



# County of Fairfax, Virginia

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

November 24, 2008

Sara V. Mariska  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Proffered Condition Amendment Application PCA 2004-SU-028  
(Concurrent with Special Exception Amendment Application SEA 2004-SU-027)

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 20, 2008, approving Proffered Condition Amendment Application PCA 2004-SU-028 in the name of Penske Automotive Group, Incorporated. The Board's action amends the proffers for Rezoning Application RZ 2004-SU-028, previously approved for commercial development with four (4) vehicle sale, rental and ancillary service establishments to split an approved vehicle sale, rental, and ancillary service establishment into two separate vehicle sales establishments on Tax Map 33-4 ((1)) 3B and permit associated modifications to site design with an overall Floor Area Ratio (FAR) of 0.20. The subject property is located in the southwest quadrant of the intersection of Stonecroft Boulevard and Stonecroft Center Court on approximately 9.26 acres of land zoned C-8, AN, and WS [Tax Map 33-4 ((1)) 3B], in the Sully District and is subject to the proffers dated October 14, 2008.

**The Board also:**

- Modified the peripheral parking lot landscaping requirements in favor of the landscaping shown on the GDP/SEA Plat.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

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

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

Cc: Chairman Gerald E. Connolly  
Supervisor Michael Frey, Sully District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 17<sup>th</sup> day of November, 2008, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 2004-SU-028  
(CONCURRENT WITH SEA 2004-SU-027)**

**WHEREAS**, Penske Automotive Group, Incorporated, filed in the proper form an application to amend the proffers for RZ 2004-SU-028 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

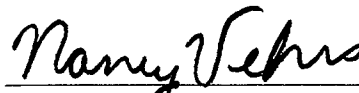
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

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

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

GIVEN under my hand this 17<sup>th</sup> day of November, 2008.



Nancy Vehrs  
Clerk to the Board of Supervisors

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 17<sup>th</sup> day of November, 2008, the following ordinance was adopted.

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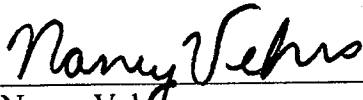
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GIVEN under my hand this 17<sup>th</sup> day of November, 2008.

  
\_\_\_\_\_  
Nancy Vehrs  
Clerk to the Board of Supervisors

**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: PCA 2004-SU-028**

DECISION DATE: 10/20/2008

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: SULLY

APPLICANT NAME PENSKE AUTOMOTIVE GROUP, INC.

STAFF COORDINATOR: WODONN

ACTION: APPROVE

**DECISION SUMMARY:**

ON OCTOBER 20, 2008, THE BOARD UNANIMOUSLY APPROVED PCA 2004-SU-028, ON A MOTION BY SUPERVISOR FREY, SUBJECT TO PROFFERS DATED OCTOBER 14, 2008.

**ZONING INFORMATION**

**EXISTING ZONING**

DISTRICT	AREA
C-8	9.26 ACRES
<b>TOTAL</b>	<b>9.26 ACRES</b>

**APPROVED AREA**

DISTRICT	AREA
C-8	9.26 ACRES
<b>TOTAL</b>	<b>9.26 ACRES</b>

**TAX MAP NUMBERS**

033-4- /01/ /0003-B

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: C-8

**APPROVED RESIDENTIAL DEVELOPMENT**

**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	DWELLING	LAND	UNIT OF	NO.	FLOOR AREA	UNIT OF	LAND	UNIT OF	FAR
	UNITS	AREA	MEASURE	OF		MEASURE	AREA	MEASURE	
VEH/SALE/A				ADU'S	70,000.00	SQ FEET	9.26	ACRES	0.17
<b>TOTAL</b>					70,000.00	SQ FEET	9.26	ACRES	0.17

**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 10-14-2008

ITEM	DUE DATE	TRIGGER NO.	TRIGGER EVENT	CONTRIB AMT	EXPIRATION DATE
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	0	BLDG PRMT APRV	\$	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	0	N/A	\$	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	0	NON-RUP	\$	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	SITE PLAN	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
RESTORATION / REFORESTATION / REPI	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001

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**WAIVERS/MODIFICATIONS**

**APPROVED WAIVERS/MODIFICATIONS**

MODIFY PERIPHERAL PARKING LOT LANDSCAPING

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**SUPPLEMENTAL MOTIONS**

**SUPPLEMENTAL MOTIONS APPROVED**

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*Amended*

PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT PROFFERED CONDITION  
REMOVED

Department of Planning & Zoning

MAY 14 2008

Zoning Evaluation Division

APPLICATION NO. PCA 2004-SU-028  
(Assigned by Staff)

PETITION

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

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:  
See attached

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
2. TAX MAP DESCRIPTION: <u>33-4</u>		<u>((1))</u>	<u>3B</u>	<u>Approx. 9.26 Ac.</u>

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)  
None assigned.

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)  
West of Stonecroft Boulevard (Rt. 8460), South of Stonecroft Center Court

5. PRESENT USE: Vacant Land

6. PROPOSED USE: Vehicle Sale, Rental and Ancillary Service Establishments

7. SUPERVISOR DISTRICT: Sully District

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

Lynne J. Strobel, Agent  
Type or Print Name of Applicant or Agent

*Lynne J. Strobel*  
Signature of Applicant or Agent

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Blvd., 13th Floor, Arlington, Virginia 22201  
Address

Telephone No. \_\_\_\_\_ Home \_\_\_\_\_ Work (703) 528-4700

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

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_

*Virginia Ruffen*  
Application Fee Paid: \$nila

**PROFFERS**

**Penske Automotive Group, Inc.**

**PCA 2004-SU-028**

**October 14, 2008**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Penske Automotive Group, Inc. (hereinafter referred to as the "Applicant") for itself, the owners, and successors and assigns, in PCA 2004-SU-028, filed on property identified as tax map 33-4 ((1)) 3B (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 2004-SU-028. 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. GENERAL

Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), development of the Application Property shall be in conformance with the Generalized Development Plan ("GDP") prepared by Walter L. Phillips dated February 11, 2008 and revised through October 14, 2008. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final design provided that there is no decrease in the amount and location of open space, landscaping, or distances to peripheral lot lines as dimensioned on the GDP.

2. ARCHITECTURE

a. The materials used for the buildings on the Application Property shall include split face block, concrete masonry unit, metal panels, glass, and exterior insulation finish system (EIFS).

b. Vehicular service entrances located on Stonecroft Boulevard will be appropriately screened from Stonecroft Boulevard by vehicle display areas and landscaping as shown on sheet 6 of the GDP.

3. OUTDOOR LIGHTING

All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance and shall maintain a maximum lighting level of 30 foot-candles.



4. GREEN BUILDING PRACTICES

- (a) The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team who will work with a professional engineer or architect licensed to practice in the Commonwealth of Virginia as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project. At the time of building plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- (b) The Applicant shall include, as part of the building plan submission, a list prepared by the LEED accredited professional of specific practices that the Applicant anticipates implementing in the project.
- (c) All appliances, fixtures, systems and building components used in the project, as applicable, shall be ENERGY STAR qualified: heating and cooling systems; vending machines; ceiling fans; ventilation fans (including kitchen and bathroom fans); programmable thermostats; skylights; computers; monitors; laptops; fax machines; copiers; scanners; televisions and other home electronics equipment such as videocassette recorders and DVD players; refrigerators/freezers; dishwashers; clothes washers. Prior to issuance of the first Non-RUP, the applicant will submit to the Environment and Development Review Branch of DPZ, certification of compliance with this commitment. Records of compliance shall be maintained for review and inspection by County Staff.
- (d) Prior to issuance of the first Non-RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building occupants, that this manual has been written by a LEED accredited professional, that copies of this manual shall be provided to all future building occupants and that this manual, at a minimum:
  - Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
  - Provides, where applicable, the on-site location of the product manufacturer's manuals or other instructions regarding operations and

maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;

- Provides, as applicable, a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- Provides contact information that building occupants can use to obtain further guidance on each green building component.

Prior to issuance of a Non-RUP, the Applicant shall provide an electronic copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.

#### 5. INVASIVE PLANT REMOVAL

An invasive plant removal plan for all areas shown to be preserved through open space, tree preservation, reforestation and limits of clearing and grading shall be submitted for review and approval by the Urban Forestry Division. The removal plan shall incorporate recommended government and industry methods and practices for removal of invasive/alien plants.

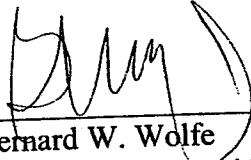
#### 6. INTERPARCEL ACCESS

At such time as the property identified as 33-4 ((1)) 12B ("Parcel 12B") has been recommended for site plan approval, the Applicant shall demonstrate an interparcel access between the Application Property and Parcel 12B with a recorded ingress-egress easement in a form as reviewed and approved by the Fairfax County Attorney's Office. Said easement shall be provided at no cost to the owner of Parcel 12B. Additionally, said easement shall be wide enough to allow public ingress and egress, which shall be evaluated and determined by DPWES at time of site plan approval for Parcel 12B. Alternatively, the Applicant shall demonstrate a common ownership of Parcel 12B, or its equivalent in the form of a long-term lease, which shall have a minimum term of thirty (30) years, in lieu of providing any interparcel access between the Application Property and Parcel 12B. If the lease is terminated or expires, an ingress-egress easement shall be recorded as described herein. Prior to any interpretation request or a proffered condition amendment application being filed with Fairfax County, the Applicant shall notify the owner of Parcel 12B.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

APPLICANT/LESSEE OF TAX MAP 33-4 ((1)) 3B

PENSKE AUTOMOTIVE GROUP, INC.

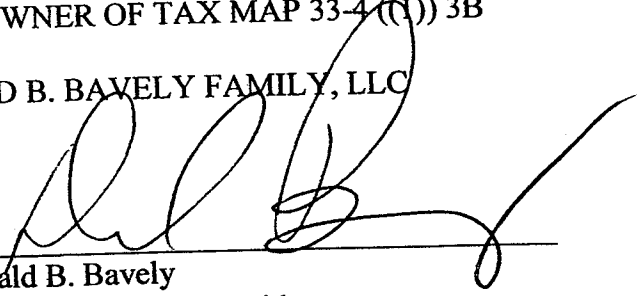
A handwritten signature in black ink, appearing to read 'Bernard W. Wolfe', is written over a horizontal line. The signature is stylized and cursive.

By: Bernard W. Wolfe  
Its: Executive Vice President – East Operations

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 33-4 (1) 3B

DONALD B. BAVELY FAMILY, LLC



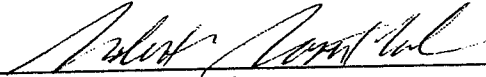
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By: Donald B. Bavely  
Its: Managing Member/President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 33-4 ((1)) 3B

ROSENTHAL STONECROFT FAMILY, L.L.C.



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By: Robert M. Rosenthal  
Its: Managing Member/President

[SIGNATURES END]

# PROPOSED DEALERSHIP PARCEL 3B STONECROFT BUSINESS PARK (SPECIAL EXCEPTION AMENDMENT PLAT - SEA-2004-SU-027) (PARTIAL PROFFERED CONDITION AMENDMENT PLAN) [TO AMEND RZ #2004-SU-028]

### NOTES

1. OWNER: WASHINGTON DEVELOPMENT PARTNERS, L.P.  
2001 W. 10TH AVENUE, SUITE 2200A  
DENVER, COLORADO 80202
2. PROJECT: PROPOSED DEALERSHIP PARCEL 3B, STONECROFT BUSINESS PARK, WASHINGTON DEVELOPMENT PARTNERS, L.P.
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF REVENUE AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.
4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COLORADO DEPARTMENT OF REVENUE AND THE COLORADO DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.
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### MODIFICATIONS REQUESTED

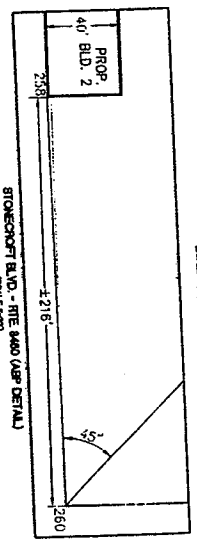
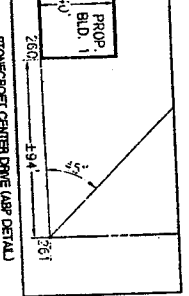
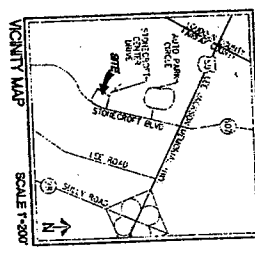
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### PARKING TABULATION

TYPE OF PARKING	NUMBER OF SPACES
STREET SIDE PARKING	10 SPACES
UNDERGROUND PARKING	10 SPACES
TOTAL PARKING PROVIDED	20 SPACES

### SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP
3. SITE PLAN
4. APPROVED GPP/SE/PCA LAYOUT EXHIBIT
5. GENERALIZED DEVELOPMENT PLAN/PROFFERED CONDITION AMENDMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAN
6. PRELIMINARY SITE ANALYSIS/STORMWATER MANAGEMENT PLAN
7. PROPOSED SITE DISTANCE PLAN/PROFILE
8. PHOTOLOGIC PLAN
9. BUILDING ELEVATIONS
10. VARIATION MAP



### ZONING ORDINANCE TABULATION

ZONE	MIN. LOT AREA	MIN. FRONT YIELD	MIN. SIDE YIELD	MIN. REAR YIELD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. BUILDING HEIGHT	MIN. LOT COVERAGE
COMMERCIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%
INDUSTRIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%

### ZONING ORDINANCE TABULATION

ZONE	MIN. LOT AREA	MIN. FRONT YIELD	MIN. SIDE YIELD	MIN. REAR YIELD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. BUILDING HEIGHT	MIN. LOT COVERAGE
COMMERCIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%
INDUSTRIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%

### ZONING ORDINANCE TABULATION

ZONE	MIN. LOT AREA	MIN. FRONT YIELD	MIN. SIDE YIELD	MIN. REAR YIELD	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. BUILDING HEIGHT	MIN. LOT COVERAGE
COMMERCIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%
INDUSTRIAL	40,000 SF	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40 FT	40%

**COVER SHEET**  
**PARCEL 3B**  
**STONECROFT BUSINESS PARK**  
SULLY DISTRICT

NO.	DATE	BY	APPROVED BY
1	10/1/04	WLP	[Signature]
2	10/1/04	WLP	[Signature]

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 532-0163 FAX (703) 531-1001 WWW.WLPH.COM

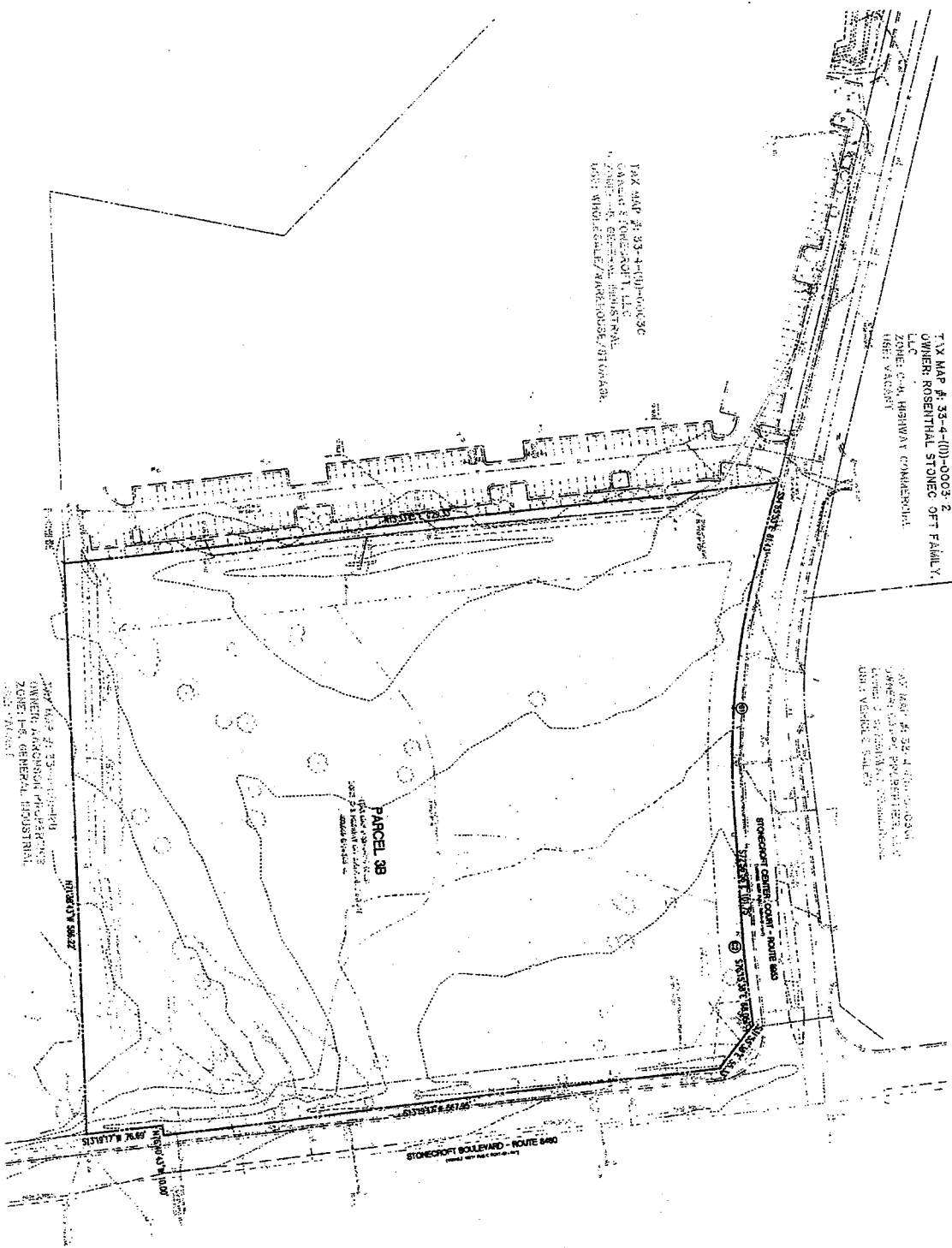


**CURVE TABLE**

CHORD	ARC	ANGLE	DELTA	INSIDE	OS	OS	OS
FEET	FEET	DEGREES	FEET	FEET	FEET	FEET	FEET
0	0	0	0	0	0	0	0
10	10	10	10	10	10	10	10
20	20	20	20	20	20	20	20
30	30	30	30	30	30	30	30
40	40	40	40	40	40	40	40
50	50	50	50	50	50	50	50

**EXISTING VEGETATION MAP INFORMATION**

OWNER	VEGETATION	PROPORTION	DATE	SCALE	COMMENTS
0	0	N/A	0	0	0
1	1	N/A	1	1	1
2	2	N/A	2	2	2
3	3	N/A	3	3	3
4	4	N/A	4	4	4
5	5	N/A	5	5	5
6	6	N/A	6	6	6
7	7	N/A	7	7	7
8	8	N/A	8	8	8
9	9	N/A	9	9	9
10	10	N/A	10	10	10



PARK MAP # 33-4-1(1)-000036  
 CARROLL & FOREMAN, L.L.C.  
 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
 (703) 532-0853 FAX (703) 533-0301

T-13 MAP # 33-4-1(1)-00003 2  
 OWNER: ROSENTHAL STONECROFT FAMILY, LLC  
 ZONE: C-3A, HIGHWAY COMMERCIAL  
 10000 VANTAGE

207 MAP # 33-4-1(1)-00003  
 OWNER: CARROLL & FOREMAN, L.L.C.  
 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
 (703) 532-0853 FAX (703) 533-0301

PARCEL 3B

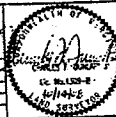
207 MAP # 33-4-1(1)-00003  
 OWNER: CARROLL & FOREMAN, L.L.C.  
 207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046  
 (703) 532-0853 FAX (703) 533-0301

**EXISTING CONDITIONS PLAN/EXISTING VEGETATION MAP**

**PARCEL 3B**  
**STONECROFT BUSINESS PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

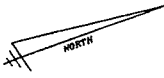
REVISION APPROVED BY

NO	REVISION	DATE	BY	APPROVED	DATE



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 INCORPORATED  
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 207 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
 (703) 532-0853 FAX (703) 533-0301  
 WWW.WLPHILLIPS.COM

SCALE: 1" = 50'  
 DATE: 1/17/08 REV: 3/12/08 REV: 6/14/08  
 REV: 7/22/08 REV: 8/22/08 REV: 10/24/08



TAX MAP # 33-4-(11)-000362  
 OWNER: ROSENTHAL STONECROFT FARM, L.L.C.  
 2500 GOLFVIEW WAY, COMMERCE, VA 22621  
 703.633.7000  
 DATE: 10/21/15

OWNER: STONECROFT CENTER COURT, L.L.C.  
 2500 GOLFVIEW WAY, COMMERCE, VA 22621  
 703.633.7000  
 DATE: 10/21/15

TAX MAP # 33-4-(11)-128  
 OWNER: SACCHISON PROPERTIES  
 2500 GOLFVIEW WAY, COMMERCE, VA 22621  
 703.633.7000  
 DATE: 10/21/15

NO. 1000-E  
 10/18/15  
 161

673.571'± N 79.53'

STONECROFT CENTER COURT

STONECROFT BLVD. - RTE. 8460

PARCEL 3B



TYPE	STATUS	LENGTH	CHAIN	BEARING	AREA	AREA
CB	ADJUT	24.35	135.85'	135.85'		
CB	ADJUT	26.35	135.85'	135.85'		

### CERTIFIED PLAT

## STONECROFT BUSINESS PARK

SULLY DISTRICT

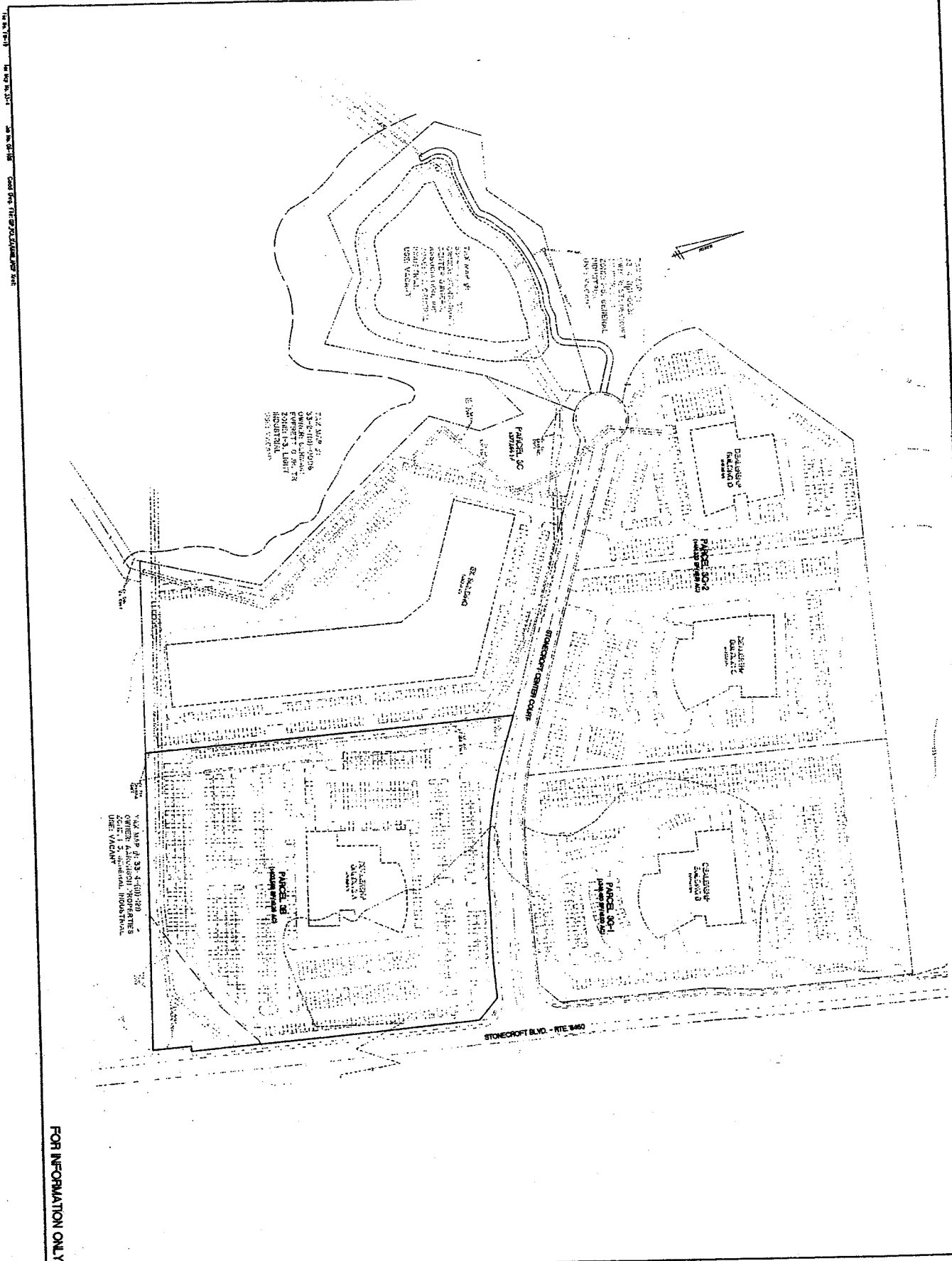
NO.	DESCRIPTION	DATE	BY	APPROVAL	DATE
1	AS SHOWN	10/18/15			



**WALTER L. PHILLIPS**  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-5183 FAX (703) 532-5501  
 www.WLPHINC.COM

DATE: 10/18/15  
 TIME: 10:00 AM  
 REV: 1/25/15  
 REV: 5/15/15  
 REV: 10/15/15





FOR INFORMATION ONLY

**APPROVED GDP RZ-2004-SU-028/SE-2004-SU-027/PCA-1999-SU-018 LAYOUT EXHIBIT**

**PARCEL 3B**  
**STONECROFT BUSINESS PARK**  
 BULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

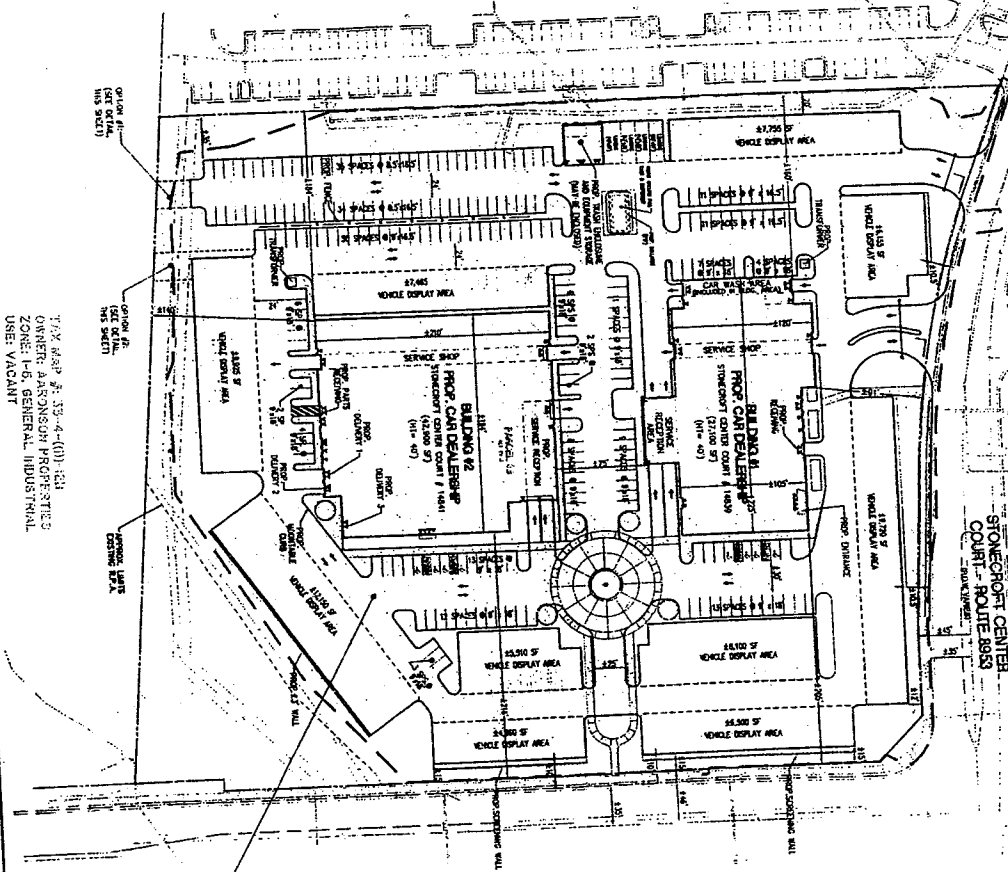
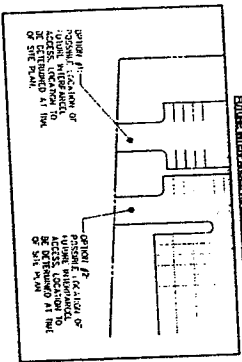
REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



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 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 522-0983 FAX (703) 522-9501  
 WWW.WLPHIC.COM  
 DATE: 2/2/09 REV: 2/2/09 SCALE: AS SHOWN  
 BY: J/S/09 BY: J/S/09 BY: J/S/09

174.26' (66' 11") FROM 174.26' (66' 11")  
 39.16' (15' 11")  
 30.78' (12' 3")  
 174.26' (66' 11")



174.26' (66' 11")  
 39.16' (15' 11")  
 30.78' (12' 3")  
 174.26' (66' 11")

174.26' (66' 11")  
 39.16' (15' 11")  
 30.78' (12' 3")  
 174.26' (66' 11")

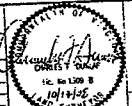
**PARCEL 3B**  
 AREA SUBJECT TO  
 PARTIAL PCA - 99.26 AC

[ ] AREA SUBJECT TO PARTIAL PCA

**GDP/PCA/SEA PLAN**  
**PARCEL 3B**  
**STONECROFT BUSINESS PARK**  
 SHELBY DISTRICT

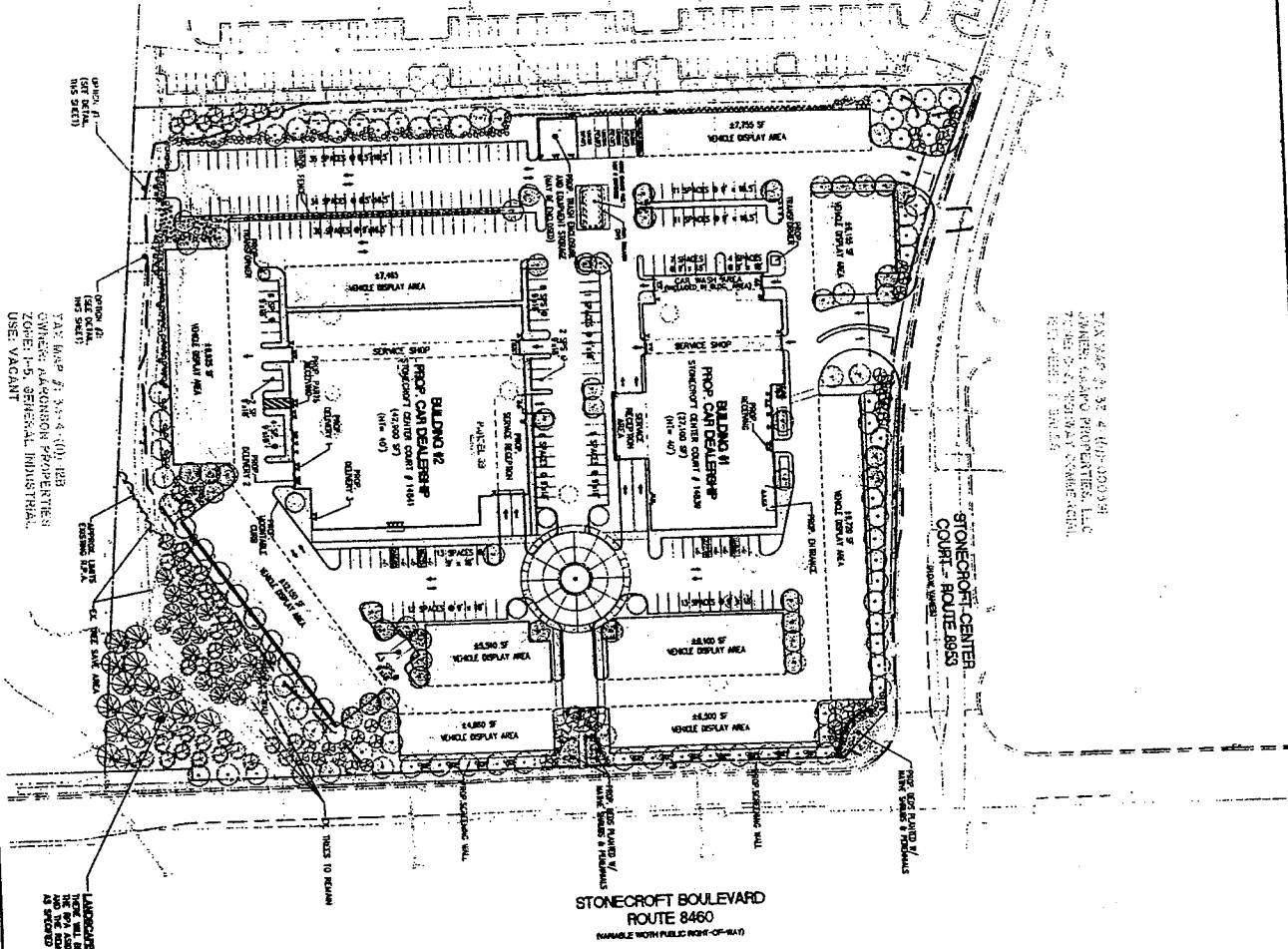
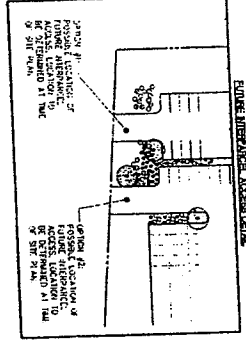
REVISION: APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE



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 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 552-6953 FAX (703) 553-1301 WWW.WLPHINC.COM  
 DATE: 7/15/08 REV: 5/28/08 REV: 6/2/08  
 BY: WLP/MSJ

DATE: 10/20/11  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 SCALE: AS SHOWN



PLAN SCALE: 1/8" = 1'-0"  
 OWNER: LANDSCAPE ARCHITECTS, L.L.C.  
 PROJECT: STONECROFT BUSINESS PARK  
 10000 RIVERVIEW BLVD.  
 SUITE 100  
 FALLS CHURCH, VA 22044

STONECROFT CENTER  
 COURT - ROUTE 8953

STONECROFT BOULEVARD  
 ROUTE 8460  
 NAMBLE WITH PUBLIC ROW OF 40'

OPTION #1  
 (SEE DETAIL FOR NOTES)  
 TAX MAP # 21-3-3-4-101 122  
 OWNER: KAGANSON PAPER ENTERS  
 ZONE: I-3, GENERAL INDUSTRIAL  
 USE: VACANT

LANDSCAPE NOTES:  
 THE 5' WIDE STRIP ALONG THE  
 SIDE OF THE DRIVE SHALL BE  
 MAINTAINED AS A BUFFER  
 ZONE.

**LEGEND**

- PROPOSED ROADWAYS WITH 15' SIDEWALKS
- PROPOSED ROADWAYS WITH 10' SIDEWALKS
- PROPOSED ROADWAYS WITH 5' SIDEWALKS
- PROPOSED ROADWAYS WITH 2' SIDEWALKS
- PROPOSED ROADWAYS WITH 0' SIDEWALKS
- PROPOSED ROADWAYS WITH 15' SIDEWALKS AND 10' BUFFER ZONES
- PROPOSED ROADWAYS WITH 10' BUFFER ZONES
- PROPOSED ROADWAYS WITH 5' BUFFER ZONES
- PROPOSED ROADWAYS WITH 2' BUFFER ZONES
- PROPOSED ROADWAYS WITH 0' BUFFER ZONES

**THE COVER CALCULATIONS**

THE COVER CALCULATIONS

NO. OF VEHICLES: 100  
 AREA OF COVER: 10000 SQ. FT.  
 AREA OF LOT: 10000 SQ. FT.  
 PERCENT COVERED: 100%

NET COVER REQUIRED IN AREA:

VEHICLE	AREA
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000

**INTERIOR PARKING LOT CALCULATIONS**

INTERIOR PARKING LOT CALCULATIONS

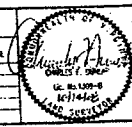
VEHICLE	AREA
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000
100	10000

**CONCEPTUAL LANDSCAPE PLAN**

**PARCEL 3B STONECROFT BUSINESS PARK**

GULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	CHECKED	SCALE
1	DESIGN	10/20/11	JLM	JLM	AS SHOWN



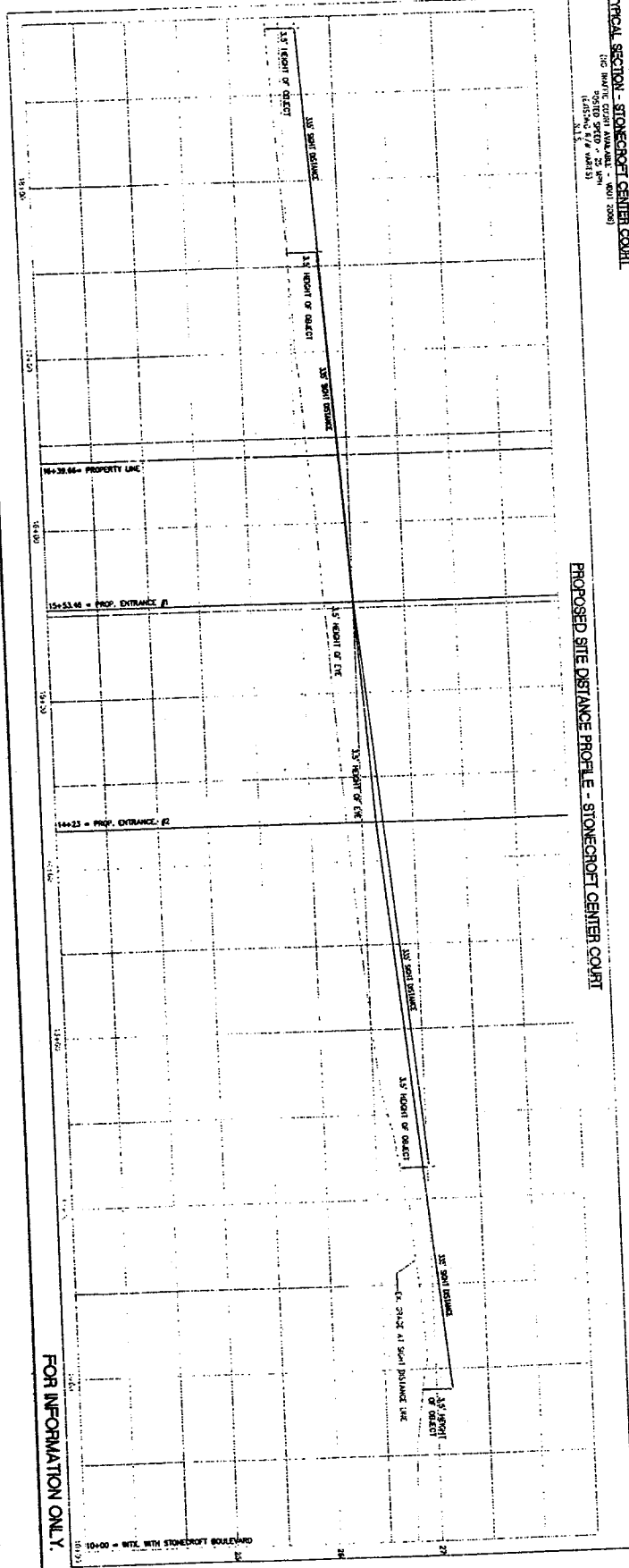
**WALTER L. PHILLIPS**

INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
 (703) 532-0825 FAX (703) 533-1301 WWW.WLPHINC.COM  
 DATE: 10/20/11 BY: JLM/REV: JLM/REV: 10/20/11 DRAWN BY: JLM

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



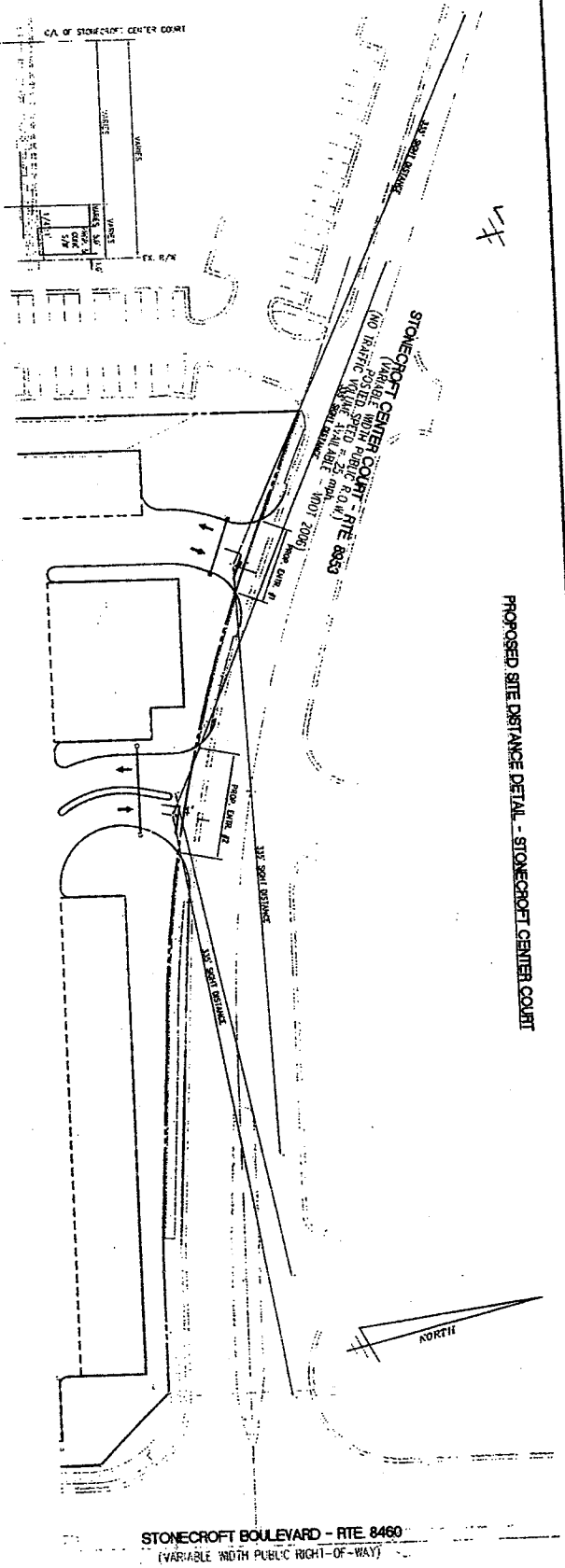
14' 00" = 1:2400



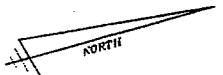
FOR INFORMATION ONLY

TYPICAL SECTION - STONECROFT CENTER COURT  
 SEE HANDBOOK DESIGN MANUAL - 4001 (2008)  
 15'00\"/>

PROPOSED SITE DISTANCE PROFILE - STONECROFT CENTER COURT



PROPOSED SITE DISTANCE DETAIL - STONECROFT CENTER COURT



STONECROFT BOULEVARD - RTE 8460  
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROPOSED SITE DISTANCE PLAN/PROFILE

PARCEL 3B  
**STONECROFT BUSINESS PARK**  
 SULLY DISTRICT  
 CARROLL COUNTY VIRGINIA

REVISION APPROVED BY

NO	DESCRIPTION	DATE	BY	APPROVED	DATE

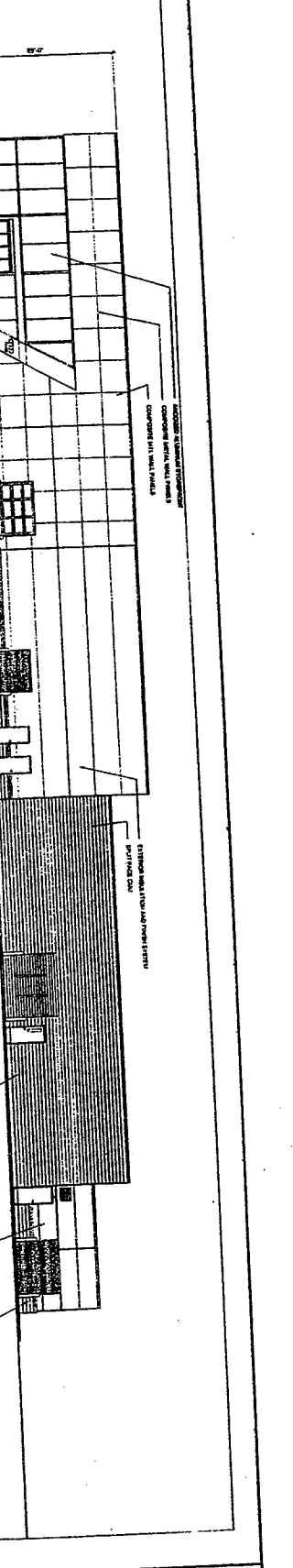
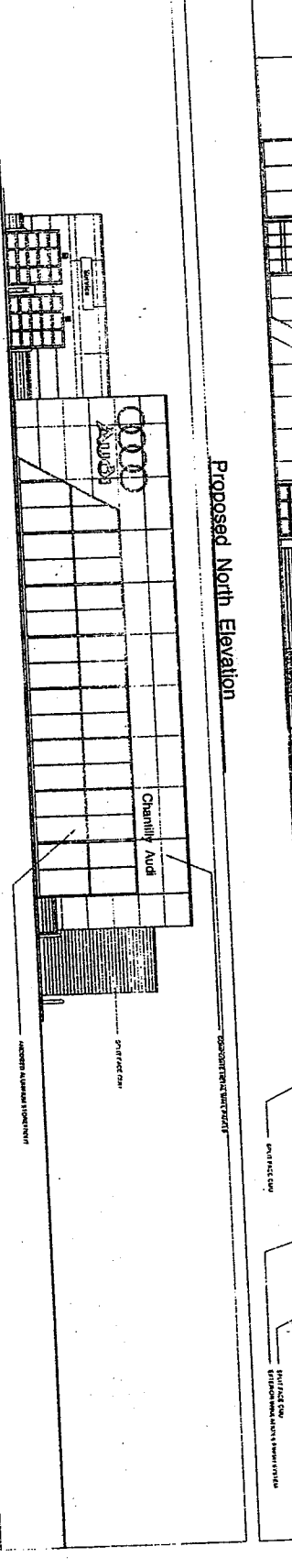
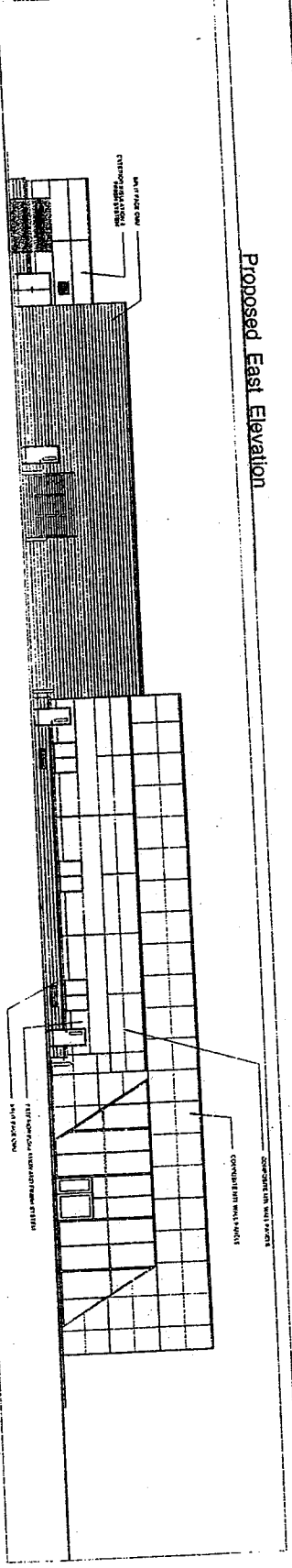
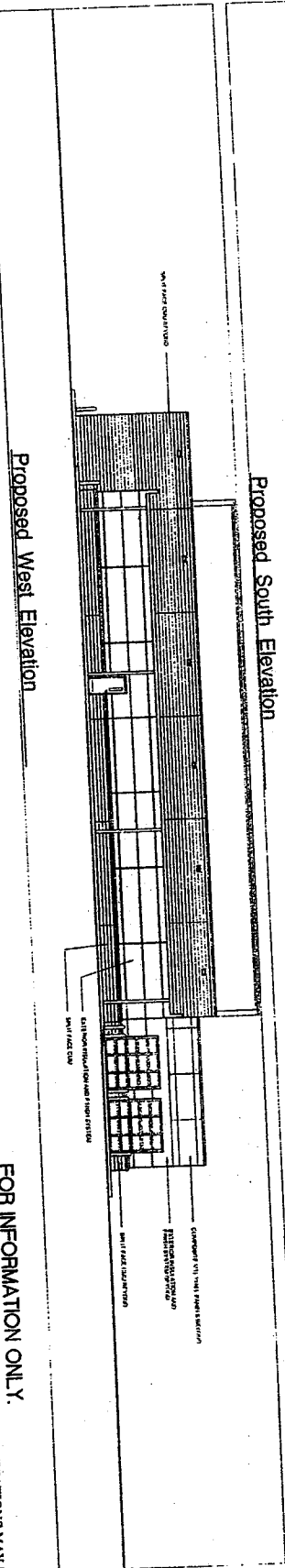


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 (703) 552-6865 FAX (703) 529-1301  
 www.wlphillips.com

SHEET 1



1/8" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)



**FOR INFORMATION ONLY.**  
 ELEVATIONS ARE CONCEPTUAL AND MODIFICATIONS MAY BE  
 MADE SUBJECT TO FINAL ENGINEERING AND DESIGN.

**BUILDING ELEVATIONS**  
**PARCEL 3B**  
**STONECROFT BUSINESS PARK**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

FOR INFORMATION ONLY.

NO.	DESCRIPTION	DATE	BY	APPROVED	DRAWN

REVISION APPROVED BY: *[Signature]*  
 DATE: 10/14/08  
 SCALE: 1/8" = 1'-0"

**WALTER L. PHILLIPS**  
 INCORPORATED  
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
 (703) 532-6853 FAX (703) 533-4301 WWW.WLPINC.COM  
 DATE: 7/22/08 BY: WLP/MSK/MSK/MSK/MSK/MSK/MSK  
 REV: 7/22/08 BY: WLP/MSK/MSK/MSK/MSK/MSK/MSK

WALTER L. PHILLIPS, INCORPORATED  
*Founded 1945*

**Legal Description: Parcel 3B**

Description of West\*Group Properties, L.L.C., Parcel 3B, as recorded in Deed Book 11652 at Page 1071 among the land records of Fairfax County, Virginia:

“Beginning at a point in the south line of Stonecroft Center Court – Route 8953, said point being the northeast corner of West\*Group Properties, L.L.C., Parcel 3C; thence with the south line of Stonecroft Center Court – Route 8953, S 54° 55' 53" E, 81.43 feet to a point; thence 288.80 feet with the arc of a curve bearing to the left and having a radius of 835.00 feet (tangent length 145.85 feet, chord length 287.36 feet, chord bearing S 64° 50' 23" E) to a point; thence S 72° 56' 56" E, 101.75 feet to a point; thence 25.26 feet with the arc of a curve bearing to the left and having a radius of 437.00 feet (tangent length 12.63 feet, chord length 25.26 feet, chord bearing S 74° 36' 17" E) to a point; thence S 76° 15' 38" E, 68.05 feet to a point; thence S 31° 55' 38" E, 55.33 feet to a point in the west line of Stonecroft Boulevard – Route 8460; thence with the west line of Stonecroft Boulevard – Route 8460, S 13° 19' 17" W, 567.95 feet to a point; thence N 76° 40' 43" W, 10.00 feet to a point; thence S 13° 19' 17" W, 76.69 feet to a point, said point being the northeast corner of now-or-formerly Aaronson Properties; thence with Aaronson Properties, N 71° 38' 43" W, 586.22 feet to a point, said point being the southeast corner of West\*Group Properties, L.L.C., Parcel 3C; thence with Parcel 3C, N 13° 33' 15" E, 729.33 feet to the point of beginning and containing an area of 403,569 square feet, or 9.26467 acres, more or less.”

RECEIVED  
Department of Planning & Zoning  
DEC 11 2007

Zoning Evaluation Division

207 Park Avenue  
Falls Church, Virginia 22046  
Telephone: (703) 532-6163  
Facsimile: (703) 533-1301

60

YEARS OF PROFESSIONAL SERVICE

CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS