



County of Fairfax, Virginia

September 7, 2016

STAFF REPORT

PCA 82-L-030-13, PCA 87-L-031-03, SE 2015-LE-031

LEE DISTRICT

APPLICANT: White Horse Four, LLC

ZONING: C-8

PARCEL(S): 91-1 ((12)) N, 91-1 ((1)) 67, 67E

ACREAGE: **PCA 87-L-031-3/SE 2015-LE-031:**
17.14 acres
PCA 82-L-030-13: 16.13 acres

FAR: 0.23

OPEN SPACE: 17%

PLAN MAP: Retail and Other Commercial Uses

SE CATEGORY: Category 5: Car Wash

PROPOSAL: **PCA's:** To amend RZ 82-L-030 and RZ 87-L-031 to modify the proffered development plan and uses to permit a car wash.
SE: To permit a car wash.

Casey V. Gresham

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 82-L-030-13 and PCA 87-L-031-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2015-LE-031, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a of the barrier requirement along the northern lot line, in favor of that shown on the GDP/SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\cgresham\Applications\IRZ_SE Cases\PCA 82-L-030-13 & PCA 87-L-031-03 & SE 2015-LE-031 White Horse Four\White Horse Four DRAFT Staff Report.doc



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

Proffered Condition Amendment

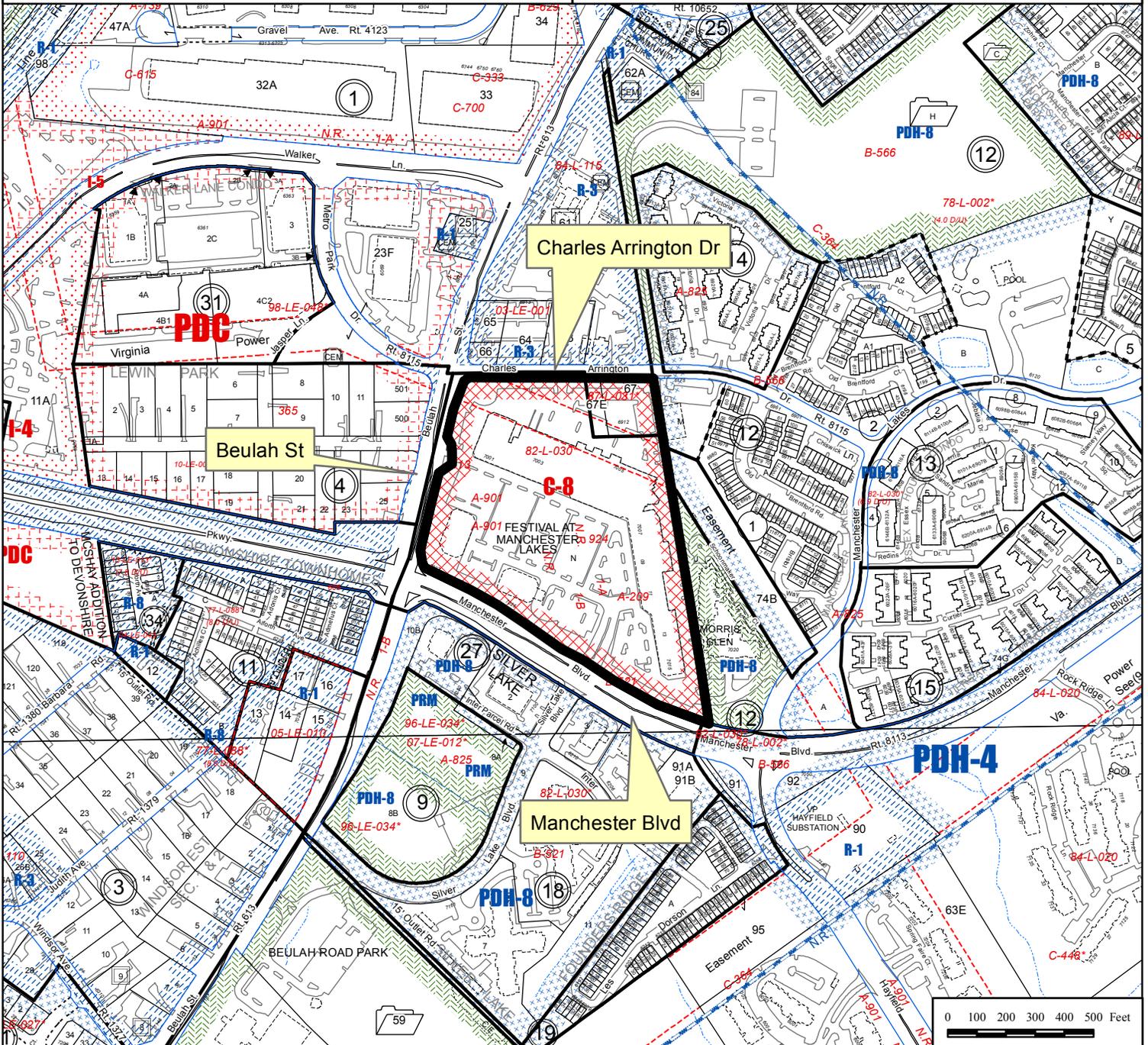
PCA 87-L-031-03

Applicant: WHITE HORSE FOUR, LLC
 Accepted: 11/03/2015
 Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH PCA 82-L-030 AND PCA 87-L-031-2
 Area: 17.14 AC OF LAND; DISTRICT - LEE
 Zoning Dist Sect: 04-0804
 Located: SOUTH SIDE OF CHARLES ARRINGTON DRIVE, EAST OF ITS INTERSECTION WITH BEULAH STREET
 Zoning: C-8
 Overlay Dist:
 Map Ref Num: 091-1- /01/ /0067 /01/ /0067E /12/ / N

Special Exception

SE 2015-LE-031

Applicant: WHITE HORSE FOUR, LLC
 Accepted: 11/03/2015
 Proposed: CAR WASH
 Area: 17.14 AC OF LAND; DISTRICT - LEE
 Zoning Dist Sect: 04-0804
 Located: 6912 MANCHESTER BLVD, ALEXANDRIA, VA 22310
 Zoning: C-8
 Plan Area: 4,
 Overlay Dist:
 Map Ref Num: 091-1- /01/ /0067 /01/ /0067E /12/ / N



Proffered Condition Amendment

PCA 82-L-030-13

Applicant:

WHITE HORSE FOUR, LLC

Accepted:

11/03/2015

Proposed:

AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH PCA 82-L-030

Area:

16.13 AC OF LAND; DISTRICT - LEE

Zoning Dist Sect:

SOUTH SIDE OF CHARLES ARRINGTON DRIVE,
EAST OF ITS INTERSECTION WITH BEULAH STREET

Located:

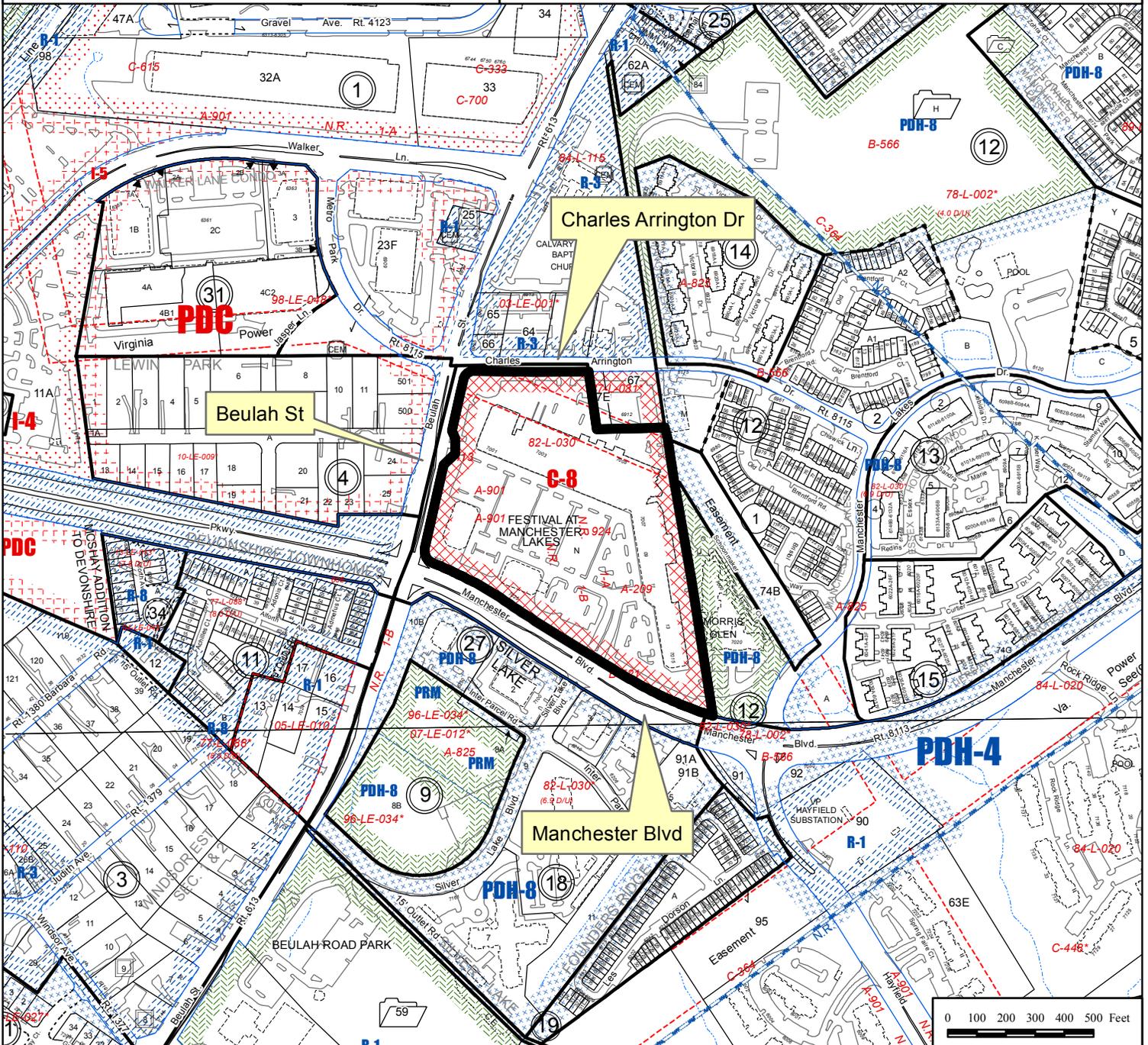
Zoning:

C-8

Overlay Dist:

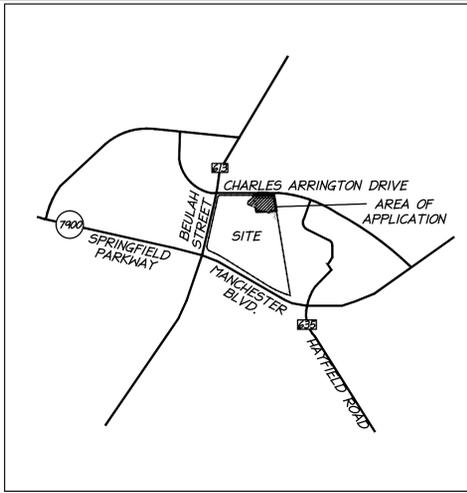
Map Ref Num:

091-1- /12/ / N

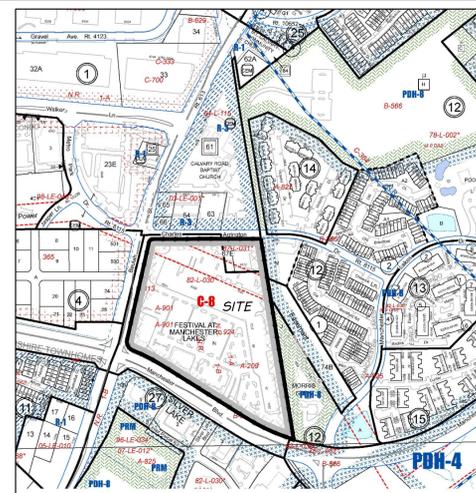


NOTES

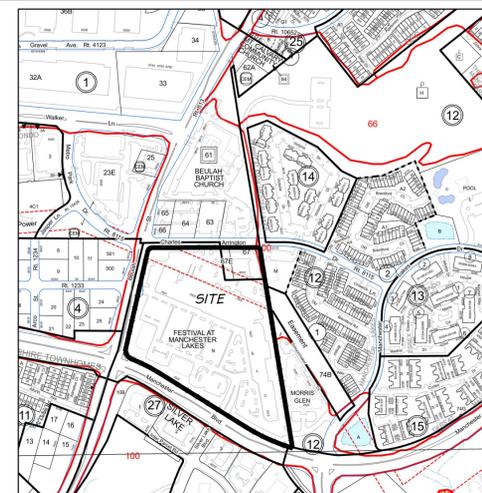
1. THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 9-1 ((1)) PARCELS 67, 67E AND PARCEL N ARE CURRENTLY ZONED C-8. THE PROPERTIES ARE SUBJECT TO APPROVED REZONING CASE 87-L-031 AND THIS IS A REQUEST TO AMEND THIS PROFFERED REZONING APPLICATION AND REQUEST A SPECIAL EXCEPTION USE IN ACCORDANCE WITH SECTION 9-505 OF THE ZONING ORDINANCE FOR A CARWASH.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF CHARLES GAYTON ARRINGTON BY DEED BOOK 1964 AT PAGE 642 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. THE APPLICANT IS WHITE HORSE FOUR, LLC.
3. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY, 2015.
4. TITLE REPORTS FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NUMBER 05-00113, DATED SEPTEMBER 13, 2005.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51059C00295E, DATED SEPTEMBER 17, 2010.
7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.
8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
9. LAND DESIGN CONSULTANTS, INC. (LDC) IS AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE. A 100' VEPCO EASEMENT, DEED BOOK 2808 AT PAGE 105, EXISTS AND THIS AREA HAS BEEN DEDUCTED FROM THE MAXIMUM PERMITTED DENSITY.
10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTION.
13. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTIES. A RESOURCE MANAGEMENT AREA (RMA) EXISTS ON THE SUBJECT PROPERTY.
14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS COMMERCIAL.
15. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED ON THE SUBJECT PROPERTY. A 4' SIDEWALK EXISTS ALONG THE FRONTAGE OF THE SUBJECT PROPERTIES AND THE PROPOSED SIDEWALKS SHALL BE 5' IN WIDTH.
16. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
17. CHARLES ARRINGTON DRIVE IS NOT IDENTIFIED FOR FUTURE IMPROVEMENTS IN THE COMPREHENSIVE PLAN NOR THE VDOT 6-YEAR PLAN.
18. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY.
19. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
20. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
21. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
22. ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE MINIMUM YARDS ARE PROVIDED.
23. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO THE ADJACENT SHOPPING CENTER AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE INCREASING THE SEPARATION FROM THE EXISTING PARKING LOT AND THE ADJACENT CHILDCARE FACILITY. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN OR EQUAL TO THE PRE DEVELOPMENT CONDITION.
24. TREE PRESERVATION AND SUPPLEMENTAL LANDSCAPING WILL PROVIDE ADEQUATE MEASURES OF SCREENING.
25. STORM WATER MANAGEMENT WAS SATISFIED AS PART OF A UNIFIED PLAN AND EXISTING WET POND PER FAIRFAX COUNTY PLAN NO. 5318-5P-14.
26. MINOR ADJUSTMENTS TO THE UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
27. THE SUBJECT PROPERTIES ARE CURRENTLY VACANT.
28. ALL SITE LIGHTING SHALL CONFIRM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
29. THE SUBJECT PROPERTIES DO NOT HAVE ANY SCENIC ASSETS OR NATURAL FEATURES THAT ARE WORTHY OF PROTECTION.



VICINITY MAP
SCALE: 1" = 1000'



ZONING MAP
SCALE: 1" = 500'



SOIL MAP
SCALE: 1" = 500'

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
100	URBAN LAND-KINGSTOWNE COMPLEX	IVB	FAIR	FAIR	MEDIUM

AREA TABULATION

PARCEL 67	34,553#	OR	0.79323 AC
PARCEL 67E	9,565#	OR	0.21958 AC
PARCEL "N"	702,686#	OR	16.13145 AC
TOTAL AREA:	746,804#	OR	17.14426 AC

TABULATIONS

APPLICATION AREA (PARCELS N, 67 & 67E) = ±746,804# OR ±17.14 ACRES
 EXISTING ZONING = C-8 (PARCELS 67, 67E, & N)
 PROPOSED ZONING = C-8 (SUBJECT TO A P.C.A.)
 EXISTING USE = SHOPPING CENTER
 ADDITIONAL USE PROPOSED = CARWASH (PER Z.O. 9-505)

MAXIMUM BUILDING HEIGHT = 40 FEET
 PROPOSED BUILDING HEIGHT = ±35 FEET
 AVERAGE LOT SIZE REQUIRED = N/A
 MINIMUM LOT AREA = 40,000#
 MINIMUM LOT WIDTH = 200'
 MINIMUM YARDS:

MINIMUM: FRONT YARD: 40'
 SIDE YARD: N/A
 REAR YARD: 20'
 PROPOSED: FRONT YARD: 40'
 SIDE YARD: N/A
 REAR YARD: 20'

OPEN SPACE REQUIRED: ±112,020# (15%)
 OPEN SPACE PROVIDED: ±126,925# (17%)
 DENSITY:

PERMITTED = ±186,701# (0.25 F.A.R.)
 EXISTING = ±169,536# (0.23 F.A.R.)
 PROPOSED = ±175,000# (0.23 F.A.R.)

*CALCULATION IS REFLECTIVE OF MAXIMUM PERMITTED DENSITY PER APPROVED PCA 82-L-030-10 & 82-L-031-2

PARKING: PARKING TABULATIONS ARE BASED UPON APPROVED PARKING STUDY, 5318-PKS-008, APPROVED JANUARY 21, 2011.

TOTAL PARKING REQ'D. = 754 SPACES PLUS 10 SPACES = 764 SPACES
 TOTAL PARKING PROVIDED PRIOR TO CAR WASH = 829 SPACES
 TOTAL PARKING PROVIDED AFTER CAR WASH = 811 SPACES

PROPOSED PARKING FOR THE PROPOSED USE
 TOTAL EMPLOYEES = 10
 PARKING REQ'D. = 10 SPACES
 * DENOTES PARKING SPACES ASSOCIATED WITH THE PROPOSED USE.
 NO LOADING SPACES REQUIRED FOR THE PROPOSED USE.
 10 STACKING SPACES REQUIRED/PROVIDED PER BAY (1 BAY PROPOSED)

PARKING NARRATIVE

THIS APPLICATION SEEKS TO UTILIZE TWO EXISTING PARCELS OF RECORD THAT WERE CREATED AS A PAD SITE AND NOW WILL BE HOME TO A CARWASH. THE PARKING REMOVED AS PART OF THIS APPLICATION WAS CREATED FOR THE USE CONTEMPLATED BY THE PREVIOUSLY APPROVED REZONING APPLICATION.

THIS APPLICATION WILL NOT MODIFY ANY ACCESS TO PUBLIC STREETS OR IMPEDE ACCESS TO AND FROM THE EXISTING SHOPPING CENTER. THE PROPOSED USE IS LOCATED WHOLLY WITHIN THE AREA DESIGNED FOR THE AFOREMENTIONED PAD SITE.

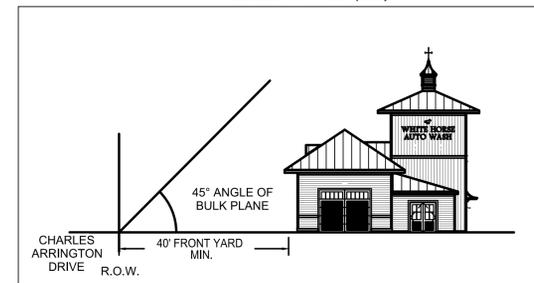
THE APPROVED PARKING STUDY, 5318-PKS-008, DATED JANUARY 10, 2011, DETERMINED THE REQUIRED PARKING FOR THE ENTIRE CENTER EXCLUSIVE OF THE PROPOSED CAR WASH IS 754 SPACES. THE CAR WASH REQUIRES 10 SPACES, THUS THE REQUIRED PARKING FOR EXISTING SHOPPING CENTER PLUS THE CAR WASH IS 764 SPACES.

THE TOTAL NUMBER OF PARKING SPACES IN THE SHOPPING CENTER PRIOR TO THE CONSTRUCTION OF THE CAR WASH WAS 829. THE PROPOSED USE WILL RESULT IN A NET LOSS OF 18 SPACES FOR THE EXISTING AND PROPOSED USES.

AFTER THE RECONFIGURATION OF THE PAD SITE AND ITS ASSOCIATED PARKING, A REDUCTION WILL OCCUR. THE REDUCTION WILL RESULT IN A TOTAL OF 811 SPACES WHICH EXCEEDS THE MINIMUM REQUIRED.

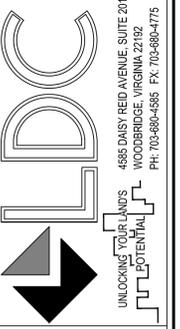
ANGLE OF BULK PLANE

SCALE: 1" = 20' (H:V)



SHEET INDEX:

1. COVER SHEET
- 1A. SWM INFORMATION
2. OVERALL PLAN
- 2A. AERIAL EXHIBIT
- 2B. EXISTING CONDITION PLAN
3. SPECIAL EXCEPTION PLAT/G.D.P.
4. EXISTING VEGETATION MAP
5. LANDSCAPE PLAN
6. ELEVATIONS & NOTES



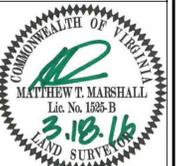
COVER SHEET

WHITE HORSE CARWASH

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	REVIEW BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

SHEET 1 of 6
 DATE: APRIL, 2015
 DRAFT: WOR CHECK: MTT
 FILE NUMBER: 14180-1-0 5B

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014

To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data

Project Name: White Horse Car Wash
 Date: March 17, 2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage 0.96

Constants	
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
P	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	0.36	0.36
Impervious Cover (acres)	0.00	0.00	0.00	0.65	0.65
				Total	1.01

Post-ReDevelopment Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.00	0.36	0.36
Impervious Cover (acres)	0.00	0.00	0.00	0.65	0.65
				Total	1.01

Area Check	Okay	Okay	Okay	Okay
Rv Coefficients				
	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	Listed	Adjusted ¹
Pre-ReDevelopment		
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.36	0.36
Composite Rv(turf)	0.25	0.25
% Managed Turf	36%	36%
Impervious Cover (acres)	0.65	0.65
Rv(impervious)	0.95	0.95
% Impervious	64%	64%
Total Site Area (acres)	1.01	1.01
Site Rv	0.70	0.70

Pre-Development Treatment Volume (acre-ft)	0.0590	0.0590
Pre-Development Treatment Volume (cubic feet)	2,568	2,568
Pre-Development Load (TP) (lb/yr)	1.61	1.61

Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.16
Total Load Reduction Required (lb/yr)	0.16

Site Results	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.65	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	0.00	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.36	0.00	0.00	0.00	0.00	OK.
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorus	
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.16
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.00
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	1.61
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	0.16

STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance Sections:

- Special Permits (Sect. 8-011 2J & 2L)
- Cluster Subdivision (Sect. 9-615 1G & 1N)
- Development Plans PRC District (Sect. 16-302 3 & 4L)
- FDP P Districts (Sect. 16-502 1A (6) & (17))
- Special Exceptions (Sect. 9-011 2J & 2L)
- Commercial Revitalization Districts (Sect. 9-622 2A(12) & (14))
- PRC Plan (Sect. 16-303 1E & 1 O)
- Amendments (Sect. 18-202 10F & 10J)

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) N/A. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
EX. WET POND (5318-SP-14)	17.14 AC.	N/A	52.59 AC.	N/A	1342,000 CF	119'
NUTRIENT CREDITS						
Totals:	17.14 AC.					

- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) N/A. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
- Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how defention and best management practices requirements will be met are provided on Sheet(s) IA.
- A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) IA. If the outfall is proposed to be improved off-site it should be specifically noted.
- A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) IA.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1 & 2.
- A submission waiver is required for N/A.
- Stormwater management is not required because PROVIDED BY EXISTING FACILITY KNOWN AS LAKE A (5318-SP-14) AKA WP 0106 AND THERE IS NO INCREASE IN RATE OR VOLUME.

OUTFALL NARRATIVE

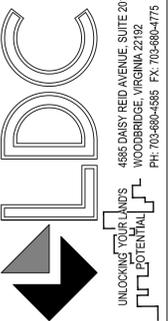
THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE DOGUE CREEK WATERSHED. THE SUBJECT PROPERTY WAS PREVIOUSLY DEVELOPED AS PART OF THE FESTIVAL AND MANCHESTER LAKES IN ACCORDANCE WITH APPROVED SITE PLAN, 5318-SP-15. THE AFOREMENTIONED SITE PLAN PROVIDED FUTURE CONNECTIONS FOR DRY AND WET UTILITIES, WHICH INCLUDED ACCESS TO AN EXISTING, CLOSED STORM SEWER SYSTEM, AN EXISTING TWENTY-ONE INCH REINFORCED CONCRETE PIPE, THAT IS MAINTAINED BY THE COUNTY, BISECTS THE EASTERLY PORTION OF THIS APPLICATION AND CONVEYS RUNOFF IN EXCESS OF ONE THOUSAND FEET DOWNSTREAM IN A SOUTHERLY DIRECTION TOWARD MANCHESTER BOULEVARD. THIS CLOSED STORM SEWER SYSTEM TERMINATES INTO AN EXISTING WET POND, WP0106, WHICH IS LOCATED AT THE INTERSECTION OF MANCHESTER BOULEVARD AND MANCHESTER LAKES DRIVE. THIS WET POND, ALSO KNOWN AS, LAKE A, 5318-SP-14, PROVIDES BOTH QUANTITY AND QUALITY CONTROL FOR THIS APPLICATION. THE TOTAL DRAINAGE AREA TO THIS EXISTING FACILITY REPRESENT 100 TIMES OUR SITE AREA.

ALL POST DEVELOPMENT RUNOFF GENERATED BY THIS APPLICATION SHALL BE CONVEYED OVERLAND AND COLLECTED BY A SERIES OF PRIVATELY MAINTAINED STORM SEWER, WHICH CONNECT TO THE AFOREMENTIONED SYSTEM. THIS EXISTING CLOSED SYSTEM HAS ADEQUATE CAPACITY TO CONVEY THE POST DEVELOPED RUNOFF FROM THE APPLICATION.

THIS APPLICATION CONTEMPLATES NO INCREASE IN IMPERVIOUS AREA AND THEREFORE, NO INCREASE IN PEAK RATE OR VOLUME. THUS, NO WATER QUANTITY CONTROL IS REQUIRED.

THIS APPLICATION WILL BE REQUIRED TO REDUCE THE POLLUTANT LOAD BY 10% AS SET FORTH BY CHAPTER 124-4-2(2)(b). THIS REDUCTION MAY BE ACHIEVED THROUGH THE USE OF A STRUCTURAL FACILITY(IES) AS PERMITTED BY THE PUBLIC FACILITIES MANUAL (PFM) OR THROUGH THE PURCHASE OF NUTRIENT CREDITS. IT IS THE APPLICANT'S INTENT TO PURCHASE NUTRIENT CREDITS SUBJECT TO AVAILABILITY. IN THE EVENT THAT THESE CREDITS ARE NOT AVAILABLE THE APPLICANT SHALL UTILIZE ANY PROVISIONS PERMITTED BY THE P.F.M. TO MEET THIS REQUIRED REDUCTION.

THE STORM DRAINAGE OUTFALL IS ADEQUATE IN ACCORDANCE WITH THE P.F.M. AND CHAPTER 124 OF THE CODE.



SWM INFORMATION

WHITE HORSE CARWASH

DATE	DESIGN NO.	DESCRIPTION	REVISION	APPROVED BY:	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

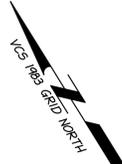
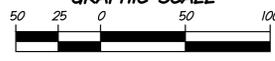
SHEET 1A OF 6
 DATE: APRIL, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 14180-1-0 5B

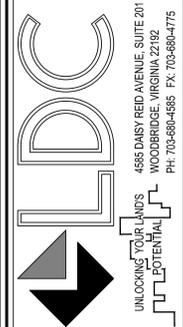
FOR INFORMATIONAL PURPOSES ONLY!

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.



LEGEND:

-  AREA OF DISTURBANCE (SEE SHEET 3 FOR FURTHER DETAIL)
 -  LOADING AREAS FOR EXISTING SHOPPING CENTER
-  YCS 1983 5810 NORTH
- GRAPHIC SCALE**

 1" = 50'



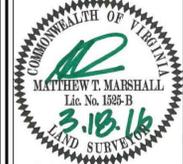
AERIAL EXHIBIT

WHITE HORSE CARWASH

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION	APPROVED BY:	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 50'

SHEET 2A OF 6
 DATE: JANUARY, 2016
 DRAFT: WOR CHECK: MTTM
 FILE NUMBER: 14180-1-0 5B

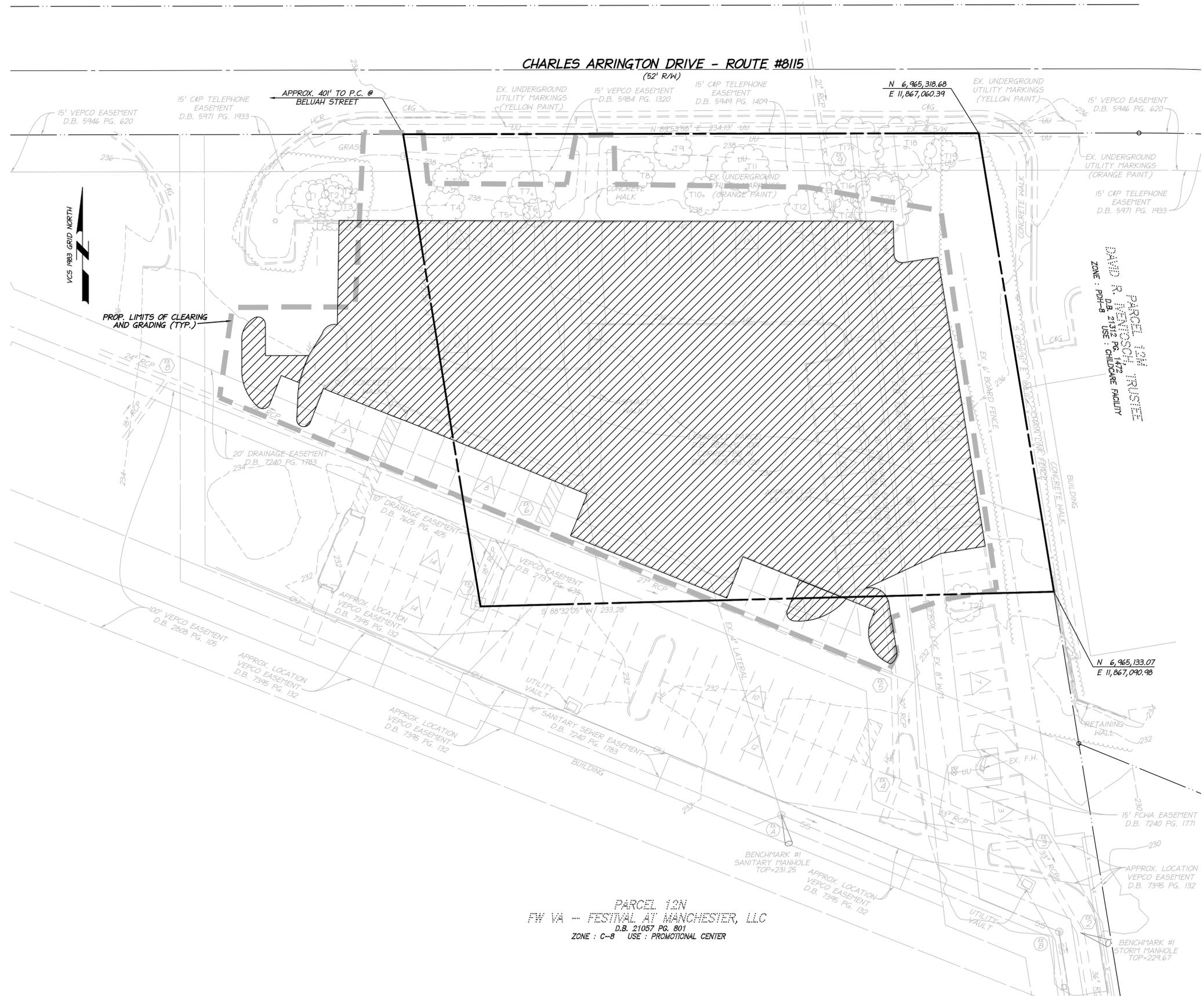
LEGEND:

--- LIMITS OF CLEARING AND GRADING

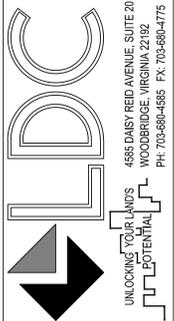
[Hatched Box] EXISTING PARKING LOT TO BE REMOVED

LT 1A SEC 1A
CHURCH BAPTIST BELUAH
D.B. 03526 PG. 0557
ZONE : R-3 USE : CHURCH

CHARLES ARRINGTON DRIVE - ROUTE #8115
(52' R/W)



1" = 20'



EXISTING
CONDITION
PLAN

WHITE HORSE
CARWASH

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	REVIEW APPROVED BY:	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 20'

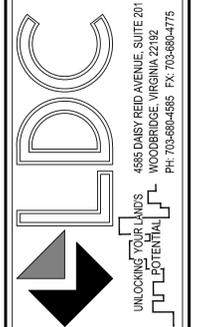
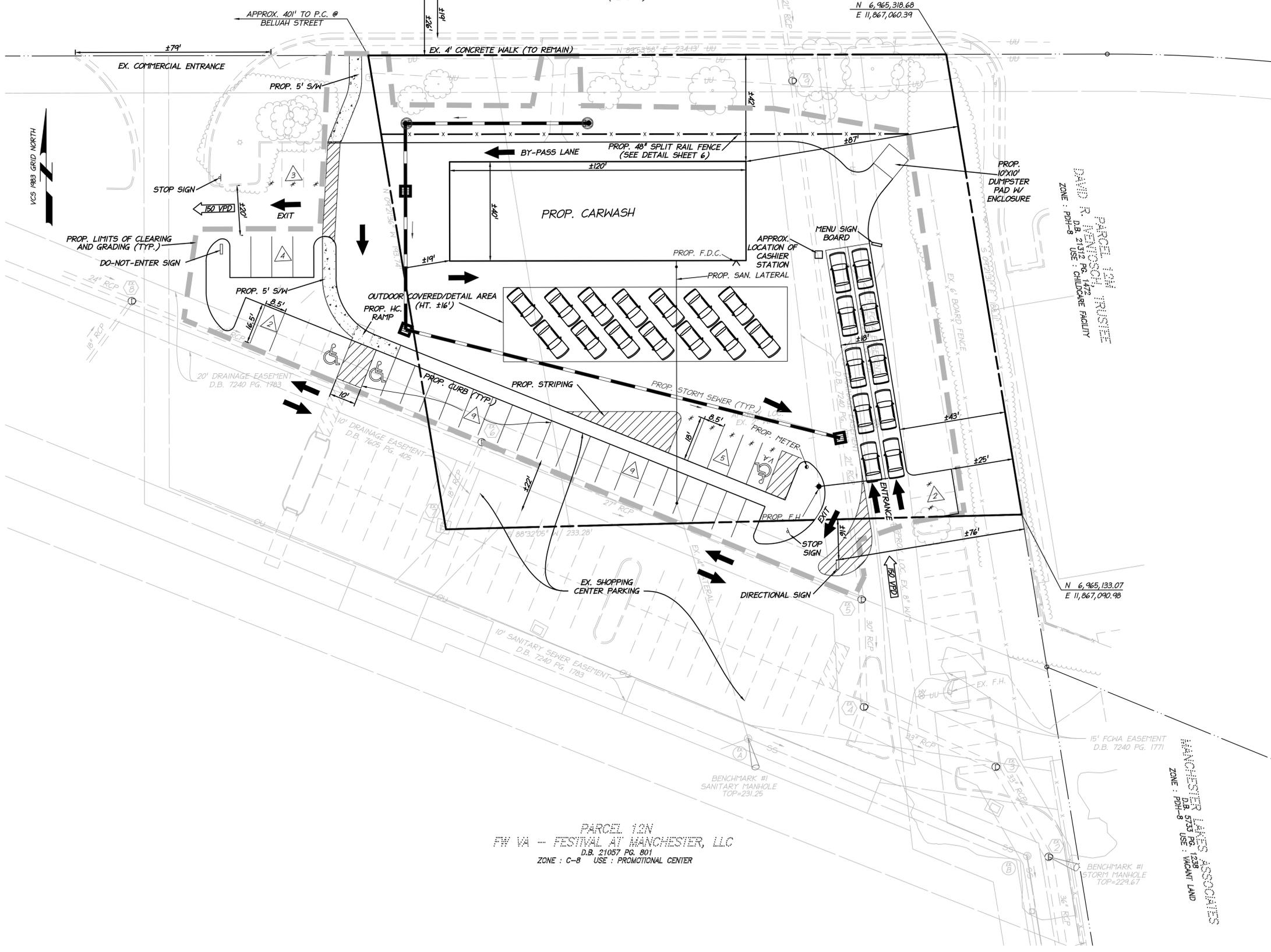
SHEET 2B
of 6

DATE: JANUARY, 2016
DRAFT: WOR CHECK: MTTM
FILE NUMBER:
14180-1-0 5B

LT 1A SEC 1A
 CHURCH BAPTIST BELUAH
 D.B. 03526 PG. 0587
 ZONE : R-3 USE : CHURCH

* DENOTES PARKING SPACES ASSOCIATED WITH THE PROPOSED USE.

CHARLES ARRINGTON DRIVE - ROUTE #8115
 (52' R/W)



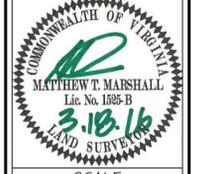
SPECIAL
 EXCEPTION
 PLAT/GDP

WHITE HORSE
 CARWASH

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

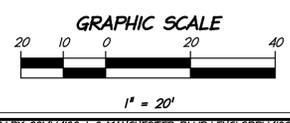
NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1		ADDRESS COUNTY COMMENTS		
2		ADDRESS COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 20'

SHEET 3 of 6
 DATE: APRIL, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 14180-1-0 5B

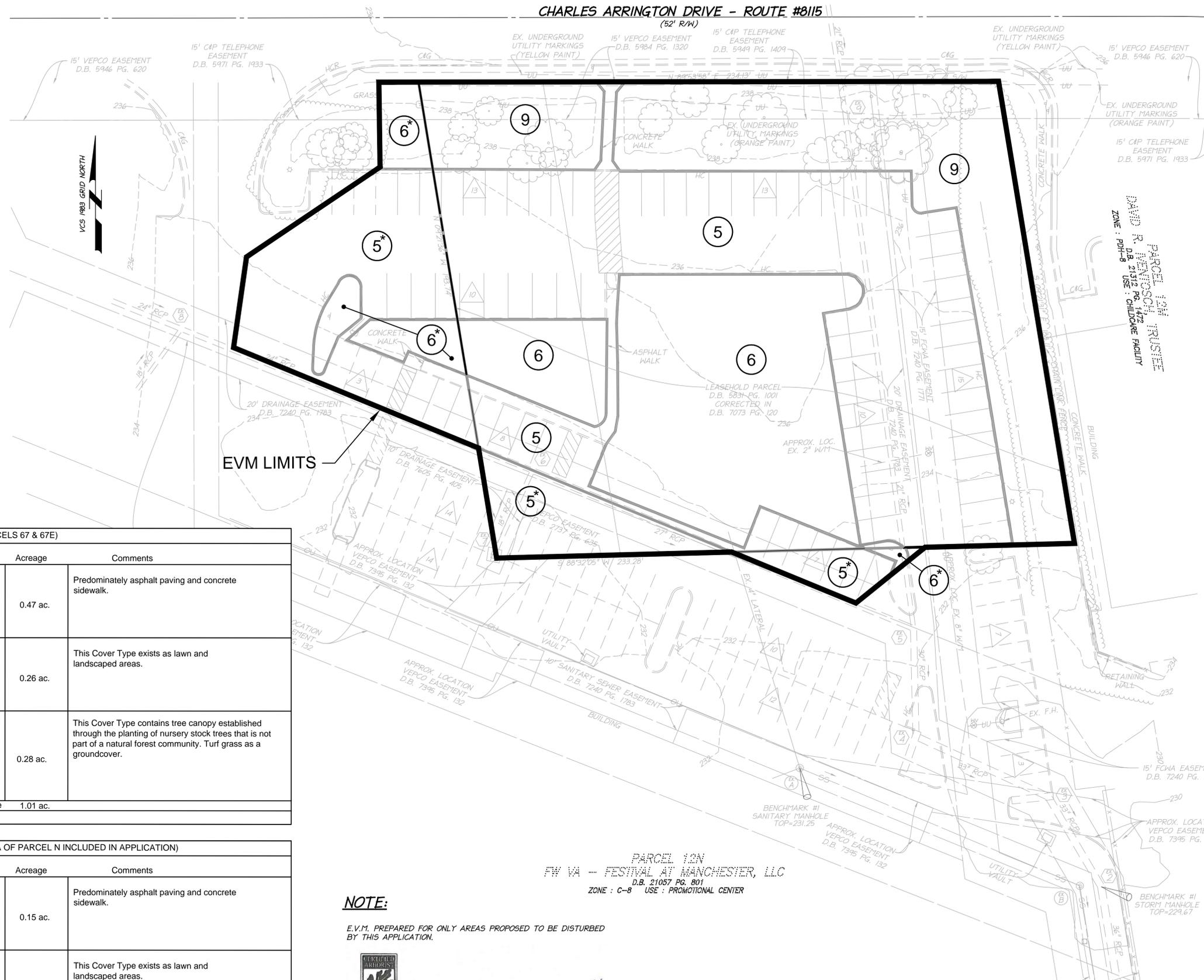
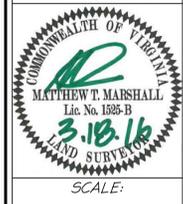


PARCEL 12N
 FW VA - FESTIVAL AT MANCHESTER, LLC
 D.B. 21037 PG. 801
 ZONE : C-8 USE : PROMOTIONAL CENTER

MANCHESTER LINES ASSOCIATES
 D.B. 5733 PG. 1238
 ZONE : PH-8 USE : VACANT LAND

DATE	DESIGN NO.	DESCRIPTION	REVISION	APPROVED BY:	ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



LEGEND:
 EXISTING TREE
 FOREST COVER TYPE

EVM SUMMARY TABLE (PARCELS 67 & 67E)

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
5	Developed Land No trees present; areas of constructed features including buildings, parking and roadways	n.a.	n.a.	0.47 ac.	Predominately asphalt paving and concrete sidewalk.
6	Maintained Grasslands Grassed and landscaped areas	n.a.	Fair	0.26 ac.	This Cover Type exists as lawn and landscaped areas.
9	Landscaped Tree Canopy Red Maple, Pine and Spruce primary species.	Junevile	Fair-Good	0.28 ac.	This Cover Type contains tree canopy established through the planting of nursery stock trees that is not part of a natural forest community. Turf grass as a groundcover.
Total acreage				1.01 ac.	

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

EVM SUMMARY TABLE (AREA OF PARCEL N INCLUDED IN APPLICATION)

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
5*	Developed Land No trees present; areas of constructed features including buildings, parking and roadways	n.a.	n.a.	0.15 ac.	Predominately asphalt paving and concrete sidewalk.
6*	Maintained Grasslands Grassed and landscaped areas	n.a.	Fair	0.04 ac.	This Cover Type exists as lawn and landscaped areas.
Total acreage				0.19 ac.	

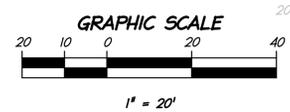
*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)

NOTE:
 E.V.M. PREPARED FOR ONLY AREAS PROPOSED TO BE DISTURBED BY THIS APPLICATION.



PREPARED BY:
 WM. O'KELLY RUSSELL
 ISA Certified Arborist, MA-5009A
Wm O'Kelly Russell
 1/28/16

PARCEL 10N
 FW VA -- FESTIVAL AT MANCHESTER, LLC
 D.B. 21057 PG. 801
 ZONE : C-8 USE : PROMOTIONAL CENTER



LEGEND:

- LIMITS OF CLEARING AND GRADING
- TP --- TREE PROTECTION FENCE
- x --- x --- PROPOSED 48" SPLIT RAIL FENCING
- PROPOSED CANOPY TREE (2-2.5" Cal.; 200 SF CANOPY COVERAGE)
- ⊗ PROPOSED UNDERSTORY TREE (1-1.5" Cal.; 75 SF CANOPY COVERAGE)
- ○ ○ PROPOSED SHRUBS
- ▨ TREE SAVE AREA

NOTES:

1. SEE SHEET 6 FOR FENCE DETAIL.
 2. MINIMUM SHRUB SIZE AT TIME OF PLANTING 18-24" IN HEIGHT.
 3. NO INTERIOR PARKING LOT LANDSCAPING IS REQUIRED IN CONJUNCTION WITH THIS APPLICATION DUE TO LESS THAN TWENTY SPACES ARE REQUIRED.
- * DENOTES PARKING SPACES ASSOCIATED WITH THE PROPOSED USE.

12-0000 TREE CONSERVATION

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE A1 see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	44,117 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	0 SF § 12-0511.1B
B3	Subtract area of exemptions =	1,881 SF § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	42,236 SF
B5	Identify site's zoning and/or use	C-8
B6	Percentage of 10-year tree canopy required =	10% § 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	4,224 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	697 SF
C2	Total canopy area meeting standards of § 12-0400 =	5,300 SF
C3	C2 x 1.25 =	6,625 SF § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-
C5	C4 x 1.5 =	- § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-
C7	C6 x 1.5 to 3.0 =	- § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-
C9	C8 x 1.0 =	- § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	6,625 SF If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	1,000 SF
D2	Area of canopy planted for air quality benefits =	-
D3	x 1.5 =	- § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-

D5	x 1.5 =	- § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-
D7	x 1.25 =	- § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	-
D9	x 1.5 =	- § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-
D11	x 1.5 =	- § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	-
D13	x 1.25 =	- § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-
D15	x 1.0 =	- § 12-0510.4D(1)
D16	Area of canopy provided through native shrubs =	-
D17	Percentage of D14 represented by D15 =	Must not exceed 33% of D14
D18	Total of canopy area provided through tree planting =	-
D19	Is an off-site planting relief requested?	NO Yes or No
D20	Tree Bank or Tree Fund?	NO § 12-0512
D21	Canopy area requested to be provided through off-site banking or tree fund	-
D22	Amount to be deposited into the Tree Preservation and Planting Fund	-

E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	6,625 SF
E2	Total of canopy area provided through tree planting (D17) =	1,000 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	-
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	7,625 SF

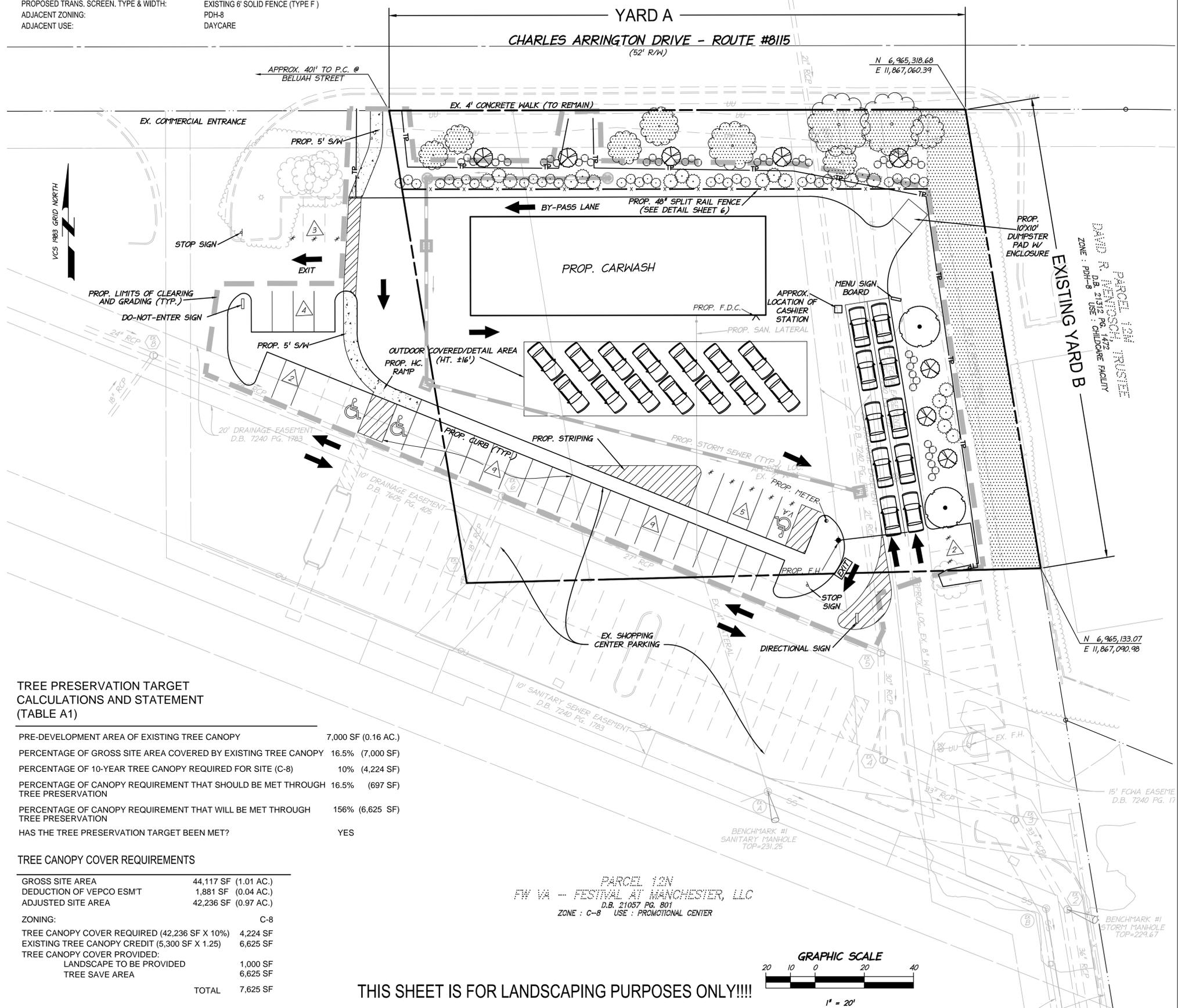
Total of E1 through E3. Area should meet or exceed area required by B7

TRANSITIONAL SCREENING PLANTING - YARD A

REQUIRED TRANS. SCREEN. TYPE & WIDTH: TYPE D,E, OR F BARRIER ONLY
 PROPOSED TRANS. SCREEN. TYPE & WIDTH: PROPOSED 48" SPLIT RAIL FENCE (SEE DETAIL SHEET 6) AND SUPPLEMENTAL PLANTING AS SHOWN.
 ADJACENT ZONING: R-3
 ADJACENT USE: CHURCH

EXISTING TRANSITIONAL SCREENING PLANTING - YARD B

REQUIRED TRANS. SCREEN. TYPE & WIDTH: TYPE D,E, OR F BARRIER ONLY
 PROPOSED TRANS. SCREEN. TYPE & WIDTH: EXISTING 6" SOLID FENCE (TYPE F)
 ADJACENT ZONING: PDH-8
 ADJACENT USE: DAYCARE



TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	7,000 SF (0.16 AC.)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	16.5% (7,000 SF)
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (C-8)	10% (4,224 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	16.5% (697 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	156% (6,625 SF)
HAS THE TREE PRESERVATION TARGET BEEN MET?	YES

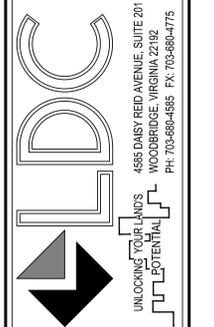
TREE CANOPY COVER REQUIREMENTS

GROSS SITE AREA	44,117 SF (1.01 AC.)
DEDUCTION OF VEPCO ESMT	1,881 SF (0.04 AC.)
ADJUSTED SITE AREA	42,236 SF (0.97 AC.)
ZONING:	C-8
TREE CANOPY COVER REQUIRED (42,236 SF X 10%)	4,224 SF
EXISTING TREE CANOPY CREDIT (5,300 SF X 1.25)	6,625 SF
TREE CANOPY COVER PROVIDED:	
LANDSCAPE TO BE PROVIDED	1,000 SF
TREE SAVE AREA	6,625 SF
TOTAL	7,625 SF

THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!

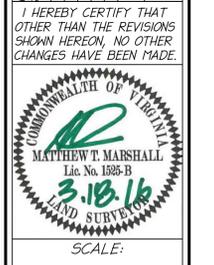
LT 1A SEC 1A
 CHURCH BAPTIST BELLAH
 D.B. 03526 PG. 0557
 ZONE : R-3 USE : CHURCH

PARCEL 12N
 FW VA - FESTIVAL AT MANCHESTER, LLC
 D.B. 21057 PG. 801
 ZONE : C-8 USE : PROMOTIONAL CENTER



LANDSCAPE PLAN
WHITE HORSE CARWASH
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE



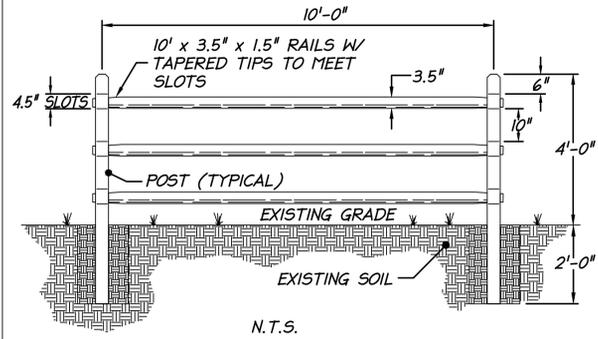
SHEET 5 of 6
 DATE: APRIL, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 14180-1-0 5B

NOTES

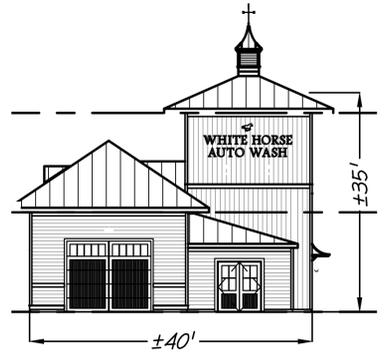
1. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AT THE TIME OF PERMIT.
2. DIRECTIONAL SIGNAGE TO BE APPROXIMATELY 28 INCHES WIDE AND 44 INCHES HIGH.
3. SIGN MENU BOARD TO BE APPROXIMATELY 48 INCHES WIDE AND 72 INCHES HIGH.
4. BUILDING SIGNAGE APPROXIMATELY 12 FEET WIDE AND 5 FEET HIGH. TOTAL SQUARE FOOTAGE OF SIGNAGE CAN NOT EXCEED 1.5 TIMES THE LINEAR FOOTAGE OF BUILDING FRONTAGE (120') = 180 SF.
5. THERE IS NO PROPOSED LIGHTING FOR ANY SIGNAGE ASSOCIATED WITH THIS SPECIAL EXCEPTION APPLICATION.

NOTES:

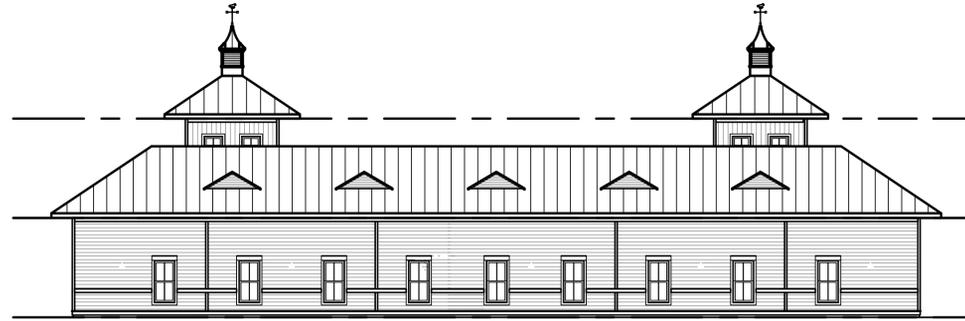
- 1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED AND MAY BE PAINTED TO MATCH BUILDING.
- 2) END POST SHALL BE TERMINAL POST.



FENCE DETAIL



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



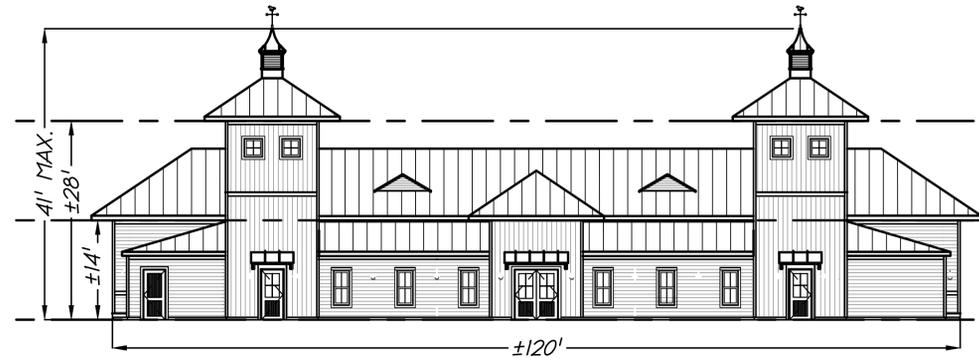
MENU SIGN BOARD EXAMPLE



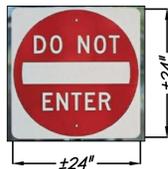
DIRECTIONAL SIGN EXAMPLE



BUILDING SIGNAGE

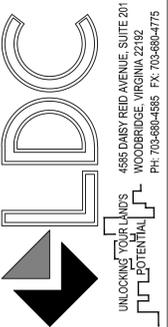


SOUTH ELEVATION



STANDARD DO NOT ENTER SIGN

ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY!



ELEVATIONS & NOTES

WHITE HORSE CARWASH

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION	APPROVED BY:
12-18-14	1. ADDRESS COUNTY COMMENTS		
12-18-14	2. ADDRESS COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: NTS

SHEET 6 OF 6
DATE: APRIL, 2015
DRAFT: WOR CHECK: MTT
FILE NUMBER: 14180-1-0 5B

DESCRIPTION OF THE APPLICATION

The applicant, White Horse Four, LLC, requests approval of concurrent Proffered Condition Amendments (PCA) to amend the previously proffered Generalized Development Plans (GDP) associated with PCA 82-L-030-3 and PCA 87-L-031, which established the current form of the Festival at Manchester Lakes shopping center. In addition, the applicant seeks a concurrent Special Exception (SE) to allow the addition of a freestanding car wash to the shopping center. The car wash structure would be approximately 4,800 square feet in size and located on a vacant parcel within the shopping center. According to the applicant, the proposed carwash is anticipated to attract approximately 150 patrons per day between the hours of 7:00 a.m. and 10:00 p.m. seven days a week and will generate the need for ten employees. No increase in existing impervious area will occur.

Waivers & Modifications Requested:

- Modification of the barrier requirement along the northern lot line, in favor of that shown on the GDP/SE Plat.

A reduced copy of the applicant's combined GDP/SE Plat is included at the front of this report. Copies of the draft proffers, proposed development conditions, affidavit, and applicant's statement of justification are included as Appendices 1-4, respectively.

LOCATION AND CHARACTER

The 17.14 acre site is located in the Lee District on the southern side of Charles Arrington Drive, east of its intersection with Beulah Street. The subject property is a vacant parcel located in the northwestern portion of the Festival at Manchester Lakes shopping center. The shopping center contains various retail stores and is currently developed with 169,536 square feet of shopping center uses. This proposal for a freestanding car wash would include an additional 4,800 square feet for a total of approximately 175,000 square feet in the shopping center (or a density of 0.23). The site can be accessed from an entrance on Manchester Boulevard, an entrance from Charles Arrington Drive, and a right-in entrance on Beulah Street.



Figure 1: Aerial showing site location

A summary of the surrounding land uses, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Place of Worship (Calvary Road Baptist Church)	R-3	Public Uses, Governmental, and Institutional
East	Child Care Center	PDH-8	Residential, 5-8 du/ac
South	Commercial / Retail (Rite Aid and Chili's)	PDH-8	Residential, 5-8 du/ac
West	Single Family Detached (Lewin Park)	PDC	Residential, 1-2 du/ac

Table 1: Surrounding area description

BACKGROUND

The Festival at Manchester Lakes was zoned pursuant to the approval of RZ 82-L-030 as part of a 188.20-acre development that is now developed and known as Manchester Lakes. The other areas of Manchester Lakes are zoned PDH-8 and are largely in residential uses. The shopping center is zoned to the C-8 District and is approved to include a total of 172,060 square feet of gross floor area (GFA) at a floor area ratio (FAR) of 0.25.

Most of the existing shopping center was rezoned to the C-8 District with the initial approval of Manchester Lakes pursuant to RZ 82-L-030. Subsequently, pursuant to RZ 87-L-031, an additional 0.79 acres (Parcels 67 and 67E) were rezoned to the C-8 District and incorporated into the shopping center. A single proffered Generalized Development Plan (GDP) covers the shopping center area. The current form of the shopping center was established pursuant to the approval of PCA 82-L-030-3 and PCA 87-L-031 approved June 20, 1988. The joint proffer for these cases and a copy of the GDP for the shopping center area are in Appendix 5. Complete files for these applications are available in the Department of Planning and Zoning (DPZ).

Special Exception Uses

On July 27, 1998, the Board of Supervisors approved SE 96-L-019 for a vehicle sale, rental and ancillary service establishment (Premier Rental Car). The special exception area included the entire shopping center. The vehicle rental establishment is no longer in operation.

On April 7, 1997, the Board of Supervisors approved SE 96-L-046 for a vehicle light service establishment. The special exception area included the entire shopping center. The vehicle light service establishment continues to operate.

On December 5, 2005, the Board of Supervisors approved SE 2005-LE-018 for a drive-in financial institution. The special exception area included only a portion of the shopping center and not the entire shopping center.

COMPREHENSIVE PLAN PROVISIONS (Appendix 6)

Plan Area:	Area IV
Plan District:	Rose Hill
Planning Sector:	RH-4 Lehigh Community Planning Sector
Plan Map:	Retail and Other Commercial Uses
Plan Text:	

The Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District, as amended through 10-20-2015, RH4-Lehigh Community Planning Sector Recommendations, Page 58, the Plan, as applied to the application area, states the following:

Policies for Manchester Lakes

29. *The parcels north and south of Hayfield Road, east of Beulah Street, have a strategic location due to construction of the Franconia-Springfield Parkway (Route 289). A shopping center in the northeast quadrant of the intersection and a residential development focused on the shopping center exist and are planned to continue in the area.*

Any future development in the area should meet the following conditions:

- *The development should provide for, and be oriented towards, the extension from the parkway alignment traversing the property;*
- *Development should be set back from Beulah Street with a sufficient transition and buffer area next to that street to support the Plan recommendation for strictly residential use, sometimes at a low density, across Beulah Street;*
- *Beulah Park should be adequately screened from development in this area; and*
- *The type, intensity and siting of any development next to the Virginia Power line should appropriately recognize that the power line is an undesirable neighbor.*

ANALYSIS

Generalized Development Plan/Special Exception Plat (GDP/SE Plat)

Title of GDP/SE Plat: White Horse Carwash
Prepared by: Land Design Consultants, Inc.
Original and Revision Dates: January 28, 2016, as revised through March 18, 2016

Proposed Site Layout:

The subject application proposes a single bay carwash on currently vacant parcels 67 and 67E. The applicant proposes an approximately 4,800 square foot carwash, which will also include an indoor waiting area for customers. In addition to the carwash itself, there would be an outdoor but covered detailing area, which would contain seven aisles and could accommodate up to 14 vehicles. All detailing equipment will be contained in moveable carts that will be wheeled out from the interior of the building each day.

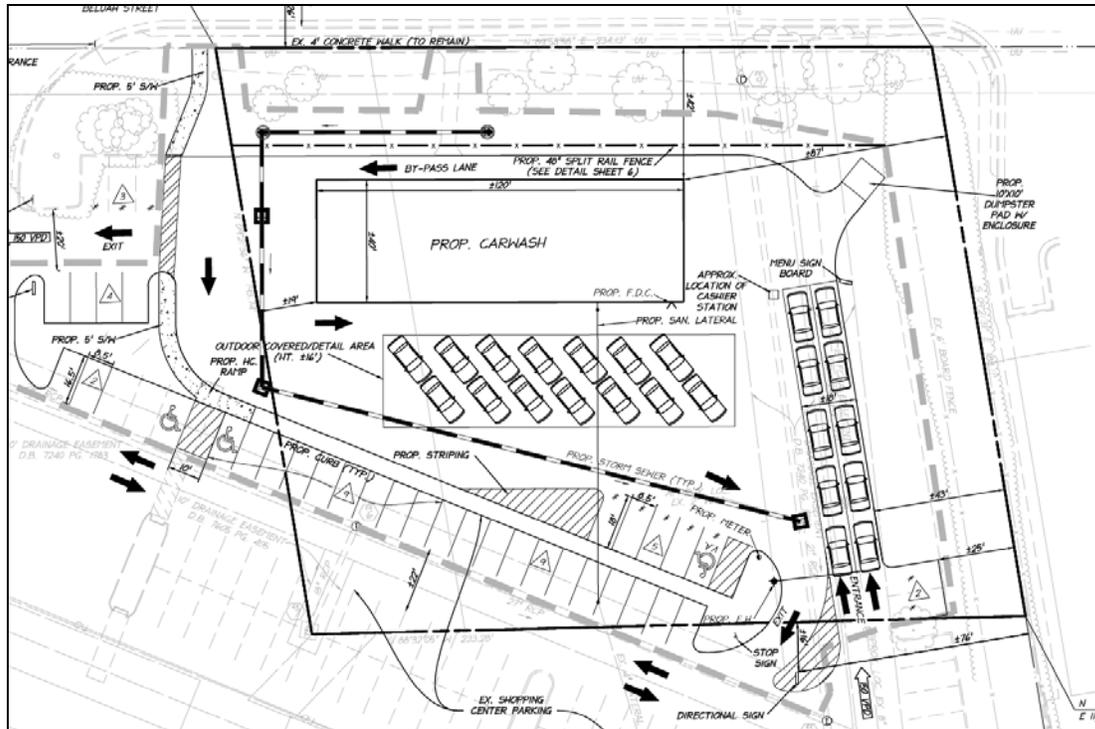


Figure 2: Proposed site layout

Circulation and Parking:

As noted, primary vehicular access is provided via an entrance along Charles Arrington Drive. In addition, access to the carwash is also provided through the shopping center from Manchester Boulevard and a right-in entrance along Beulah Street. Once on the shopping center site, carwash traffic will be guided with directional arrows to enter the site through a double-stacked entrance that can accommodate up to ten vehicles. The applicant has also included an optional by-pass lane for vehicles who choose not to enter the car wash. Once a vehicle has completed the carwash, it will either continue forward to the exit for Charles Arrington Drive, or it will turn to the left on to the covered detailing area.

Patrons who select detailing services will exit the vehicle and wait within a waiting area while an employee relocates the vehicle to the detailing aisle. According to the applicant, detailing would take approximately five to ten minutes to complete; full detailing would require scheduled appointments and take approximately thirty minutes. Following detailing services, directional arrows will lead motorists towards an additional exit point that also leads to Charles Arrington Drive.

The overall center is parked according to Section 11-104 for Shopping Center uses, which requires a minimum of 764 parking spaces. Prior to the carwash use, the shopping center provides 829 spaces; with the inclusion of the carwash, a total of 811 parking spaces would be provided, which allows for 47 parking spaces above the Zoning Ordinance requirement. Specifically, a total of 10 parking spaces have been allocated for the carwash site, while additional parking spaces within the shopping center are approximate to the carwash and could be utilized for customers and employees. The figure below further details on-site circulation and parking.

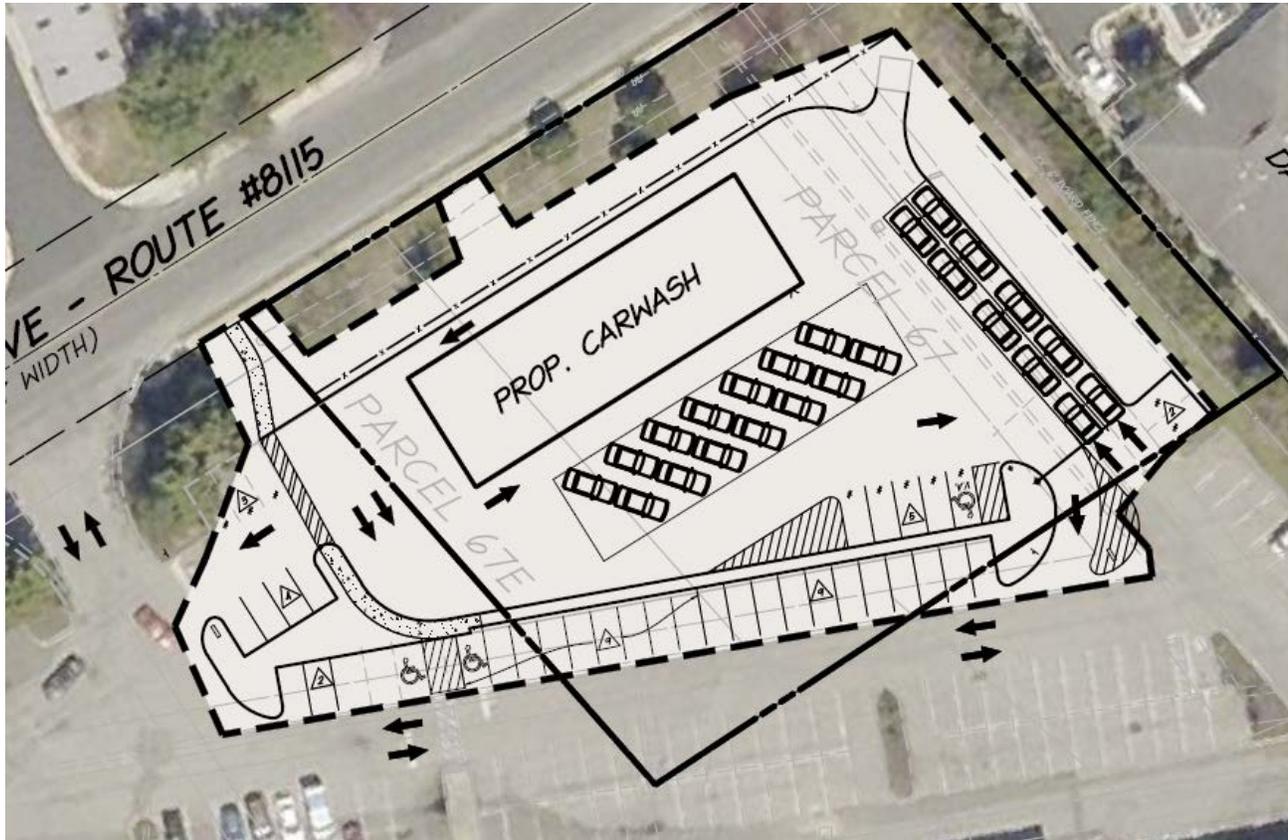


Figure 3: Site circulation and parking

Pedestrian Access

The GDP/SE Plat proposes a five-foot sidewalk along with a pedestrian crosswalk to provide pedestrian access from the shopping center across the car wash site to Charles Arrington Drive, which will replace an existing pedestrian walkway.

Open Space and Landscaping

A large portion of the site is currently impervious asphalt surface. The applicant has proposed to remove impervious parking areas and to increase the landscaping buffer between the subject site and the adjacent daycare center to the east with supplementary canopy trees, understory trees, and shrubbery. This landscaping is in addition to the existing transitional screening, which is comprised of a six-foot solid wooden fence (Type F Barrier). In addition, the applicant has proposed supplemental trees and shrubbery along Charles Arrington Drive to further screen the use. As previously mentioned, the applicant has requested a modification of the barrier requirement for a chain link fence along Charles Arrington Drive in favor of the proposed 48" split rail fence. No interior parking lot landscaping is required.

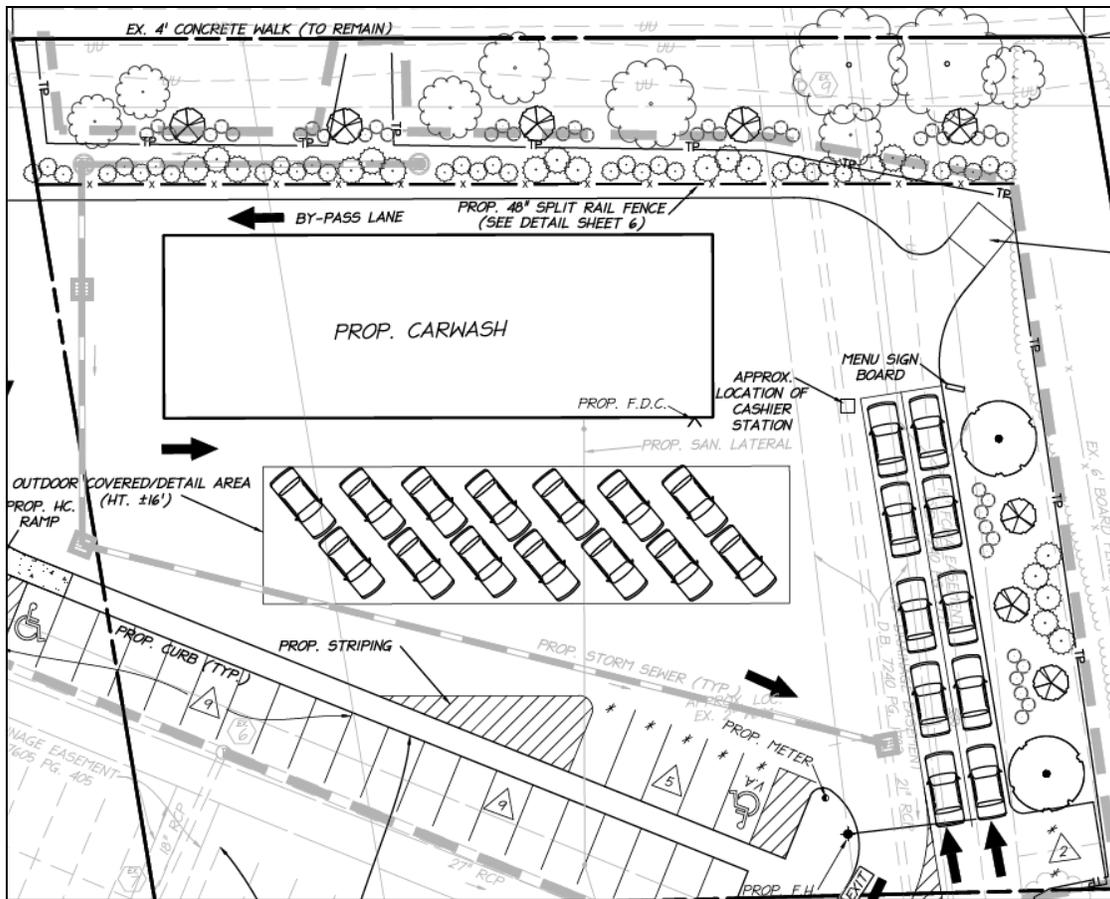


Figure 4: Proposed landscaping

Stormwater Management

As discussed in the stormwater management (SWM) outfall narrative on Sheet 1A of the GDP/SE Plat, the subject property is located within the Dogue Creek watershed. All stormwater on-site will continue to be collected by a wet pond (known as Lake A) located at the intersection of Manchester Boulevard and Manchester Lakes Drive.

Architecture and Design

Sheet 6 of the GDP/SE Plat provides illustrative examples of potential architectural elevations for the carwash. The applicant has proposed a single building with an additional outdoor covered detailing area. The carwash and waiting area would be constructed with vinyl siding and glass materials.

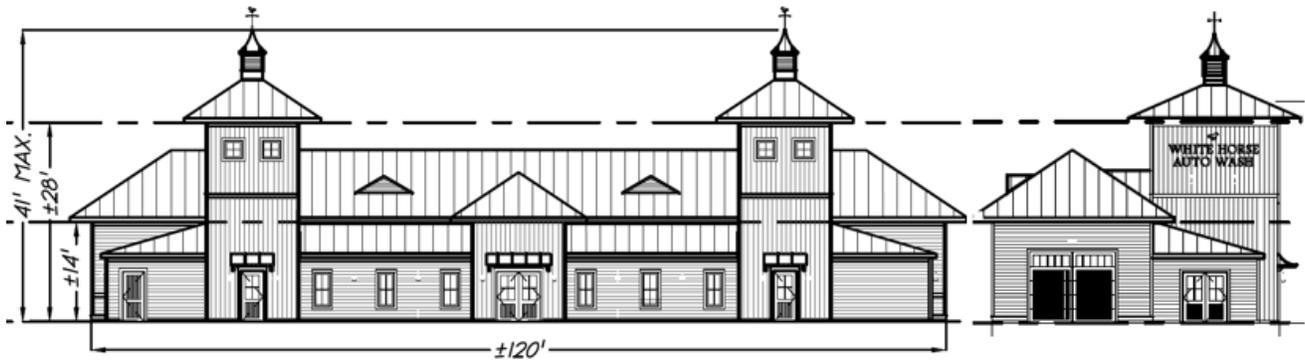


Figure 5: Southern and Western elevations

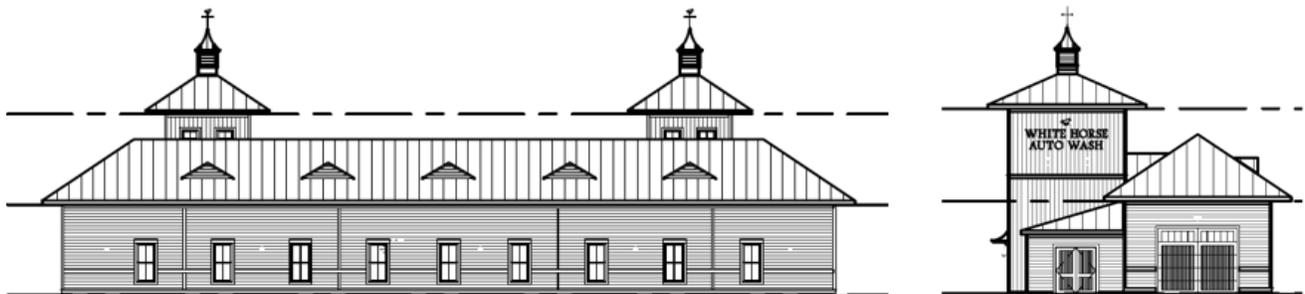


Figure 6: Northern and Eastern elevations (to be seen along Charles Arrington Drive)

Land Use Analysis

No significant land use issues were raised with this application.

Environmental Analysis

No significant environmental issues were raised with this application.

Transportation Analysis (Appendix 7)

The application was reviewed by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT). FCDOT has recommended that the applicant incorporate four parking spaces currently associated with the shopping center rather than the carwash into the carwash's overall parking tabulation, as the circulation proposed makes the location of these spaces available strictly to carwash patrons. In order to address any potential traffic concerns at the intersection of Beulah Street and Charles Arrington Drive, the applicant has proffered a \$15,000 contribution towards the installation of a traffic signal. This means of construction of this signal has been provided under RZ/FDP 1998-LE-048 (Metro Park) per the following proffer:

23. Applicant shall design, equip, and construct, at its sole cost and expense, appropriately designed signals at the Walker Lane/Beulah Street intersection and at the Metro Park Drive/Charles Arrington/Beulah Street intersection when warranted by VDOT. If, at the time the warrants are met, the Beulah Street improvements have not been completed the Applicant is entitled to install a temporary interim traffic signal in

*addition to the aforesaid signal. Subject to the satisfaction of VDOT warrants, the traffic signal planned for the intersection of Walker Lane/Beulah Street shall be installed prior to the gross floor area of the property exceeding 225,000 square feet. If warrants are not met at that time, the signal shall be installed when the warrants are met. The aforesaid signals are in addition **to the interim improvements** as shown on Approved Site Plan 6836-PI-1. If requested by VDOT, Applicant will conduct **the warrant studies**.*

Urban Forestry Analysis (Appendix 8)

Staff from the Urban Forestry Management Division (UFMD) reviewed the application, and all concerns have been addressed by the applicant. In addition, staff supports the modification request to the barrier requirement along the northern lot line in favor of the 4 foot high split rail fence shown on the GDP/SE Plat. This modification request will be further discussed in the Waivers and Modifications section of this report.

Stormwater Management (Appendix 9)

According to the applicant's stormwater narrative and adequate outfall analysis, stormwater quantity and quality controls are provided for the development by stormwater wet pond "Lake A," which is located southeast of the subject property. As previously discussed, the subject property was developed as a part of the larger Festival at Manchester Lakes development in accordance with Site Plan 5318-SP-15. This plan includes an existing closed storm sewer system along with an existing 21-inch reinforced concrete pipe that bisects the easterly portion of the application property. The wet pond provides both quantity and quality control for the proposed application. The application contemplates no increase in impervious area and therefore does not require additional water quantity control. As stated by the Department of Public Works and Environmental Services (DPWES), water quality controls must be satisfied subject to DPWES review and approval.

Sanitary Sewer, Water, and Fire and Rescue Analyses

The application property is adequately served sanitary sewer, potable water, and fire rescue services. No concerns have been identified related to utility service at the site.

ZONING ORDINANCE PROVISIONS

As depicted on the GDP/SE plat and in the following table, the development complies with the zoning and bulk provisions of the C-8 District.

Bulk Requirements (C-8)		
Standard	Required	Provided
Min. Lot Area	40,000 square feet	17.14 acres
Max. Building Height	40 feet	35 feet ¹
Front Yard	45° angle of bulk plane, not less than 40 ft.	40 feet
Rear Yard	20 feet	20 feet
Side Yard	No requirement	N/A
Maximum FAR	0.50	0.23
Open Space	15%	17%
Parking Spaces	Parking: 764 spaces Stacking: 10 spaces	Parking: 811 spaces Staking: 10 spaces

¹ Provided architectural elevations note that the overall height of the structure will be a maximum of 41 feet; however, this measurement includes gables and spires, which under Section 2-506 of the Zoning Ordinance are excluded from maximum height regulations. The maximum height of the building, as defined by the Ordinance, will be no greater than 35 feet.

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

General Standards 1 and 2 would require that the proposed use at the specified location “be in harmony with the adopted Comprehensive Plan” and “with the general purpose and intent of the applicable zoning district regulations”. Staff finds that the proposed carwash would be in harmony with the Comprehensive Plan and the purpose and intent of the C-8 Zoning District, which supports auto-oriented uses. With the execution of the proposed proffers and imposition of the proposed development conditions, staff believes that the proposal does not unduly impact the surrounding residential, institutional, and child care uses.

General Standard 3 states that the proposed use shall “be harmonious with and not adversely affect the use or development of neighboring properties”. This standard also requires that “the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof”. Staff does not believe that the proposed redevelopment of a parking lot to a carwash will create substantial adverse effects for the surrounding properties. The church use to the north is separated from the proposal by Charles Arrington Drive as well as by supplemental vegetative screening. Furthermore, the buffer to the east will be increased in width from what currently exists, as the applicant proposes to remove pavement, re-vegetate, and provide supplemental plantings in addition to the existing landscaping and six-foot board on board fence. The proposed building itself would be located approximately 87 feet from its shared property line with the child care center. The proposed use is consistent with the shopping center commercial uses.

General Standard 4 requires *“that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic”*. Adequate vehicular access to the site would be provided for the expected traffic volume along with a pedestrian connection that would continue to provide access to the shopping center from surrounding neighborhood and community uses. Staff finds that the vehicular traffic associated with the proposed use would not be hazardous or conflict with existing or anticipated traffic.

General Standard 5 stipulates that *“the Board shall require landscaping and screening in accordance with the provisions of Article 13”*. Per section 13-303 of the Zoning Ordinance, the proposed carwash use is subject to barrier requirements (which the applicant has requested a modification in favor of the proposed split-rail fence). Given the adjacent church and child care center use, a transitional screening yard is not required along the northern and eastern property lines. However, the applicant has proposed supplemental screening in order to further buffer the proposed carwash from the surrounding uses. With the lack of a transitional screening yard requirement and the modification of the proposed barrier requirement along the northern lot line, the proposal meets this standard.

General Standard 6 requires that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*. In the C-8 District, 15 percent of gross area is required to be preserved as open space. The subject application proposes to meet this requirement with 17 percent of the shopping center being provided as open space. This standard has been satisfied.

General Standard 7 states that *“adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11”*. As previously discussed in the Analysis section of this report, the application proposes adequate utility, drainage, and parking to serve the proposed use. Based on Parking Study 5318-PKS-008, with the inclusion of the proposed carwash, the applicant will be providing 811 parking spaces in the overall shopping center; this exceeds the required 764 parking spaces. Therefore, General Standard 7 has been met.

General Standard 8 specifies that *“signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance”*. A development condition has been included in Appendix 2, which requires all signage to comply with Article 12 of the Zoning Ordinance. With the imposition of proposed development, this standard will be satisfied.

Therefore, staff believes that, as proffered and conditioned, the proposal satisfies all of the General Special Exception Standards.

Category 5 Standards (Sect. 9-503)

This application is also subject to the three additional standards for all Category 5 Special Exception uses, which require conformance with the lot size and bulk regulations of the Zoning Ordinance, the performance standards specified in the applicable zoning district, and Article 17 of the Zoning Ordinance, which concerns site plans. With imposition of the proposed development conditions, staff finds that these standards would be met.

Additional Standards for Service Stations, Quick Service Food Stores, and Car Washes (Sect. 9-505)

Carwash uses must also satisfy the following additional standards:

Standard A states that *“such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated”*. The applicant has provided architectural renderings, which demonstrate that the architectural treatment (comprised of vinyl siding and glass) is consistent on all four sides of the building. A development condition has been proposed requiring the architecture of the proposed carwash to be in substantial conformance with the renderings included as Attachment 1 to the development conditions. With the surrounding church and child care center uses, the proposed architecture complements these uses, continuing the same general style as opposed to employing a standard commercial-style carwash approach. Staff believes that this standard has been satisfied.

Standard B states that the use *“shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties”*. As noted in the transportation analysis, the proposed circulation pattern has been integrated into the circulation of the shopping center, allowing future patrons to access the site from three different entrances. In addition, the proposed pedestrian crosswalk allows continued access to the shopping center from the surrounding community. This standard has been addressed.

Standard C specifies that *“the site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation”*, and that *“parking and stacking spaces shall be located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site”*. Staff believes that the proposed vehicular circulation will funnel traffic through the site in acircular pattern while also providing adequate on-site stacking. The applicant has also included directional arrows and signage (such as a “Do Not Enter” sign) that will further aid in safe and efficient on-site circulation. Based on its location within the shopping center, vehicles can access other uses on-site or exit the property from three different entrances in the shopping center. In staff’s opinion, this standard has been met.

Standard D states that *“the lot must be of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors”*. The subject property conforms and exceeds the standards for lot area and lot width in the C-8 District, and can adequately accommodate the carwash use. The parking lot is currently located approximately 25 feet from the adjacent child care center use while the car wash structure is set back 87 feet from the adjacent property line. Staff believes that this standard has been met.

Standard E applies to drive-through pharmacies; therefore, this standard is not applicable to this application.

With the implementation of the draft proffers and imposition of the proposed development conditions, staff believes that these standards have been addressed.

WAIVERS AND MODIFICATIONS

Modification of Barrier Requirement

The applicant has requested a modification of the barrier requirement along the northern property line, where the shopping center abuts an existing church. Per Section 13-304 of the Zoning Ordinance, a 42-48 inch chain link fence would be required. Instead of a chain link fence, the applicant proposes a 48-inch split-rail fence, which the applicant believes would be more architecturally compatible with the proposed car wash structure. In staff's opinion, this fence adequately meets the intent of the barrier requirements. Therefore, staff supports the modification of the barrier requirement.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds the application to be in conformance with the Comprehensive Plan and applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 82-L-030-13 and PCA 87-L-031-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of SE 2015-LE-031, subject to the development conditions contained in Appendix 2.

Staff recommends approval of a of the barrier requirement along the northern lot line, in favor of that shown on the GDP/SE Plat.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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

ATTACHMENTS

1. Draft Proffers, dated March 23, 2016
2. Proposed Development Conditions, dated September 7, 2016
3. Approved PCA and SE Affidavits
4. Statement of Justification
5. Approved Proffers, PCA 82-L-030-3, PCA 87-L-031
6. Comprehensive Plan Provisions
7. Transportation Analysis
8. Urban Forestry Analysis
9. Stormwater Management Analysis
10. Zoning Ordinance Provisions
11. Glossary

DRAFT PROFFERS**WHITE HORSE FOUR, LLC****PCA 82-L-030-03/PCA 87-L-031-03****March 23, 2016**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, White Horse Four, LLC (hereinafter referred to as the “Applicant”) for itself, the owners, and successors and assigns in PCA 82-L-030-03 and PCA 87-L-03, filed for property identified as Tax Map (hereinafter referred to as the “Application Property”) hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 82-L-030-03, PCA 87-L-031-03, and SE 2015-LE-031. All other existing proffers affecting the Application Property shall remain in full force and effect and are not modified by these proffers except where inconsistent, in which case these proffers shall supersede.

1. GENERALIZED DEVELOPMENT PLAN AND USES

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Application Property shall be in substantial conformance with the generalized development plan/special exception plat (“GDP/SE Plat”) consisting of six sheets, prepared by Land Design Consultants, Inc. and revised through March 18, 2016.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SE Plat may be permitted as determined by the Zoning Administrator.
- c. As shown on the GDP/SE Plat, the Application Property shall be permitted to be developed with a car wash.

2. TRANSPORTATION

Prior to the issuance of a Non-Residential Use Permit (Non-RUP), the Applicant shall contribute \$15,000 to the Fairfax County Board of Supervisors toward the signal at the intersection of Beulah Street, Metro Park Drive, and Charles Arrington Drive proffered by Metro Park (RZ/FDP 1998-LE-048, Proffer 23) if it has not been installed prior to the issuance of the Non-RUP. Should the signal be installed prior to the issuance of the Non-RUP, the funds shall be used toward transportation improvements in the vicinity of the Application Property.

APPLICANT/LESSEE OF
TAX MAP 91-1 ((1)) 67, 67E and
91-1 ((12)) N (part)

WHITE HORSE FOUR, LLC

By: Robert B. Rust

TITLE OWNER/LESSOR OF
TAX MAP 91-1 ((1)) 67, 67E

LUCY ELIZABETH ARRINGTON

TITLE OWNER/LESSOR OF
TAX MAP 91-1 ((12)) N

FW VA-FESTIVAL AT MANCHESTER,
LLC

By: _____

[SIGNATURES END]

PROPOSED DEVELOPMENT CONDITIONS

SE 2015-LE-031

September 7, 2016

If it is the intent of the Board of Supervisors to approve SE 2015-LE-031 located at 6912 Manchester Blvd, Tax Map 91-1 ((1)) 67, 67 E, and 91-1 ((12)) N, to permit a car wash pursuant to Sections 4-904 and 9-501 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat entitled "White Horse Carwash" consisting of six sheets, prepared by Land Design Consultants, dated March 18, 2016. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of these special exception conditions shall be posted in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation.
5. Hours of operation shall be limited to Monday through Sunday, 7:00 a.m. to 10:00 p.m.
6. There shall be no outside storage or display of goods offered for sale.
7. No stacking for the car wash shall extend off-site. If at any time the queue for the car wash should extend off-site, the attendant shall ask that vehicle to move to another location not on a public street or blocking any entrances to the site. All drying and cleaning of vehicles shall occur on the subject site.
8. Temporary promotional banners (other than those allowed by the Zoning Ordinance), balloons, flags, or rooftop displays shall not be permitted on-site.
9. No more than six (6) employees shall be present on-site at any one time.
10. All lighting, including security, pedestrian and/or other incidental lighting, shall meet the standards of Article 14 of the Zoning Ordinance.
11. Any exterior lighting shall be a maximum of 12 feet in height, as measured from the ground to the top of the fixture.

12. All signage shall conform to the provisions of Article 12 of the Zoning Ordinance.
13. No outdoor speakers or loud speakers shall be utilized on the site.
14. Stormwater management and best management practices shall be provided as shown on the GDP/SE Plat and in conformance with the Public Facilities Manual.
15. Architectural elevations shall be generally consistent with those provided in Attachment 1 to these development conditions.

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

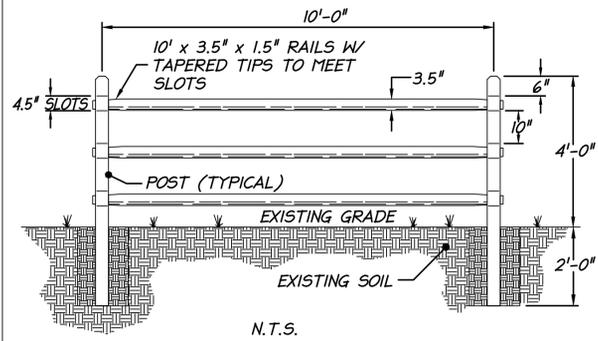
Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

NOTES

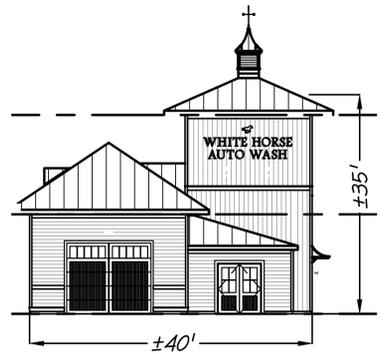
1. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AT THE TIME OF PERMIT.
2. DIRECTIONAL SIGNAGE TO BE APPROXIMATELY 28 INCHES WIDE AND 44 INCHES HIGH.
3. SIGN MENU BOARD TO BE APPROXIMATELY 48 INCHES WIDE AND 72 INCHES HIGH.
4. BUILDING SIGNAGE APPROXIMATELY 12 FEET WIDE AND 5 FEET HIGH. TOTAL SQUARE FOOTAGE OF SIGNAGE CAN NOT EXCEED 1.5 TIMES THE LINEAR FOOTAGE OF BUILDING FRONTAGE (120') = 180 SF.
5. THERE IS NO PROPOSED LIGHTING FOR ANY SIGNAGE ASSOCIATED WITH THIS SPECIAL EXCEPTION APPLICATION.

NOTES:

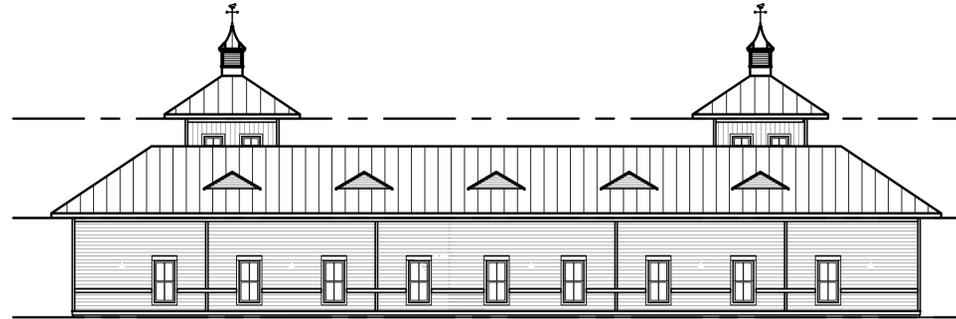
- 1) ALL WOOD FOR SPLIT RAIL FENCE TO BE PRESSURE TREATED AND MAY BE PAINTED TO MATCH BUILDING.
- 2) END POST SHALL BE TERMINAL POST.



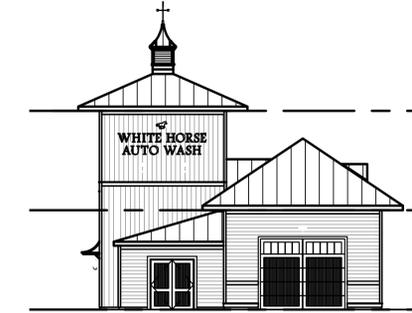
FENCE DETAIL



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



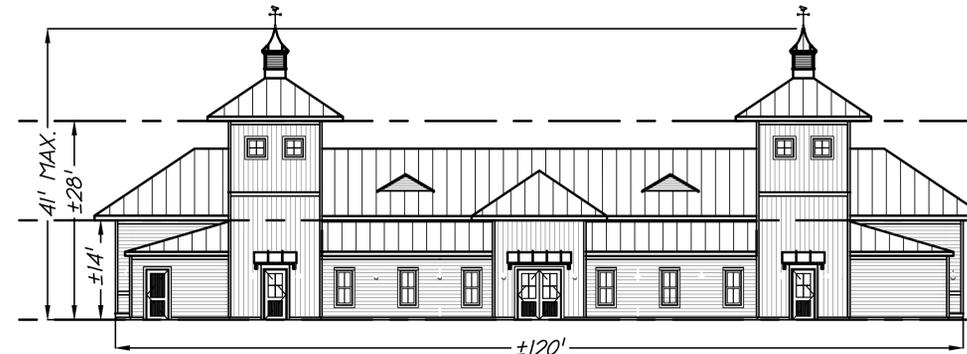
MENU SIGN BOARD EXAMPLE



DIRECTIONAL SIGN EXAMPLE



BUILDING SIGNAGE



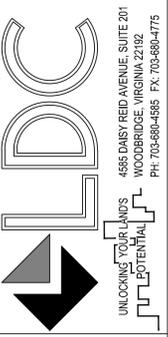
SOUTH ELEVATION



STANDARD DO NOT ENTER SIGN

ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY!

ATTACHMENT 1



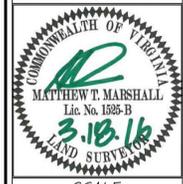
ELEVATIONS & NOTES

WHITE HORSE CARWASH

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER	REVISION	APPROVED BY	APPROVED DATE
12-28-14	MTM			
1-28-15	MTM			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: NTS

SHEET 6 OF 6

DATE: APRIL, 2015
DRAFT: WOR CHECK: MTM
FILE NUMBER: 14180-I-0 5B

REZONING AFFIDAVITDATE: 8/22/16
(enter date affidavit is notarized)

132540

I, Luke Vaughn, do hereby state that I am an
(enter name of applicant or authorized agent)(check one) applicant
 applicant's authorized agent listed in Par. 1(a) belowin Application No.(s): PCA 82-7-030-13
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
White Horse Four, LLC Agents: Robert B. Rust John H. Rust, Jr. Robert M. Barlow George E. Barlow James N. Stamer	10555 Main Street, Suite 550 Fairfax, VA 22030	Applicant: Sub-Lessee Parcel TM #91-1-(1)-67 Parcel TM #91-1-(1)-67E
The Aisling Group, LLC Agents: Luke Vaughn Jaon Tipton	203 N. Patrick Street Alexandria, VA 22314	Agent for Applicant
Land Design Consultants, Inc. Agents Matthew Marshall Josh Marshall	4585 Daisy Read Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant

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

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

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

Rezoning Attachment to Par. 1(a)

DATE: 8/22/16
 (enter date affidavit is notarized)

132540

for Application No. (s): PCA82-L-030-13
 (enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Lucy Elizabeth Arrington	309 East Mitchell Ave., State College, PA 16803	Title Owner/Lessor Parcel TM #91-1-((1))-67 Parcel TM #91-1-((1))-67E Lessee: FW VA-Festival at Manchester, LLC Sub-Lessee: White Horse Four, LLC
FW VA-Festival at Manchester, LLC Agents: Argalas, Barry E. Sr. V.P. – Natl. Transactions Bell, Ernst A. V.P. – Assoc. Gen Counsel Booth, Matthew J. V.P. – Investments Brettingen, Anne V.P. – Financial Ser. Chandler, Dan M. Executive V.P. – Dev Clark, Laura E. V.P. – Financial Ser. Conway, Patrick N. V.P. – Market Off Corini, David D. V.P. – Investments Damrath, William J. V.P. – Market Off Delatour, John S. Managing Director Devereaux, Terah L. V.P. – REA and SEC Reporting deVilliers, John H. V.P. – Investments Di Iaconi, Krista C. Sr. V.P. – Sr. Market Off D’Olimpio, Amy L. V.P. – Human Res. Hanak, Jan X. V.P. – Marketing & Com Hayes, John P. V.P. – Project Mgmt. Hendy, Matthew N. V.P. – Investments Hofheimer, Norman A. Sr. V.P. – Retailer Services Hricko, John R. V.P. – Market Off Hussein, Omar H. V.P. – Market Off Johnson, Patrick M. V.P. – Capital Markets/JVs Johnston, Barbara C. Sr. V.P. – General Counsel Johnston, Dale S. Sr. V.P. – CIO Kinsella, Michael R. Sr. V.P. – Sr. Market Off Knoedler, Peter J. Sr. V.P. – Invest Koleszar, Andre N. V.P. – Market Off Krejs, Patrick P. Sr. V.P. – Sr. Market Of	1919 Gallows Road, Suite 1000 Vienna, VA 22182 FW VA-Festival at Manchester, LLC Agents continued: Leavitt, J C. Sr. V.P. – Finance and Treasurer Leftwich, Snowden M. Sr. V.P. – Sr. Market Off Mas, Michael J. Sr. V.P. – Capital Markets Maxwell, Paul C. V.P. – Investments McNulty, David A. V.P. – Financial Services Mehigan, John T. Sr. V.P. – Sr. Market Officer Miller, Kathy D. Sr. V.P. – Financial Ser & Tax Muniz, Rafael R. Sr. V.P. – Mixed-Use Dev Murphy, John W. V.P. – Investments Nahas, John M. V.P. – Investments Neel, Shana R. V.P. – Financial Services Overton, Howard E. V.P. – Transactions Pacetti, David A. V.P. – Investments Palmer, Lisa President/CFO Paul, Thomas C. V.P. – Internal Audit Paulk, Celia R. V.P. – Corporate Accounting Pearl, Douglas N. V.P. – Architecture & Placemaking Peternell, Mark A. V.P. – Sustainability Pharr, John H. Sr. V.P. – Sr. Market Officer Prigge, Scott R. Sr. V.P. – Natl. Property Ops Ramey, H C. Managing Director Roth, Alan T. Managing Director Shaffer, Douglas W. Sr. V.P. – Sr. Market Officer Stein, Martin E. Chairman / CEO Sutphin, Richard W. V.P. – Market Officer Thompson, James D. Executive V.P. – Operations Waidner, Stephanie J. V.P. – Assoc. Gen Counsel Wibbenmeyer, Nicholas A. Managing Director Widmayer, Christopher A. V.P. – Investments Wilson, Scott L. V.P. – Project Management	FW VA-Festival at Manchester, LLC Title Owner: Parcel TM #091-1-12N Lessee of: Parcel TM #91-1-((1))-67 Parcel TM #91-1-((1))-67E Sub-Lessor to: White Horse Four, LLC Sub-Lessee

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

REZONING AFFIDAVIT

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
White Horse Four, LLC
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Iron Ox Development Corporation - Managing Member \Barlow Family, LLC
Iron Ox Consulting, Inc- Members \George E. Barlow
Robert B. Rust James N. Stamer & Kathleen Stamer, as tenants by the entirety

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

The Aisling Group, LLC
203 N. Patrick Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Luke Vaughn	Managing Member
Jason Tipton	Member

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

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

Land Design Consultants, Inc.
4585 Daisy Read Avenue, Suite 201
Woodbridge, VA 22192

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Matthew Marshall	Managing Member
Josh Marshall	Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA-82-L-030-13
(enter County-assigned application number (s))

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

Barlow Family, LLC
9411 Piscataway Lane
Great Falls, VA 22066

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Robert M. Barlow	Managing Member
George E. Barlow	Members
Duncan S. Barlow	
Julie B. Cronin	

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

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

USRP I, LLC	Managing Member
-------------	-----------------

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

Argalas, Barry E. Sr. V.P. – Natl. Transactions
 Bell, Ernst A. V.P. – Assoc. General Counsel
 Booth, Matthew J. V.P. – Investments
 Brettingen, Anne V.P. – Financial Services

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

Rezoning Attachment to Par. 1(b)

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(enter date affidavit is notarized)

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for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Continued: Chandler, Dan M. Executive V.P. - Development	Corini, David D. V.P. - Investments
Clark, Laura E. V.P. - Financial Services	Damrath, William J. V.P. - Market Officer
Conway, Patrick N. V.P. - Market Officer	Delatour, John S. Managing Director

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Continued: Devereaux, Terah L. V.P. – REA and SEC Reporting	D'Olimpio, Amy L. V.P. – Human Resources
deVilliers, John H. V.P. – Investments	Hanak, Jan X. V.P. – Marketing & Communications
Di Iaconi, Krista C. Sr. V.P. – Sr. Market Officer	Hayes, John P. V.P. – Project Management

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

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132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
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NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

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

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

Continued: Hendy, Matthew N. V.P. – Investments
Hofheimer, Norman A. Sr. V.P. – Retailer Services
Hricko, John R. V.P. – Market Officer

Hussein, Omar H. V.P. – Market Officer
Johnson, Patrick M. V.P. – Capital Markets/JVs
Johnston, Barbara C. Sr. V.P. – General Counsel

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 821-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Continued: Johnston, Dale S. Sr. V.P. – CIO	Koleszar, Andre N. V.P. – Market Officer
Kinsella, Michael R. Sr. V.P. – Sr. Market Officer	Krejs, Patrick P. Sr. V.P. – Sr. Market Officer
Knoedler, Peter J. Sr. V.P. – Investments	Leavitt, J.C. Sr. V.P. – Finance and Treasurer

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132540

for Application No. (s): RA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Continued: Leftwich, Snowden M. Sr. V.P. – Sr. Market Officer	McNulty, David A. V.P. – Financial Services
Mas, Michael J. Sr. V.P. – Capital Markets	Mehigan, John T. Sr. V.P. – Sr. Market Officer
Maxwell, Paul C. V.P. – Investments	Miller, Kathy D. Sr. V.P. – Financial Services and Tax

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Continued: Muniz, Rafael R. Sr. V.P. – Mixed-Use Development	Neel, Shana R. V.P. – Financial Services
Murphy, John W. V.P. – Investments	Overton, Howard E. V.P. – Transactions
Nahas, John M. V.P. – Investments	Pacetti, David A. V.P. – Investments

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

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

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

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

Rezoning Attachment to Par. 1(b)

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(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Continued: Palmer, Lisa President/CFO	Pearl, Douglas N. V.P. – Architecture & Placemaking
Paul, Thomas C. V.P. – Internal Audit	Peternell, Mark A. V.P. – Sustainability
Paulk, Celia R. V.P. – Corporate Accounting	Pharr, John H. Sr. V.P. – Sr. Market Officer

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Continued: Prigge, Scott R. Sr. V.P. – Natl. Property Ops	Shaffer, Douglas W. Sr. V.P. – Sr. Market Officer
Ramey, H C. Managing Director	Stein, Martin E. Chairman / CEO
Roth, Alan T. Managing Director	Sutphin, Richard W. V.P. – Market Officer

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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Rezoning Attachment to Par. 1(b)

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for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

FW-VA Festival at Manchester, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Continued: Thompson, James D. Executive V.P. – Operations	Widmayer, Christopher A. V.P. – Investments
Waidner, Stephanie J. V.P. – Assoc. General Counsel	Wilson, Scott L. V.P. – Project Management
Wibbenmeyer, Nicholas A. Managing Director	

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

USRP I, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

USRP I Holding, LLC	Managing Member
USRP I Member, LLC	Member

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

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

USRP I Holding, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

USRP I Member, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

GRI-Regency, LLC Managing Member

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

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

GRI-Regency, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Regency Centers, LP Managing Member
Gobal Retail Investors, LLC Members

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s), PCA - 82-L-030-13
(enter County-assigned application number (s))

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

Iron Ox Development Corporation
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John H. Rust, Jr.
John W. Rust
Thomas A. Rust
Robert B. Rust

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

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

Iron Ox Consulting, Inc.
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John H. Rust, Jr.

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

Regency Centers Corporation
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded real estate investment trust
(NYSE: REG)

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

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

California Public Employees Retirement System (CalPERS)
400 Q Street
Sacramento, CA 95811

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Public pension fund

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number (s))

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

Global Retail Investors, LLC
4350 East-West Highway, Suite 400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

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

First Washington Realty	Managing Member	approximate 1% owner of FW-VA Festival at Manchester, LLC
California Public Employees Retirement (CalPERS)	Member	approximate 59% owner of FW-VA Festival at Manchester, LLC

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: 8/12/16
(enter date affidavit is notarized)

132540

for Application No. (s): PCA 82-L-030-13
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Regency Centers, LP
One Independent Drive, Suite 114
Jacksonville, FL 32202

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

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

Regency Centers Corporation Publicly traded real estate investment trust
(NYSE: REG)

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

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

REZONING AFFIDAVIT

DATE: 8/22/16
(enter date affidavit is notarized)

132540

for Application No. (s): PLA 82-L-030-13
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: 8/2/16
(enter date affidavit is notarized)

132540

for Application No. (s): FCA 82-L-030+ 13
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

Luke Vaughn, member of The Aisling Group, LLC, provided political consulting services to Chairman Sharon Bulova

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

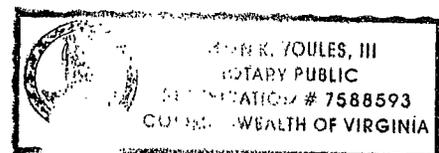
Luke Vaughn

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

Subscribed and sworn to before me this 2nd day of August, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

John K. Youles
Notary Public

My commission expires: 3.31.18



Special Exception Attachment to Par. 1(a)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Lucy Elizabeth Arrington	309 East Mitchell Ave., State College, PA 16803	Title Owner/Lessor Parcel TM #91-1-((1))-67 Parcel TM #91-1-((1))-67E
FW VA-Festival at Manchester, LLC Agents: Barry H. Argalas Ernest Bell Matthew J. Booth Anne Brettmgen Dan M. Chandler Laura E. Clark Patrick N. Conway David D. Corini William J. Darmrath John S. Dellatour Terah L. Devereaux John H. de Villiers Krista C. Di Lacom Amy L. D'Olimpio Jan X. Hanak John P. Hayes Matthew N. Endy Norman A. Hefheimer John R. Hricko Omar H. Hussein Patrick M. Johnson Barbara C. Johnston Dale S. Johnston Dale S. Johnston Michael R. Kinsella Peter J. Knsella Andre N. Koleszar Patrick P. Krejs J.C. Leavitt Snowden M. Leftwich Michael J. Mas	1919 Gallows Road, Suite 1000 Vienna, VA 22182 FW VA-Festival at Manchester, LLC Agents continued: Paul C. Maxwell David A. McNulty John T. Mehigan Kathy D. Miller Rafael R. Muniz John W. Murphy John M. Nahas Shana R. Neel Howard E. Overton David A. Pacetti Lisa Palmer Thomas C. Paul Celia R. Paulk Daouglas N. Pearl Mark A. Peternell John H. Pharr Scott R. Prigge H.C. Ramcy Alan T. Roth Douglas W. Shaffer Martin E. Stein Richard W. Sufphm James D. Thompson Stephanie J. Waidner Nicholas A. Wibbenmeyer Christopher A. Widmayer Scott L. Wilson	Lessee: FW VA-Festival at Manchester, LLC Sub-Lessee: White Horse Four, LLC FW VA-Festival at Manchester, LLC Title Owner: Parcel TM #091-1-12N Lessee of: Parcel TM #91-1-((1))-67 Parcel TM 91-1-((1))-67E Sub-Lessor to: White Horse Four, LLC - Sub-Lessee

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/12/16
(enter date affidavit is notarized)

132547

I, Luke Vaughn, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): SE-2015-LE-031
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
White Horse Four, LLC Agents: Robert B. Rust John H. Rust, Jr. Robert M. Barlow George E. Barlow James N. Stamer	10555 Main Street, Suite 550 Fairfax, VA 22030	Applicant: Sub-Lessee Parcel TM # 91-1-((1))-67 # 91-1-((1))-67E
The Aisling Group, LLC Agents: Luke Vaughn Jason Tipton	203 N. Patrick Street Alexandria, VA 22314	Agent for Applicant
Land Design Consultants, Inc. Agents: Matthew Marshall Josh Marshall	4585 Daisy Read Avenue, Suite 201 Woodbridge, VA 22192	Agent for Applicant

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
White Horse Four, LLC
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Iron Ox Development Corporation Managing Member
Iron Ox Consulting, Inc. Members
Robert B. Rust
Barlow Family, LLC
George E. Barlow
James N. Stamer & Kathleen Stamer, as tenants by the entirety

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

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

Special Exception Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

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

The Aisling Group, LLC
203 N. Patrick Street
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Luke Vaughn	Managing Member
Jason Tipton	Member

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

Land Design Consultants, Inc.
4585 Daisy Read Avenue, Suite 201
Woodbridge, VA 22192

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Matthew Marshall	Managing Member
Josh Marshall	Member

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

Special Exception Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

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

USRP I, LLC
One Independent Drive, Suite 114
Jacksonville, FL32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

USRP I Holding, LLC	Managing Member
USRP I Member, LLC	Member

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

USRP I Holding, LLC
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)

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

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

GRI-Regency, LLC	Managing Member
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(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

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

Iron Ox Development Corporation
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John H. Rust, Jr.
John W. Rust
Thomas A. Rust
Robert B. Rust

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

Iron Ox Consulting, Inc.
10555 Main Street, Suite 550
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John H. Rust, Jr.

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

Special Exception Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Regency Centers Corporation
One Independent Drive, Suite 114
Jacksonville, FL 32202

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Publicly traded real estate investment trust
(NYSE: REG)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
California Public Employees Retirement System (CalPERS)
400 Q Street
Sacramento, CA 95811

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

Special Exception Attachment to Par. 1(b)

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number (s))

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

Global Retail Investors, LLC
4350 East-West Highway, Suite 400
Bethesda, MD 20814

DESCRIPTION OF CORPORATION: (check one statement)

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

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

First Washington Realty	Managing Member	approximate 1% owner of FW-VA Festival at Manchester, LLC
California Public Employees Retirement System (CalPERS)	Member	approximate 59% owner of FW-VA Festival at Manchester, LLC

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Regency Centers, LP
One Independent Drive, Suite 114
Jacksonville, FL 32202

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

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

Regency Centers Corporation Publicly traded real estate investment trust
(NYSE: REG)

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/12/16
(enter date affidavit is notarized)

132547

for Application No. (s): SE-2015-LE-031
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE-2015-LE-031

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

132547

DATE: 8/12/16
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
Luke Vaughn, member of The Aisling Group, LLC, provided political consulting services to Chairman Sharon Bulova

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

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

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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

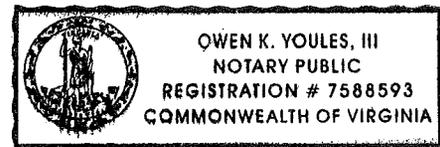
Luke Vaughn

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

Subscribed and sworn to before me this 12 day of August, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Owen K. Youles
Notary Public

My commission expires: 3.31.18



RECEIVED
Department of Planning & Zoning

SEP 25 2015

Zoning Evaluation Division

September 17, 2015

Via Hand Delivery

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

Re: Proposed Proffered Condition Amendment and Special Exception Application
Applicant: White Horse Four, LLC

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proffered condition amendment and special exception application on property identified among the Fairfax County tax map records as 91-1 ((1)) 67 and 67E and 91-1 ((12)) N (the "Subject Property").

The Subject Property is located on the southern side of Charles Arrington Drive (Route 8115), east of its intersection with Beulah Street (Route 613) in the Lee Magisterial District. Zoned to the C-8 District, the Subject Property is comprised of the existing Manchester Lakes Shopping Center as well as land that is vacant.

The Subject Property has been the subject of prior land use approvals. More specifically, the Subject Property is subject to proffers and a generalized development plan associated with PCA 82-L-030 and PCA 87-L-031-2. The Applicant proposes a proffered condition amendment and special exception to allow for the addition of a car wash to the Subject Property.

The Applicant proposes a single bay car wash that will utilize existing site access points. All circulation to the car wash will be internal to the existing Manchester Lakes Shopping Center. The Applicant proposes a one-way circulation pattern to access the car wash and minimize conflicting movements. The proposed layout accommodates two lanes of stacking spaces that will funnel into a single lane in advance of entering the car wash building. As shown on the enclosed Generalized Development Plan/SE Plat, the proposed layout provides for convenient site access and on-site circulation. The Applicant's proposal will not increase the existing impervious surface area on the Subject Property. The proposed improvements result in an overall site that is well below the 0.50 FAR permitted in the C-8 District.

The Subject Property is located within Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within Lehigh Planning Sector within the Rose Hill Planning District. The Plan states that the Subject Property is

planned for a shopping center that is existing and planned to continue in this area. The use of the Subject Property as a car wash is in conformance with the Plan's recommendation for commercial uses on the Subject Property.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") please accept the following information:

RECEIVED
Department of Planning & Zoning
SEP 25 2015
Zoning Evaluation Division

- The type of operation proposed is a car wash.
- Hours of operation:
The car wash will be open from 7:00 a.m. to 10:00 p.m.
- The estimated number of patrons is approximately 150 persons per day.
- The estimated number of employees is a maximum of six (6) on-site at any one time.
- The proposed use will generate approximately 300 trips per day.
- The general area to be served by the use is the Manchester Lakes area.
- The proposed use results in approximately 4,800 square feet in building improvements. The building materials may include glass and vinyl siding.
- No known hazardous or toxic substances will be utilized and stored on the Subject Property.
- The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions except as follows:
 - The Applicant requests a modification of Section 13-304(4)(D) of the Zoning Ordinance. This section requires a 42-48 inch chain link fence. Given the proposed landscaping, the Subject Property has been designed to minimize impacts to adjacent property in lieu of the required barrier.

Given the Subject Property's location within the Manchester Lakes Shopping Center, at the intersection of Beulah Street and Manchester Boulevard, the site is well-suited to provide a necessary service in a location convenient to area employees, residents, and visitors. The Applicant's proposal will reduce existing impervious site area and will update the site landscaping. The proposed use will improve a long-vacant piece of property with an attractive building.

Should you have any questions regarding this proposal, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your convenience.

Very truly yours,

Jason T. Tipton

cc: Bob Rust
Matt Marshall
Luke M. Vaughn
Sara V. Mariska

RECEIVED
Department of Planning & Zoning
SEP 25 2015
Zoning Evaluation Division

April 28, 1988

PROFFERS

Proffered Condition Amendment 82-L-030-3
Proffered Condition Amendment 87-L-031

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned hereby proffer the following conditions provided Proffered Condition Amendment 82-L-030-3 and Proffered Condition Amendment 87-L-031 are approved by the Board of Supervisors of Fairfax County:

1. Except as modified herein, the subject property is governed by the Proffer Statement, dated October 18, 1984, accepted by the Board of Supervisors in conjunction with the approval of PCA-82-L-030-2.
2. Paragraph 37 of said Proffer Statement, insofar as it relates to the subject property, is addressed by the proffered Generalized Development Plan.
3. Paragraph 34 of said Proffer Statement, insofar as it relates to the subject property, is addressed by the proffered Planting Plan.
4. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, development will be in substantial conformance with the Generalized Development Plan, prepared by Rinker-Detwiler & Associates, revised as of April 8, 1988, and the Planting Plan prepared by Graham Landscape Architecture, revised as of January 19, 1988.
5. The developer shall provide internal walkways through expanded parking isles and refuge medians for

pedestrian safety when crossing parking lots and/or travel isles, as shown on the Generalized Development Plan. Special paving or striping shall clearly mark the pedestrian facility connecting the building on the subject property with the main center.

6. The rear of the building in the Center facing Parcel J shall be treated architecturally with brick for those portions not screened by fencing or landscaping. Dumpsters and loading docks will be screened.
7. Stop signs will be placed onsite on the travel isle adjacent to Building A in order to clearly establish that traffic entering the subject property from Beulah Street will have the right-of-way.
8. Upon the approval of these proffers and these Proffered Condition Amendments, the proffers in Rezoning 87-L-031 shall be rendered null and void.
9. Paragraph 35 of the Proffer Statement in PCA-82-L-030-2, revised October 18, 1984, provides for a van service for the elderly residents of Parcel O as shown on the Conceptual Development Plan for that application. In the event that construction is completed for Parcel O and occupancy is established for elderly housing and nursing care on that parcel, the applicant for the subject property, or its successors or assigns, shall contribute the sum of \$50,000 to be applied towards the purchase of a van to be used to transport the residents of Parcel O in accordance with the provisions of said

paragraph 35. When said contribution is made, written evidence thereof will be provided to the Office of Comprehensive Planning. In the event that the van purchase does not amount to \$50,000, any residual amount shall be placed in a capital reserve account to be utilized for the purchase of an additional van or a replacement van. In addition, payments for operation and maintenance expenses shall be made as follows:

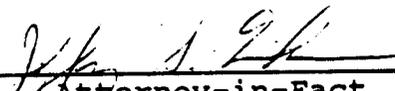
- a. The applicant or its successors or assigns shall make annual payments as a contribution towards the operation and maintenance expenses of said elderly van service for Parcel O residents. The first annual payment shall be made on the first date that said van service is initiated on a regularly scheduled, daily basis. Subsequent payments shall be made on the anniversary date of the initiation of said van service.
- b. The first payment for operation and maintenance shall be in the amount of \$20,000. Subsequent annual payments shall increase or decrease by a percentage equal to the percentage increase or decrease in the Bureau of Labor Statistics Consumer Price Index for the Washington area as published by the United States Government; the base period for such index shall be the year and month of the initial payment made pursuant to paragraph a above. In the event said Index should

not be published for as long as this proffer is in force, a comparable publication will be used.

10. Building H, identified by note 6 on the proffered Generalized Development Plan as medical offices, may be converted to retail uses, if and only if, an equal or greater amount of medical office space is shown on an approved Final Development Plan for Parcel O, as identified on the approved Conceptual Development Plan for Manchester Lakes, or parcels adjacent thereto. The above-noted conversion of Building H to retail space is subject to the review and approval of the Director, Zoning Evaluation Division, OCP.

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

CHARLES GAYTON ARRINGTON

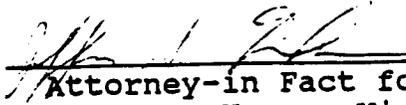
By 
Attorney-in-Fact

LUCY ELIZABETH ARRINGTON

By 
Attorney-in-Fact

CROW-MANCHESTER LAKES RETAIL
LIMITED PARTNERSHIP

By: CROW-WASHINGTON #1
RETAIL DEVELOPMENT
CORPORATION, General
Partner

BY 
Attorney-in Fact for
Peter J. Henry, Vice-
President

General Kingstowne/Manchester Lakes Policies

Land Use

1. Promote a balanced, planned development community that will serve as a showcase community and future focal point of the county.
2. Plan residential densities within Kingstowne to a maximum overall average of 3-4 dwelling units per acre with bonuses, as appropriate. A balanced mix of housing types is encouraged in order to promote diversity and avoid the excessive development of any one dwelling unit type. A broad range of affordable dwelling units that meet the needs of all ages, family sizes and income levels should be provided. At any given time, the level of residential or commercial development should be related to the densities and character of adjoining properties, as well as transportation and environmental constraints, while recognizing the objective of achieving a planned mixed-use commercial/community activity center. Kingstowne should be developed as a unified element with additional parcel consolidation provided where appropriate.
3. Compatible land use and streetscape design should occur throughout the development, especially where Manchester Lakes meets Kingstowne.
4. Encourage a planned development with a mixed-use commercial/community activity center as its focal point. The center should operate much like a downtown area, with the residential, retail and office uses all easily accessible by public transit, by foot or bicycle, as well as by automobile. The center should include residential densities sufficient to support a major core area in conjunction with recreational and leisure activities, commercial retail, office, service uses and compatible high-quality industrial uses, such as high technology. This core, or town center, should be located at the South Van Dorn Street/Kingstowne Boulevard junction.
5. Protect stable adjoining neighborhoods through the use of compatible densities, type, design and/or natural features (e.g., trees, topography) which effectively screen or buffer incompatible or adverse uses.
6. Encourage neighborhood areas that exhibit a distinct character with clearly defined boundaries and setbacks so as to provide a unique sense of identity. Clustering of residential neighborhoods should be planned in order to accomplish this objective, as well as promote usable open spaces within a reasonable walking distance.
7. Promote an identifying theme for the entire planned development center to foster a sense of place including superior urban design features which should be a prerequisite to develop above the low end of the planned density range. Through the application of these design features, the relationship of all land uses within the planned community should exhibit an order, coherent arrangement of uses, identity and aesthetic/sensory appeal.
8. Ensure that the necessary public facilities are in place prior to the completion of residential or commercial development. Public parkland dedication and parkland facilities should be provided in accordance with requirements and standards set by the County Park Authority.

9. Any phased development techniques, if used, should plan the arrangement and relationship of uses, buildings, streets and other permanent elements so as not to preclude future alternative development considerations to achieve an overall coherent design.

Transportation

10. Dedicate all rights-of-way necessary to accommodate planned transportation map improvements.
11. Construct improvements which are necessary to accommodate development-generated traffic, particularly at locations adjacent to the site where new or expanded access points are provided onto existing roads.
12. Contributions toward resolving area road problems by performing construction or pre-construction activities on other roads in the area, or through financial contributions for such improvements, are needed to support higher intensity developments.
13. Commit that needed transportation facilities will exist prior to completion of each phase of development to satisfactorily accommodate the anticipated traffic of each phase. Specific examples of locations where these measures should be applied include, but are not limited to:
 - The intersections of Franconia Road/South Van Dorn Street, Beulah Street/Springfield-Franconia Parkway, South Van Dorn Street/I-95/I-495 interchange and Old Telegraph Road/Hayfield Road;
 - Proposed interior collector or arterial roadways within the Kingstowne/ Manchester Lakes area that are associated with planned developments; and
 - Hayfield Road and the South Van Dorn Street connector to Telegraph Road.
14. Provide plan designs that create safe and harmonious vehicular and pedestrian access, especially in areas where high vehicular traffic volumes may exist. In particular, the pedestrian access system must provide good access to the core area.
15. Promote alternative transportation strategies, including use of more transportation, ride-sharing, car/van pooling, shuttle service and satellite parking, among others.
16. Provide improvements for individual entrances to neighborhoods and major development areas, including appropriate deceleration and storage lanes.
17. Provide the minimum number of controlled access points to the surrounding street system to sufficiently disperse site-generated traffic and provide multiple access routes where applicable.
18. Design neighborhood road systems to accommodate bus feeder lanes to Metro stations.
19. Satisfy Virginia Department of Transportation and Fairfax County design standards.

Environment

20. Before development occurs, areas suspected of containing toxic substances should be thoroughly tested to determine the contents of the ground water and soil. If contamination at potentially detrimental levels is found, exhaustive measures must be taken to eliminate the source(s) of the contamination or to prevent development within contaminated areas.
21. Encourage the development to take into account the opportunities for energy conscious design, such as proper solar orientation of buildings.

Trails

22. Promote a complete network of hiking, biking and riding trails to be incorporated into the development plan for Kingstowne/Manchester Lakes. Facilities should be provided, not only for safe and convenient pedestrian access to and from residential neighborhoods, commercial and employment centers. This network should also provide access through EQC(s), other open space areas and for exercise and recreational use. Circuitous routes are especially conducive to recreational activities and should be incorporated, where possible.

Public Facilities

23. Public facilities to serve development in Kingstowne, including schools, parks, among others, should be provided.
24. Construct a library on a county acquired site near the intersection of Beulah Street and Manchester Boulevard consistent with Policy Plan standards for a regional library.

More specific recommendations for certain portions of the Kingstowne/Manchester Lakes area follow:

Policies for the Kingstowne Town and Village Centers

25. A mixed-use activity center should be planned in the core area at the intersection of South Van Dorn Street and Kingstowne Boulevard. Uses should include a balanced mix of residential, retail, office, research and development and recreation/leisure activities, and attractive public open spaces and amenities. Industrial uses may be appropriate within the southeastern portion of the core area provided adequate assurances are made that any such industrial uses will be compatible with nearby uses, existing or planned, and of high quality and low intensity, such as high technology.
26. Development of high-rise and high density residential use within the mixed-use activity center is appropriate. Densities and building heights should decrease in relation to the distance from the core area so as not to cause adverse impacts on adjoining existing and planned residential areas.

Policies for the Kingstowne South Village

27. More intensive development should be oriented to Hayfield Road. Lower density development near the Piney Run stream valley would help to minimize the impacts of erosion and sedimentation and would help to alleviate post-development nonpoint water

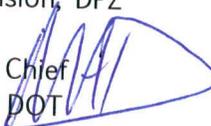


County of Fairfax, Virginia

MEMORANDUM

DATE: March 29, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael Davis, Acting Chief
Site Analysis Section, DOT 

SUBJECT: PCA 87-L-031-03, PCA 82-L-030-13, SE 2015-LE-031- White Horse Car Wash
Land Identification Maps: 91-1((1)) 67 and 67E and 91-1 ((12)) N.

This department has reviewed the subject Proffer Condition Amendment and Special Exception submittal dated March 18, 2016. The applicant seeks to construct a car wash where there is currently parking for a shopping center.

Of the seven parking spaces located near the exit of the car wash, four are not associated with the car wash and are for shopping center patrons. The applicant will be constructing a "Do Not Enter" sign that would not allow shopping center patrons to use these spaces unless they drove into the car wash line and then around the building using the by-pass lane. Staff believes that these parking spaces should be associated with the car wash, as they are essentially unusable for the shopping center.

The transportation proffer regarding the contribution to the installation of a signal proffered by Metro Park should address the signal potentially not being installed. The proffer should be adjusted to read:

Prior to the issuance of a Non-Residential Use Permit (Non-RUP), the Applicant shall contribute \$15,000 to the Fairfax County Board of Supervisors toward the signal at the intersection of Beulah Street, Metro Park Drive, and Charles Arrington Drive proffered by Metro Park (RZ/FDP 1998-LE-048, Proffer 23) if it has not been installed prior to the issuance of the Non-RUP. Should the signal be installed prior to the issuance of the Non-RUP, or not installed at all, the funds shall be used toward transportation improvements in the vicinity of the Application Property.

MAD/BMC

Cc: Casey Gresham, DPZ

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 711

Fax: (703) 877-5723

www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: February 12, 2016

TO: Casey Gresham, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Manchester Lakes Parcel N-White Horse Carwash; PCA 82-L-030-13

The following comments are based on a review of the second submission PCA/SE, PCA 87-L-031-03, PCA 82-L-030-13, SE 2015-LE-031 received by the Urban Forest Management Division on February 3, 2016.

Previous comments from a memo dated December 1st, 2015 and an email sent to Mr. Matt Marshall on December 23, 2015 regarding the use of a split rail fence and interior parking lot requirements have been resolved, and it appears that additional landscaping has been provided.

As no additional comments were generated from this review, the Urban Forest Management Division recommends approval of this application based on all tree and landscaping related issues having been adequately addressed.

If further assistance is desired, please contact me at 703-324-1770.

SW/

UFMDID #: 205920

cc: DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: March 24, 2016

TO: Casey Gresham, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application# PCA 82-L-030-13 concurrent with PCA 87-L-031-03 and SE 2015-LE-031(white Horse Four, LLC); LDS Project# 5318-ZONA-004-1; Tax Map# 091-1-1-0067; Lee District

We have reviewed the subject application and offer the following stormwater management comments:

Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area (RPA) is not present on this site.

Floodplain
There is no regulated floodplain on this site.

Downstream Drainage Complaints
There is no storm water complaint on file within the property.

Drainage Diversion
During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)



Casey Gresham, Staff Coordinator

Application# PCA 82-L-030-13 concurrent with PCA 87-L-031-03 and SE 2015-LE-031(white Horse Four, LLC)

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Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The applicant has proposed to buy offsite nutrient credit in the amount of 0.16 lb. /yr. to satisfy the water quality requirement.

Stormwater Detention

There is no increase in impervious area so additional detention is not required due to the proposed improvement.

Downstream Drainage System

A preliminary stormwater outfall narrative was included on the plan. According to the applicant, a privately maintained and adequate storm sewer system conveys runoff from this site to an existing wet pond. The drainage area of the pond is 100 times the site area. The site is part of the drainage area to Dogue Creek.

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

SPECIAL EXCEPTIONS

2. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-504 Additional Standards for Amusement Arcades

1. Such a use shall not be located closer than 1000 feet to any school. In addition, except when located under the roof of a shopping center, such a use shall not be located within 100 feet of any adjoining property which is in an R district.
2. Such use shall be established only after approval by the Board of a plan setting forth acceptable rules for the operation of the establishment. Such plan shall specify (a) procedures to preclude gambling and loitering; (b) regulations regarding the use of the establishment by school age children; and (c) procedures for the enforcement of the rules.
3. In addition, the Board shall impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions may include, but need not be limited to, the following:
 - A. Hours of operation.
 - B. Number of adult attendants required to be on the premises at all times.
 - C. Size of the establishment and the number of amusement machines.

9-505 Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Fast Food Restaurants, Quick-Service Food Stores, Service Stations and Service Stations/Mini-Marts

1. In all districts where permitted by special exception:
 - A. Such a use shall have on all sides the same architectural features or shall be architecturally compatible with the building group or neighborhood with which it is associated.
 - B. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.
 - C. The site shall be designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation. Parking and stacking spaces shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the site.

FAIRFAX COUNTY ZONING ORDINANCE

- D. In reviewing such a use or combination of uses, it shall be determined that the lot is of sufficient area and width to accommodate the use and that any such use will not adversely affect any nearby existing or planned residential areas as a result of the hours of operation, noise generation, parking, glare or other operational factors.
 - E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.
2. In the C-3 and C-4 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an office building or office building complex containing not less than 35,000 square feet of gross floor area.
 - B. Such a use shall have no separate and exclusive curb cut access to the abutting highway.
 - C. There shall be no outside storage or display of goods offered for sale.
 - D. Service stations shall not include any ancillary use such as vehicle or tool rental, and shall be limited to the servicing and retail sales of products used primarily by passenger vehicles.
 - E. Service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than (2) such vehicles on site at any one time.
3. In the C-5 and C-6 Districts, in addition to Par. 1 above:
- A. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.
 - B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than two (2) such vehicles on site at any one time.
4. In the C-7, C-8 and C-9 Districts, in addition to Par. 1 above:
- A. In the C-7 or C-9 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

SPECIAL EXCEPTIONS

- B. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.
 - C. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to the area so designated on an approved special exception plat.
5. In the I-3, I-4, I-5 and I-6 Districts, in addition to Par. 1 above:
- A. All such uses, except drive-in financial institutions, shall be an integral design element of a site plan for an industrial building or building complex containing not less than 30,000 square feet of gross floor area.
 - B. In an I-3 or I-4 District, there shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station.
 - C. In an I-3 or I-4 District, service stations shall not be used for the performance of major repairs, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, there shall be no more than four (4) such vehicles on site at any one time.
 - D. No Building Permit shall be approved for such a use unless a Building Permit has been approved for the related industrial building(s).
 - E. The outdoor area devoted to any use such as vehicle or tool rental shall be limited to that area so designated on an approved special exception plat.
6. In the PDH and PDC Districts, in addition to Par. 1 above:
- A. In the PDH District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-106 and the following:
 - (1) Such use may be permitted only upon a finding by the Board that the planned development is of sufficient size to support the proposed use, and that the use is designed to serve primarily the needs of the residents of the development.
 - (2) Such use shall be designed and located so as to maintain the intended secondary nature of the use, and so that the associated impacts, including but not limited to associated on-site and off-site vehicular traffic, noise, odors, and visual impact, will not adversely affect the residential character of the development and surrounding properties.

FAIRFAX COUNTY ZONING ORDINANCE

- (3) All direct vehicular access to the use shall be provided via the internal circulation system of a commercial area of the PDH development, which commercial area shall contain not less than three (3) non-automobile-related commercial establishments.
 - (4) The proposed development shall provide clearly designated pedestrian facilities for safe and convenient access from surrounding residential and commercial uses.
- B. In the PDC District, fast food restaurants may be permitted only in accordance with the provisions of Sect. 6-206.
7. In the PTC District, car washes, drive-in financial institutions, drive-through pharmacies, fast food restaurants, quick-service food stores, service stations and service stations/mini-marts may only be permitted in accordance with the provisions of Sect. 6-505.

9-506 Additional Standards for Commercial Recreation Restaurants

- 1. All such uses shall be designed and operated as a combined use for family-oriented recreation and on-premise dining.
- 2. The sale and consumption of food, frozen deserts or beverages shall be limited to the premises. Notwithstanding the above, the establishment may provide a carry-out service provided that such carry-out service is clearly not the principal business of that portion of the establishment devoted to the sale and consumption of food, frozen desserts or beverages.
- 3. The recreation portion of the establishment shall not be advertised or operated as a separate facility.
- 4. Any areas devoted primarily to mechanical and/or electronic operated games shall encompass no more than twenty-five (25) percent of the total gross floor area of the establishment.

9-507 Additional Standards for Convenience Centers

- 1. No convenience center shall be approved in a neighborhood or subdivision which has been recorded or recorded in part prior to the effective date of this Ordinance. In addition, no convenience center shall be located on a lot adjacent to existing dwellings, unless such center was represented on an approved development plan.
- 2. The approval of a special exception for a convenience center shall be subject to the approval of a development plan prepared in accordance with the provisions of Sect. 16-502.
- 3. No convenience center shall be located within a distance of one (1) mile from any other similar retail commercial use.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		