County of Fairfax, Virginia

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

March 20, 2009

Robert A. Lawrence
Reed Smith, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

RE: Proffered Condition Amendment Application PCA 93-V-028-02
(Concurrent with Special Exception Application SE 2007-MV-031)
(Revised Metes and Bounds)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 17, 2008, approving Proffered Condition Amendment Application PCA 93-V-028-02 in the name of Lorton Corner Road LLC. The Board's action amends the proffers for Rezoning Application RZ 93-V-028, previously approved for retail development with an overall Floor Area Ratio (FAR) of 0.19 to permit site modifications. The subject property is located in the northeast quadrant of the intersection of Lorton Road and Richmond Highway on approximately 3.69 acres of land zoned C-5 [Tax Map 108-3 ((1)) 2 and 3; 108-3 ((2)) 2, 5 and 6 and a portion of Lorton Road public right-of-way to be vacated and/or abandoned], in the Mount Vernon District and is subject to the proffers dated October 14, 2008.

The Board also:

- Modified of the transitional screening requirement and waived the barrier requirement along Richmond Highway, in favor of the landscaping shown on the Generalized Development Plan (GDP) and the SE Plat.

- Waived of the transitional screening and barrier requirement along the Lorton Road frontage of the property in favor of the landscaping shown on the GDP and the SE Plat.

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
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- Modified of the transitional screening requirement along the north property line, in favor of the 12-foot wide transitional screening yard and the 7-foot high brick masonry wall, as shown on the GDP and the SE Plat.

- Waived of the service drive requirement along Richmond Highway.

- Modified of the Comprehensive Plan trail requirement along Richmond Highway, in favor of the existing ten-foot wide asphalt trail, as shown on the GDP and the SE Plat.

Sincerely,

Nancy Vehrs

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

Cc: Chairman Sharon Bulova
Supervisor Gerald Hyland, Mount Vernon 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

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May 28, 2008

Legal Description
The Land of
Lorton Corner Road LLC
Deed Book 18005 Page 2071
and a Portion of the Right-of-Way of
Lorton Road, Route # 968
Mount Vernon District
Fairfax County, Virginia

Beginning at an iron pipe set at the intersection of the northerly right-of-way of Lorton Road, Route # 968, and the westerly right-of-way of Richmond Highway, U.S. Route # 1, said point also being in the southerly line of The Woods of Fairfax Two,

Thence departing the northerly right-of-way of Lorton Road, and with the westerly right-of-way of Richmond Highway 345.90 feet along the arc of a circle curving to the left, having a radius of 1,720.09 feet, a delta of 11°31'19" and a chord bearing and distance of S 44°22'52" W 345.32 feet to an iron pipe set; S 38°37'13" W 491.10 feet to a found VDOT monument in the northerly right-of-way of Lorton Road, Route # 642, width varies.

Thence departing the westerly right-of-way of Richmond Highway and with the northerly right-of-way of Lorton Road, Route # 642 N 65°51'00" W 54.20 feet to a found VDOT monument; N 40°12'25" W 68.36 feet to a found VDOT monument; S 60°07'56" W 52.59 feet to a found VDOT monument; 252.07 feet along the arc of a circle curving to the left, having a radius of 637.93 feet, a delta of 22°38'22" and a chord bearing and distance of N 74°39'06" W 250.43 feet to an iron pipe set; 9.18 feet along the arc of a circle curving to the right, having a radius of 25.00 feet, a delta of 21°02'03" and a chord bearing and distance of S 52°25'29" W 9.13 feet to an iron pipe found; N 62°56'25" E 16.40 feet to an iron pipe found; N 27°13'17" W 9.90 feet to an iron pipe set in the southerly right-of-way of the aforementioned Lorton Road, Route # 968.

Thence continuing with the northerly right-of-way of Lorton Road, Route # 642 and with the westerly right-of-way of Lorton Road, Route # 968, N 27°03'30" W 26.83 feet to an iron pipe set, said point being a northerly point in Lorton Road, Route # 642 and northwesterly point of Lorton Road, Route # 968.

Thence departing with the northerly point of Lorton Road, Route #642 and continuing N 63°00'58" E 1036.46 feet, passing an iron pipe found at 338.71 feet, to the Point of Beginning and Containing 3.5567 Acres of Land.

NOTES:

1) THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 108-3-01-2 & 3 AND 108-3-02-2, 5 & 6, ZONED C-5, AND A PORTION OF THE RIGHT-OF-WAY OF LORTON ROAD, ROUTE #968.

2) NO TITLE REPORT FURNISHED.

3) BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.

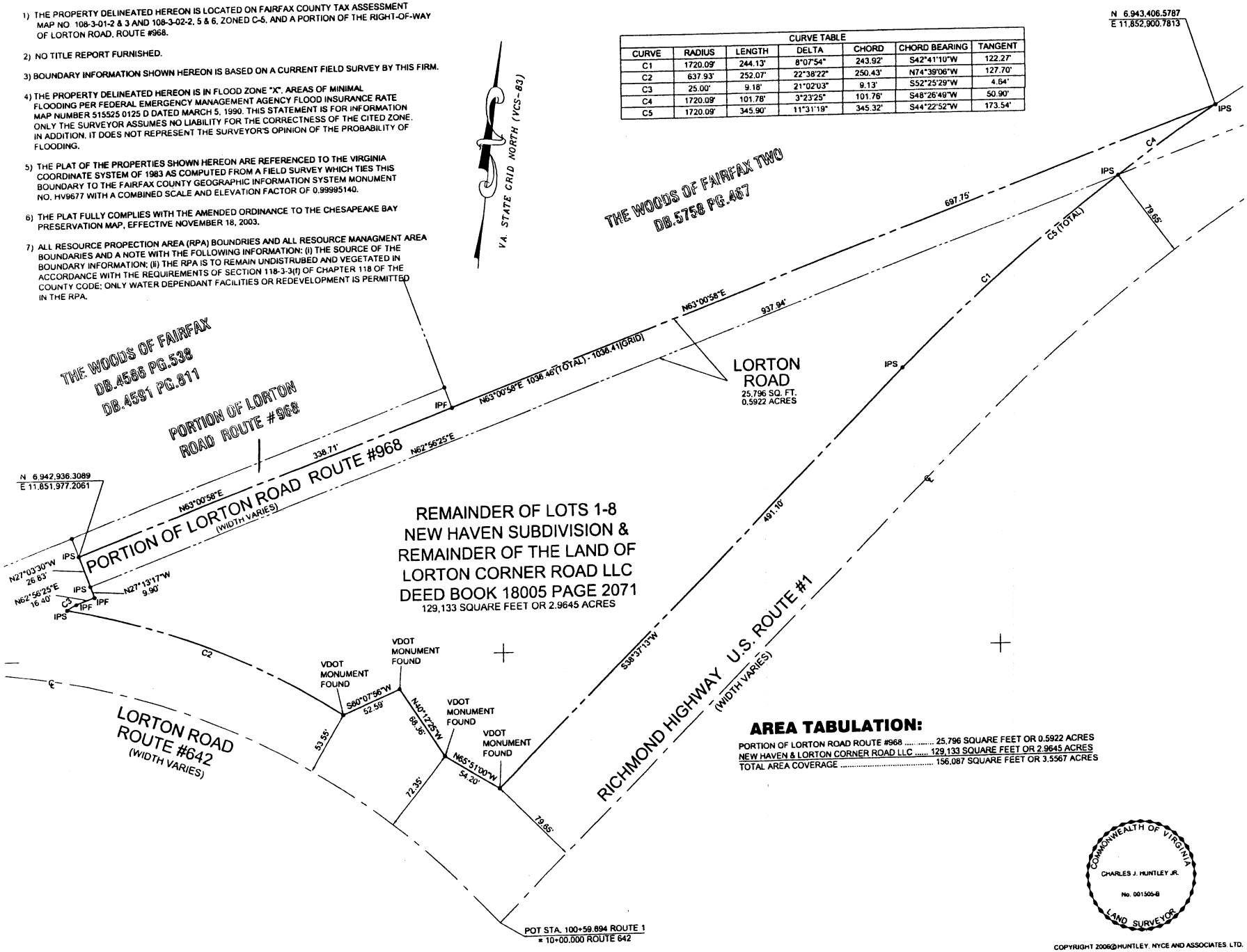
4) THE PROPERTY DELINEATED HEREON IS IN FLOOD ZONE "X". AREAS OF MINIMAL FLOODING PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 515525 0125 D DATED MARCH 5, 1990. THIS STATEMENT IS FOR INFORMATION ONLY THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED ZONE. IN ADDITION, IT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

5) THE PLAT OF THE PROPERTIES SHOWN HEREON ARE REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM MONUMENT NO. HV9677 WITH A COMBINED SCALE AND ELEVATION FACTOR OF 0.99995140.

6) THE PLAT FULLY COMPLIES WITH THE AMENDED ORDINANCE TO THE CHESAPEAKE BAY PRESERVATION MAP, EFFECTIVE NOVEMBER 18, 2003.

7) ALL RESOURCE PROPECTION AREA (RPA) BOUNDRIES AND ALL RESOURCE MANAGMENT AREA BOUNDARIES AND A NOTE WITH THE FOLLOWING INFORMATION: (I) THE SOURCE OF THE BOUNDARY INFORMATION; (II) THE RPA IS TO REMAIN UNDISTRUBED AND VEGETATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 118-3-3(f) OF CHAPTER 118 OF THE COUNTY CODE; ONLY WATER DEPENDANT FACILITIES OR REDEVELOPMENT IS PERMITTED IN THE RPA.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING	TANGENT
C1	1720.09'	244.13'	8°07'54"	243.92'	S42°41'10"W	122.27'
C2	637.93'	252.07'	22°38'22"	250.43'	N74°39'06"W	127.70'
C3	25.00'	9.18'	21°02'03"	9.13'	S52°25'29"W	4.64'
C4	1720.09'	101.78'	3°23'25"	101.76'	S48°26'49"W	50.90'
C5	1720.09'	345.90'	11°31'19"	345.32'	S44°22'52"W	173.54'



AREA TABULATION:

PORTION OF LORTON ROAD ROUTE #968 ..... 25,796 SQUARE FEET OR 0.5922 ACRES
NEW HAVEN & LORTON CORNER ROAD LLC ..... 129,133 SQUARE FEET OR 2.9645 ACRES
TOTAL AREA COVERAGE ..... 156,087 SQUARE FEET OR 3.5567 ACRES

COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY JR.
No. 001505-B
LAND SURVEYOR

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PCA PLAT SHOWING
A PORTION OF LORTON ROAD RTE 968 & THE LAND OF LORTON CORNER ROAD LLC
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
DATE: 06-27-2007
REVISIONS

SHEET 1 OF 1
FILE NO. RP-3802