILTOUCH (1 GAL, 18" O.C.)

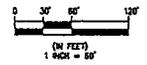
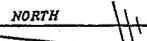


EXISTING TREE COVER TO REMAIN



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



**CONCEPTUAL LANDSCAPE PLAN - SPECIAL EXCEPTION AMENDMENT**

**SAFFORD AUTOMOTIVE**

LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

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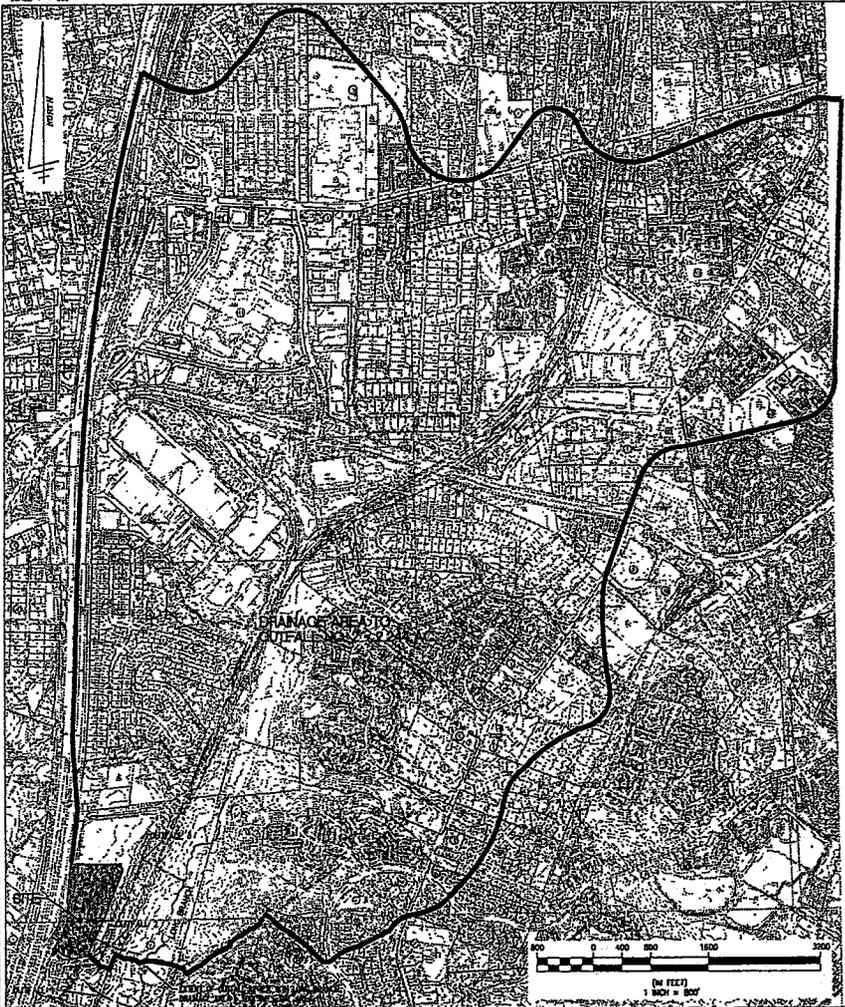
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**OUTFALL MAP**  
SCALE: 1" = 500'



**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.17818-SP-DWG-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.

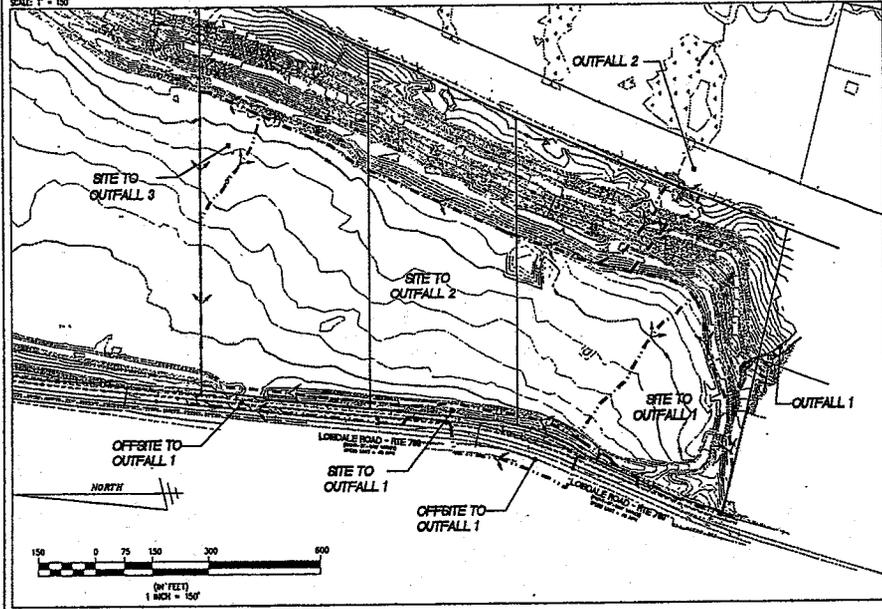
**PROPOSED CONDITIONS:** THE EXTENT OF REVIEW FOR ANALYZING THE THREE SITE OUTFALLS IS AT THE POINT WHERE EACH OF THE SITE OUTFALLS JOIN LONG BRANCH WHOSE DRAINAGE AREA EXCEEDS 100 TIMES THE CONTRIBUTING SITE AREA. THE RUNOFF FROM THE MAJORITY OF THE DEVELOPED IMPERVIOUS AND TURF AREAS WILL BE DETAINED 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 UNDEVELOPED OUTFALL. THE DETENTION METHOD FOR AN UNDEVELOPED 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.

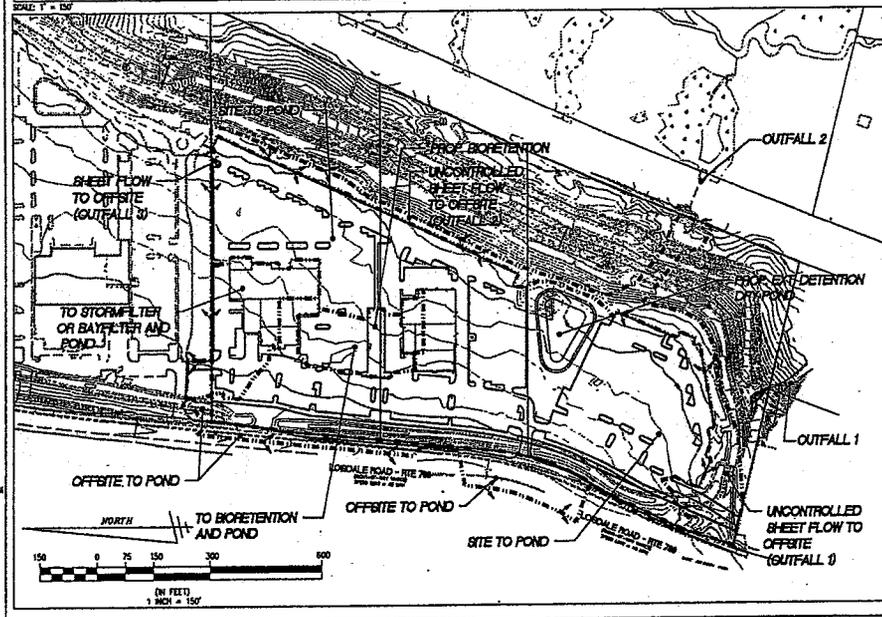
IT IS OUR OPINION THAT THE COUNTY'S ADEQUATE OUTFALL REQUIREMENTS WILL BE MET BECAUSE:

- 1.) ALL THREE PROPOSED OUTFALLS DRAIN TO EXISTING DRAIN 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 PMA SECTION 2-202.2A.

**OUTFALL DRAINAGE DIVIDE MAP - PRE-DEVELOPMENT**  
SCALE: 1" = 150'

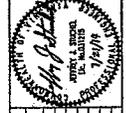


**OUTFALL DRAINAGE DIVIDE MAP - POST-DEVELOPMENT**  
SCALE: 1" = 150'



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INCORPORATED  
10/1/79  
1/1/79



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PRELIMINARY OUTFALL ANALYSIS AND DRAINAGE DIVIDE MAPS

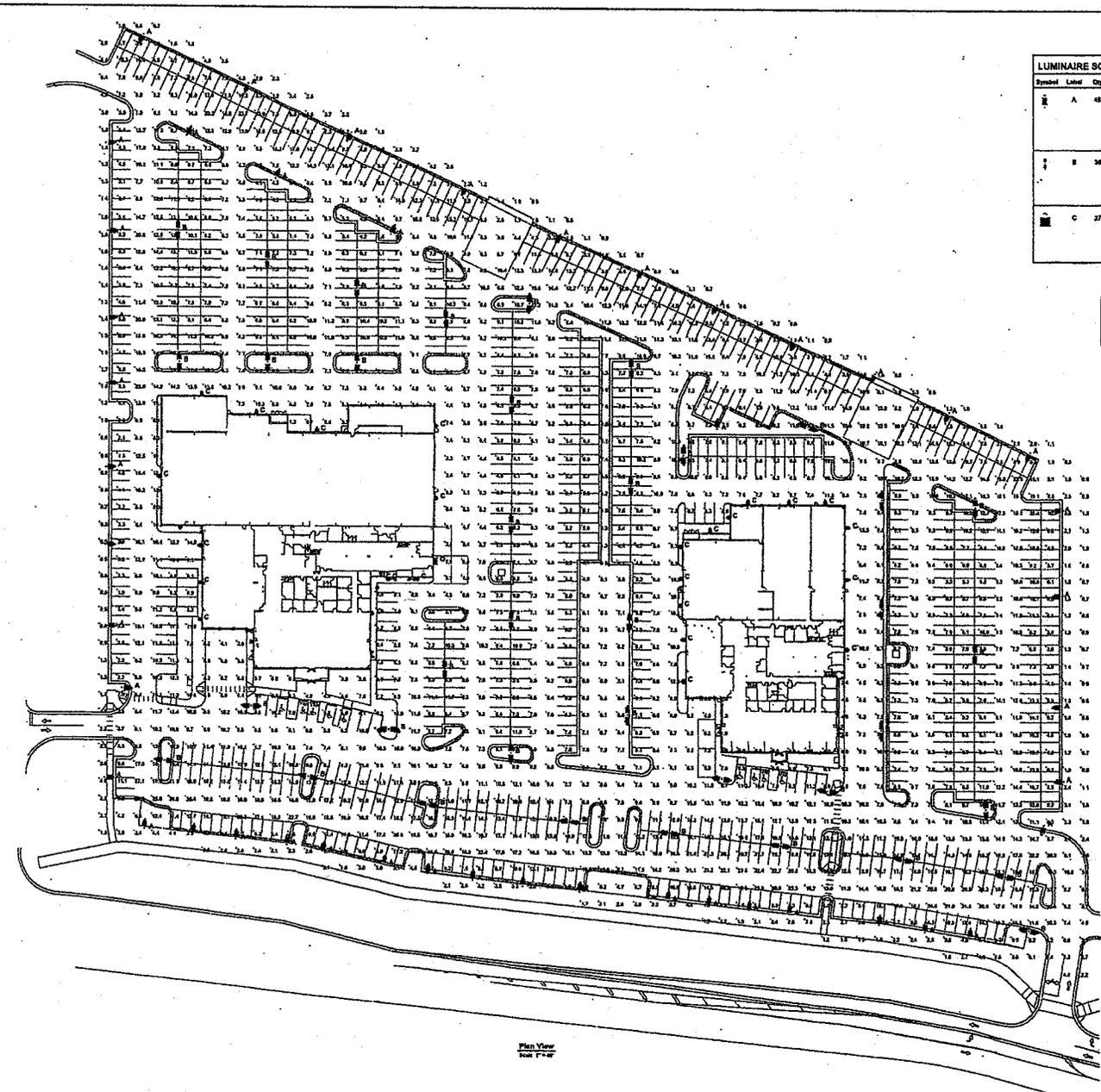
**SAFFORD AUTOMOTIVE**  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA











Plan View  
Scale 1/4" = 1'-0"

| LUMINAIRE SCHEDULE |       |     |                      |  |                                      |      |            |       |
|--------------------|-------|-----|----------------------|--|--------------------------------------|------|------------|-------|
| Symbol             | Label | Qty | Ordering Number      | Description  | Lamp                                 | 7ft  | Lenses LSP | Watts |
| ■                  | A     | 48  | AL7070-240LM-<br>RFO | ALTIMUS ONE PRISM<br>ALUMINUM EXTRUSION, 240 DICES, 8100K<br>END CAPS, ALUMINUM<br>END CAPS, Emitter<br>DECK CONSISTS OF<br>CARBOR PLATE, HEAT<br>SHIELD, LEDS AND<br>PRISMATIC LENS AND<br>PRISMATIC PLATE. | 48x170-240LM-<br>RFO                 | 3876 | 1.00       | 832.8 |
| ■                  | B     | 36  | AL7070-240LM-<br>RFO | ALTIMUS ONE PRISM<br>ALUMINUM EXTRUSION, 240 DICES, 8100K<br>END CAPS, ALUMINUM<br>END CAPS, Emitter<br>DECK CONSISTS OF<br>CARBOR PLATE, HEAT<br>SHIELD, LEDS AND<br>PRISMATIC LENS AND<br>PRISMATIC PLATE. | 48x170-<br>240LM-<br>RFO             | 3876 | 1.00       | 832.8 |
| ■                  | C     | 37  | W0140E2-<br>80LR     | WALL DIRECTOR LED<br>DECK, ALUMINUM<br>EXTRUSION AND LED<br>FRAME, PLAN BEAM<br>LENS, Emitter DECK<br>CONSISTS OF<br>DICES, PRISM, AND<br>CARBOR PLATE.  | 60 DICES, 8100K,<br>W0140E2-<br>80LR | 482  | 1.00       | 84.1  |

| STATISTICS   |        |        |         |        |         |         |
|--------------|--------|--------|---------|--------|---------|---------|
| Description  | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
| Calc Zone F1 | -      | 8.4 fc | 27.1 fc | 0.0 fc | N/A     | N/A     |

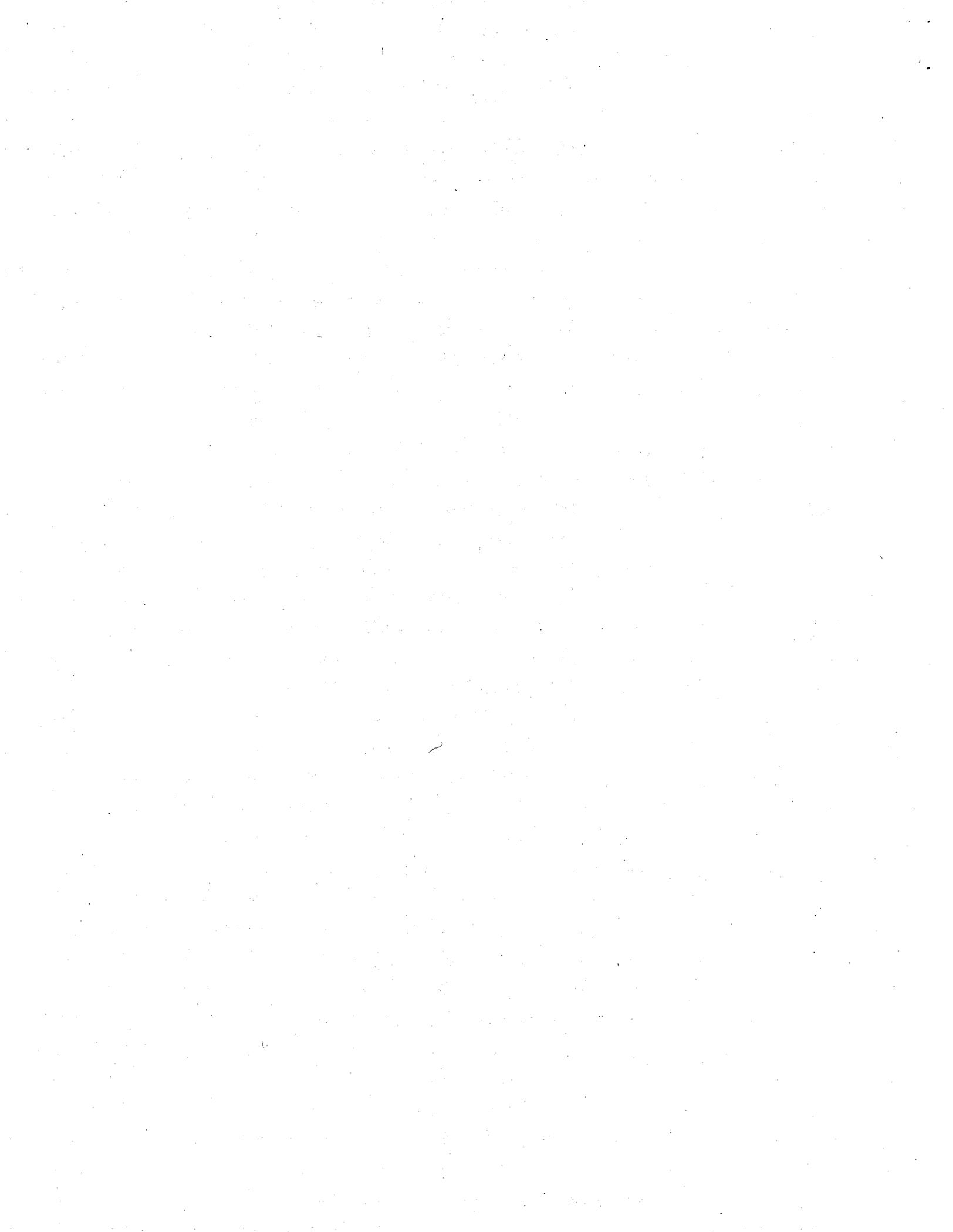
- General Notes:
- All fixture selections are specified as "best shop completed" and are bid out of inventory.
  - Fits between "A" and "B" are mounted @ 3" above finished grade.
  - Wall mounted fixtures "C" are mounted @ 3" above finished grade.
  - The entire site package is controlled by Modbus Building Automation Network system. The Modbus system is a wireless control system that will allow for 8-16v angle dimming of all site fixtures. Each portion of site will be controlled by the associated building. The wireless control package has been photometric and dimmed control methods per local zoning regulations.



Safford Automotive Dealerships  
Chrysler/Jeep and Hyundai  
Springfield, VA

PHOTOMETRIC PLAN  
SPECIAL EXCEPTION  
A AND B

Designer  
Eric Levson  
Date  
April 25 2014  
Scale  
1" = 40'-0"  
Drawing No.





**COUNTY OF FAIRFAX**  
**Department of Planning and Zoning**  
**Zoning Evaluation Division**  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: PCA 2010-LE-005

(Assigned by staff)

*Concurrent with* RECEIVED  
 Department of Planning & Zoning  
 SE 2014-LE-009  
 SE 2014-LE-005  
 SEA 2010-LE-009 JAN 22 2014

Zoning Evaluation Division

**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**  
 I (We), Gramm Springfield Property, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.  
 (Proffered Condition Amendment)

**LEGAL DESCRIPTION:**

|                                   |          |             |           |          |
|-----------------------------------|----------|-------------|-----------|----------|
| Parcels 6A3, 6A4, 6A5, <u>6A2</u> |          |             | 23125     | 959      |
| Lot(s)                            | Block(s) | Subdivision | Deed Book | Page No. |

**TAX MAP DESCRIPTION:**

|         |                   |                   |                      |                       |
|---------|-------------------|-------------------|----------------------|-----------------------|
| 90-4    | 1                 |                   | <u>6A2</u>           | 1,007,908 SF/23.1 ac. |
| 90-4    | 1                 |                   | 6A 3                 | 460,311 SF/10.6 ac.   |
| 90-4    | 1                 |                   | 6A 4                 | 344,190 SF/7.9 ac     |
| 90-4    | 1                 |                   | 6A 5                 | 516,300 SF/11.8 ac    |
| Map No. | Double Circle No. | Single Circle No. | Parcel(s)/Lot(s) No. | Total Acreage         |

**POSTAL ADDRESS OF PROPERTY:**

Loisdale Road (no postal address assigned)

**ADVERTISING DISCRIPTION:** (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)  
 East side of Loisdale Road, West of CSX railroad tracks and south of Loisdale Park.

**PRESENT USE:** Vacant Land

**PROPOSED USE:** Automotive Dealership

**MAGISTERIAL DISTRICT:** Lee

**OVERLAY DISTRICT (S):** N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Martin D. Walsh by: Elizabeth A. Nicholson

*Aut Walker by Elizabeth Nicholson*  
 Signature of Applicant or Agent

Type or Print Name  
 Walsh, Colucci, Lubeley and Walsh, P.C.  
 2200 Clarendon, Blvd., Suite 1300, Arlington, VA 22201  
 Address

(Work) 703-528-4700

(Mobile)

Telephone Number

Please provide name and telephone number of contact if different from above:

PCA 2013-0285

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 3-7-14

Fee Paid \$ 41,850.00

*Virginia Ruffner*



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 2010-LE-009  
 (Staff will assign)  
*concurrent w/ RFA 2010-LE-005*  
 Department of Planning & Zoning  
 SE 2014-LE-005  
 SE 2014-LE-005  
 OCT 04 2013

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

|   |   |
|---|---|
| APPLICANT   | <b>NAME</b><br>Jennings Business Park, LLC Contact: Elizabeth Nicholson   |
|   | <b>MAILING ADDRESS</b><br>See Agent/contact information below   |
|   | <b>PHONE HOME ( )</b> <b>WORK (703) 528-4700</b>  |
|   | <b>PHONE MOBILE ( )</b>   |
| PROPERTY INFORMATION  | <b>PROPERTY ADDRESS</b><br>Loisdale Road (no postal address assigned)   |
|   | <b>TAX MAP NO.</b> <b>SIZE (ACRES/SQ FT)</b><br>90-4((1))6A5, 6A2, part of 6A3 and 6A4, 516,300 SF/11.8 ac. <i>mm</i><br>1,547,360 SF/ 35.52 AC |
|   | <b>ZONING DISTRICT</b> <b>MAGISTERIAL DISTRICT</b><br>C-8 Lee   |
|   | <b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b><br>N/A  |
|   | <b>ZONING ORDINANCE SECTION</b><br>Category 5- Sect. 4-0804   |
| SPECIAL EXCEPTION REQUEST INFORMATION   | <b>PROPOSED USE</b><br>Additional parking for Vehicle Sale, Rental and Ancillary Service Establishment  |
|   | <b>AGENT/CONTACT INFORMATION</b>  |
| AGENT/CONTACT INFORMATION   | <b>NAME</b><br>Martin D. Walsh by: Elizabeth Nicholson  |
|   | <b>MAILING ADDRESS</b><br>Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201                |
|   | <b>PHONE NUMBER HOME WORK</b><br>703-528-4700   |
|   | <b>PHONE NUMBER MOBILE</b>  |
| MAILING   | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact               |
| <p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u> <u>Elizabeth A. Nicholson</u><br/> <u>SIGNATURE OF APPLICANT/AGENT</u></p> |   |

DO NOT WRITE IN THIS SPACE

Date application accepted: 3-7-14

Application Fee Paid: \$ 16,375.00

*Wagner Raffner* SE 2013-0291 MPC  
 1/23/14



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-LE-004

(Staff will assign)

*Concurrent with SEA 2010-LE-001*  
 RECEIVED  
 SE 2014-LE-004  
 Department of Planning & Zoning  
 SEA 2010-LE-009  
 JUL 10 4 2013

**APPLICATION FOR A SPECIAL EXCEPTION** Zoning Evaluation Division  
 (PLEASE TYPE or PRINT IN BLACK INK)

|   |   |
|---|---|
| <b>APPLICANT</b>  | <b>NAME</b><br>Gramm Springfield Property, LLC  |
|   | <b>MAILING ADDRESS</b><br>See Agent/contact information below   |
|   | <b>PHONE HOME</b> ( ) <b>WORK</b> (703) 528-4700  |
|   | <b>PHONE MOBILE</b> ( )   |
| <b>PROPERTY INFORMATION</b>   | <b>PROPERTY ADDRESS</b><br>Loisdale Road (no postal address assigned)   |
|   | <b>TAX MAP NO.</b><br>90-4((1))6A3, part of   |
|   | <b>SIZE (ACRES/SQ FT)</b><br>447,950 SF / 10.28 AC<br>460,311 SF / 10.6 ac. MWJ   |
|   | <b>ZONING DISTRICT</b><br>C-8   |
| <b>SPECIAL EXCEPTION REQUEST INFORMATION</b>  | <b>MAGISTERIAL DISTRICT</b><br>Lee  |
|   | <b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b><br>N/A  |
|   | <b>ZONING ORDINANCE SECTION</b><br>Category 5- Sect. 4-0804   |
|   | <b>PROPOSED USE</b><br>Vehicle Sale, Rental and Ancillary Service Establishment   |
| <b>AGENT/CONTACT INFORMATION</b>  | <b>NAME</b><br>Martin D. Walsh by: Elizabeth Nicholson  |
|   | <b>MAILING ADDRESS</b><br>Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201  |
|   | <b>PHONE NUMBER HOME WORK</b><br>703-528-4700   |
|   | <b>PHONE NUMBER MOBILE</b>  |
| <b>MAILING</b>  | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact |
| <p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p><u>TYPE/PRINT NAME OF APPLICANT/AGENT</u> <u>Elizabeth A. Nicholson</u><br/> <u>SIGNATURE OF APPLICANT/AGENT</u></p> |   |

SE 2013-0289

MPC  
1/23/14

DO NOT WRITE IN THIS SPACE

Date application accepted: 3-7-14

Application Fee Paid: \$ 16,375.00

*Virginia Rapp*



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
 www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-LE-005

*Concurrent w/* (Staff will assign)

*PCA 2010-LE-005 RECEIVED*  
*SE 2014-LE-005*  
 Department of Planning & Zoning  
*SEA 2010-LE-009*  
 UCI 04 2013

**APPLICATION FOR A SPECIAL EXCEPTION**  
 (PLEASE TYPE or PRINT IN BLACK INK) Zoning Evaluation Division

|   |   |   |
|---|---|---|
| APPLICANT   | NAME<br>Gramm Springfield Hyundai Property, LLC Contact: Elizabeth Nicholson  |   |
|   | MAILING ADDRESS<br>See Agent/contact information below  |   |
|   | PHONE HOME ( )  | WORK (703) 528-4700   |
|   | PHONE MOBILE ( )  |   |
| PROPERTY INFORMATION  | PROPERTY ADDRESS<br>Loisdale Road (no postal address assigned)  |   |
|   | TAX MAP NO.<br>90-4((1))6A4, part of  | SIZE (ACRES/SQ FT)<br>333,399 SF / 7.65 AC<br>344,190 SF / 7.9 ac. <i>nmw</i> |
|   | ZONING DISTRICT<br>C-8  | MAGISTERIAL DISTRICT<br>Lee   |
|   | PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:<br>N/A   |   |
| SPECIAL EXCEPTION REQUEST INFORMATION   | ZONING ORDINANCE SECTION<br>Category 5- Sect. 4-0804  |   |
|   | PROPOSED USE<br>Vehicle Sale, Rental and Ancillary Service Establishment  |   |
| AGENT/CONTACT INFORMATION   | NAME<br>Martin D. Walsh by: Elizabeth Nicholson   |   |
|   | MAILING ADDRESS<br>Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201         |   |
|   | PHONE NUMBER HOME   | WORK<br>703-528-4700  |
|   | PHONE NUMBER MOBILE   |   |
| MAILING   | Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact |   |
| <p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Martin D. Walsh by: Elizabeth Nicholson</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT <span style="float: right;">SIGNATURE OF APPLICANT/AGENT</span></p> |   |   |

DO NOT WRITE IN THIS SPACE

*Virginia Ruffen*

SE 2013-0290

*mpc*  
*1/23/14*

Date application accepted:

*3-7-14*

Application Fee Paid: \$ 10,375.00

# PCA 2010-LE-005

## Zoning Application Closeout Summary Report

Printed: 10/6/2014

### General Information

**APPLICANT:** GRAMM SPRINGFIELD PROPERTY, LLC  
**DECISION DATE:** 09/23/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MICHAEL VAN ATTA  
**SUPERVISOR DISTRICT:**

**DECISION SUMMARY:**

ON SEPTEMBER 23, 2014, THE BOARD UNANIMOUSLY APPROVED PCA 2010-LE-005, ON A MOTION BY SUPERVISOR MCKAY, SUBJECT TO PROFFERS DATED SEPTEMBER 17, 2014.

**APPLICATION DESCRIPTION:**

AMEND RZ 2010-LE-005 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS

### Zoning Information

| Existing Zoning |      | Proposed Zoning |      | Approved Zoning |             |
|-----------------|------|-----------------|------|-----------------|-------------|
| DISTRICT        | AREA | DISTRICT        | AREA | DISTRICT        | AREA        |
|                 |      |                 |      | C-8             | 53.46 ACRES |

### Tax Map Numbers

0904 ((01)) ( )0006 A2      0904 ((01)) ( )0006 A5      0904 ((01)) ( )0006 A3      0904 ((01)) ( )0006 A4

### Approved Land Uses

Zoning District: C-8

| LAND USE      | DU'S | RES LAND AREA | ADU'S | WDU'S | GFA            | FAR         | NRES LAND AREA |              |
|---------------|------|---------------|-------|-------|----------------|-------------|----------------|--------------|
| VEH/SALE/A    |      |               |       |       | 174,000        | 0.07        | 53.46          | ACRES        |
| <b>TOTALS</b> |      |               |       |       | <b>174,000</b> | <b>0.07</b> | <b>53.46</b>   | <b>ACRES</b> |

### Approved Waivers/Modifications

WAIVE FRONTAGE IMPROVEMENTS

10/6/2014

**Approved Proffers**

PROFFER STATEMENT DATE: 09-17-2014

| <b>PROFFER</b>                                  | <b>DUE</b> | <b>TRIG #</b> | <b>TRIG EVENT</b> | <b>CONTRIB AMT</b> | <b>EXPIR. DTE</b> |
|---|------------|---------------|-------------------|--------------------|-------------------|
| FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA) | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| DENSITY / DWELLING UNITS PER ACRE (DU/AC)       | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| INTERPARCEL ACCESS                              | 01-01-0001 | 0             | AT REDEVELPMNT    | \$0                | 01-01-0001        |
| TREE SAVE FENCING                               | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| GEOTECHNICAL REVIEW                             | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| PARKING   | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| CONTRIBUTION - FCPA / RECREATION                | 01-01-0001 | 0             | SITE PLAN         | \$25,000           | 01-01-0001        |
| OFF-SITE IMPROVEMENTS - TRANSPORTATION          | 01-01-0001 | 0             | NON-RUP           | \$0                | 01-01-0001        |
| BUS STOP / SHELTER / MAINTENANCE                | 01-01-0001 | 0             | NON-RUP           | \$0                | 01-01-0001        |
| CONTRIBUTION / OTHER TRANSPORTATION             | 01-01-0001 | 0             | NON-RUP           | \$66,400           | 01-01-0001        |
| TREE PRESERVATION / SURVEY                      | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| LIMITS OF CLEARING AND GRADING                  | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| OTHER - ENVIRONMENT                             | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| DEDICATION - FCPA                               | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| OTHER - GENERAL                                 | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| USE RESTRICTIONS                                | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY         | 01-01-0001 | 0             | NON-RUP           | \$0                | 01-01-0001        |
| BEST MANAGEMENT PRACTICES (BMP)                 | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| TREE PRESERVATION / SURVEY                      | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| CONTRIBUTION - FCPA / RECREATION                | 01-01-0001 | 0             | SITE PLAN         | \$6,000            | 01-01-0001        |
| LANDSCAPE PLAN REQUIRED                         | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| LANDSCAPING - ENVIRONMENT                       | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| RECREATION FACILITIES                           | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| MINOR MODIFICATION                              | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| RIGHT OF WAY - RESERVATION                      | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| CONSERVATION EASEMENT                           | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| ENTRANCE IMPROVEMENTS                           | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| BICYCLE RELATED FACILITIES                      | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| SIGNAGE   | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| PROFFERED PLANS                                 | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| ARCHITECTURE / BUILDING MATERIALS / COLORS      | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)  | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| RESTORATION / REFORESTATION / REPLANTING        | 01-01-0001 | 0             | SITE PLAN         | \$0                | 01-01-0001        |
| LIGHTING / GLARE                                | 01-01-0001 | 0             | N/A               | \$0                | 01-01-0001        |
| DEDICATION - FCPA                               | 01-01-0001 | 0             | AT BONDING        | \$0                | 01-01-0001        |

10/6/2014

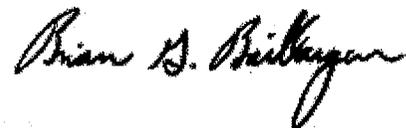
Description of Parcels 6A-3, 6A-4 and 6A-5 of the division of Parcel 6A-1, Jennings Business Park, LLC as recorded in Deed Book 23125 at page 959 among the land records of Fairfax County, Virginia; being more particularly describe by metes and bounds, as follows:.

Beginning at a point in the east right-of-way of Loisdale Road, Route 789 said point being the southwest corner to Parcel 6A-2, Jennings Business Park, LLC; thence with the south line of Parcel 6A-2, Jennings Business Park, LLC, S 89° 58' 36" E, 1,104.00 feet to a point in the west right-of-way line of now or formerly CSX Transportation, Incorporated; thence with the west right-of-way line of now or formerly CSX Transportation, Incorporated, S 25° 03' 05" W, 609.22 feet to a point; thence 1,096.08 feet with the arc of a curve bearing to the left and having a radius of 17,248.80 feet (tangent length 548.22 feet, chord length 1,095.89 feet, chord bearing S 23° 13' 51" W) to a point marking the northeast corner of now or formerly Arundel Corporation; thence with the north line of now or formerly Arundel Corporation and the same line continued with now or formerly Mini U Storage Springfield, N 76° 36' 48" W, 772.77 feet to a point in the east right-of-way of Loisdale Road, Route 789; thence with the east right-of-way of Loisdale Road, Route 789, the following courses and distances: N 22° 55' 07" E, 14.30 feet a point; thence N 17° 58' 26" E, 123.48 feet to a point; thence N 26° 05' 50" E, 250.05 feet to a point; thence N 35° 43' 12" E, 51.92 feet to a point; thence N 23° 54' 52" E, 104.23 feet to a point; thence N 13° 25' 14" E, 104.23 feet to a point; thence N 05° 52' 06" E, 155.45 feet to a point; thence N 05° 49' 32" E, 452.47 feet to a point; thence N 14° 02' 31" E, 23.40 feet to a point; thence N 07° 11' 53" E, 160.28 feet to the point of beginning and containing an area of 1,320,801 square feet, or 30.32140 acres, more or less.

RECEIVED  
Department of Planning & Zoning

OCT 04 2013

Zoning Evaluation Division



Brian G. Baillargeon, L.S.

October 3, 2013

CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS  
ARBORISTS

207 PARK AVENUE  
FALLS CHURCH, VA 22046  
PHONE: (703) 532-6163  
FAX: (703) 533-1301  
WWW.WLPINC.COM