



County of Fairfax, Virginia

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

December 3, 2014

RECEIVED
Department of Planning & Zoning

DEC 18 2014

Zoning Evaluation Division

Sara V. Mariska
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 88-S-022

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 2, 2014, approving Proffered Condition Amendment Application PCA 88-S-022 in the name of Union Mill Associates Limited Partnership. The Board's action amends the proffers for Rezoning Application RZ 88-S-022 previously approved for community retail to permit modification of proffers with an overall Floor Area Ratio (FAR) of .17. The subject property is located in the N.W. quadrant of the intersection of Union Mill Road and Braddock Road on approximately 16.37 acres of land zoned C-6 and WS, [Tax Map 55-3 ((1)) 47A, 47B, 47C, 47F; 66-1 ((1)) 16D, 16E, and 16G], in the Sully District and is subject to the proffers dated October 23, 2014.

Sincerely,

Catherine A. Chianese
Clerk to the Board of Supervisors

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

<http://www.fairfaxcounty.gov/bosclerk>

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 2nd day of December, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 88-S-022**

WHEREAS, Union Mill Associates Limited Partnership, filed in the proper form an application to amend the proffers for RZ 88-S-022 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

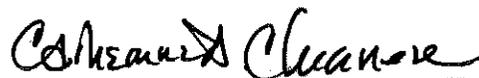
WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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 2nd day of December, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

Union Mill Associates Limited Partnership

PCA 88-S-022

May 19, 1988

Revised June 21, 1988

Revised July 7, 1988

Revised October 23, 2014

Pursuant to 15.2-2303(A) of the Code of Virginia (1950 as amended), the Union Mill Associates Limited Partnership (the "Applicant") hereby proffers that in the event the Board of Supervisors approves PCA 88-S-022 for property identified as Fairfax County Tax Map Reference 55-3 ((1)) 47A, 47B, 47C, 47F and 66-1 ((1)) 16D, 16E, and 16G (the "Subject Property"), development of the Subject Property shall be in conformance with the Generalized Development Plan (GDP) as revised through June 20, 1988, prepared by Dewberry and Davis and further qualified by and subject to the following terms and conditions:

1. If approved by Department of Environmental Management ("DEM") and/or the Virginia Department of Transportation ("VDOT"), applicant shall provide for:
 - A. dedication to the Board of Supervisors and conveyance in fee simple of 110 feet of right-of-way as delineated on the referenced GDP for the four (4) lane divided extension of Union Mill Road;
 - B. dedication to the Board of Supervisors and conveyance in fee simple of 35 feet from existing centerline, and 70 feet for the realigned section of existing Braddock Road, as delineated on the referenced GDP for the four (4) lane undivided realignment of Braddock Road along subject property frontage;
 - C. construction of the aforesaid four (4) lane divided Union Mill Road extension from the south side of the southernmost entrance to the adjacent townhouse portion of the property which is the subject of PCA/CDPA 81-S-090-2 south to its intersection with Braddock Road extended (with appropriate left-turn and right-turn lanes into each entrance to subject property as required and approved by VDOT), including the north, south and east segments of said intersection and the transition/taper improvements on the south side of the intersection, generally as delineated on the conceptual drawing referenced in paragraph 2 below and as approved by VDOT;
 - D. construction of the remainder of improvements necessary to achieve the aforesaid four (4) lane undivided Realigned Braddock Road through subject property (with appropriate left-turn and right-turn lanes as required pursuant to paragraph 4 below); and

- E. subject to the availability of sufficient right-of-way and/or necessary easements without cost to applicant, construction of the four (4) lane divided section of Braddock Road relocation with appropriate two (2) lane transition to the existing alignment of said roadway; subject to VDOT approval, this improvement shall extend approximately 400 feet east from Union Mill Road, generally as delineated on the conceptual drawing referenced in paragraph 2 below.
- F. provide a signal at the Union Mill Road/Realigned Braddock Road intersection. Said signalization shall be installed when warranted and/or requested by VDOT.

In the event applicant is unable to obtain sufficient right-of-way and/or necessary easements for the Union Mill Road improvement referenced in 1(iii) above, applicant shall request Fairfax County to condemn the necessary right-of-way at the applicant's expense. However, in order to expedite the construction of the aforesaid improvement it is important that upon said request, Fairfax County initiate condemnation proceeding in a timely fashion.

"Realigned Braddock Road" as used in this proffer refers to the realignment of existing Braddock Road to the north into subject property, as shown on the aforesaid GDP. "Braddock Road relocation" as used in this proffer refers to the realignment of existing Braddock Road east of Union Mill Road in the general location as shown on the Centreville Transportation Plan adopted by the Board of Supervisors on March 10, 1986. "Braddock Road extended" as used in this proffer refers to the relocation and construction of a four (4) lane divided section of Braddock Road between existing Union Mill Road and Route 28 in the general location shown on the Comprehensive Plan south of existing Braddock Road.

- 2. The construction commitments referenced above shall be coordinated with comparable improvements proffered with PCA/CDPA 81-S-090-2 to effectuate a full-section improvement/construction of Union Mill Road extended and Realigned Braddock Road.

Accordingly, applicant shall provide the referenced transportation improvements to Union Mill Road extension, Realigned Braddock Road and Braddock Road relocation in their respective general alignments as delineated on the "Conceptual Design of Union Mill Road Extension and Braddock Road Relocations," prepared by Dewberry and Davis, dated June 20, 1988 and filed with subject application.

- 3. It is the intent of the applicant to proceed forthwith to design and construct the aforesaid Union Mill Road extension and to place said improvement in service for public use at the earliest possible time subject only to the timely receipt of necessary governmental approvals and permits. In furtherance of this commitment, no Non-Residential Use Permits (Non-RUPs) for the above referenced retail GSF shall be issued prior to Union Mill Road extended being

placed in service for public use (i.e., made available for travel by the public) from Lee Highway to the Braddock Road Extended/Union Mill Road Extended intersection or 24 months from date of approval of subject application, whichever later occurs.

4. Prior to site plan approval applicant shall complete a traffic analysis, for review and approval by Fairfax County, of the ingress/egress movements at the entrances to the retail center. Said analysis shall encompass each entrance to the retail center, the Union Mill Road/Realigned Braddock Road intersection, and the Union Mill Road/Route 29 intersection and shall be for the purpose of determining the type, number and the necessary lengths of the turning lanes at the referenced entrances/intersections. Applicant shall construct those aforesaid turning lanes as determined by the referenced study and approved by VDOT.
5. At the time Realigned Braddock Road is put into service applicant shall, subject to the VDOT approval, remove pavement and reseed the area of Braddock Road replaced by Realigned Braddock Road and therefore proposed for vacation.
6. The proposed retail center and accompanying free standing uses (i.e., Drive-In Bank, Fast Food Restaurant and a Service Station with a Car Wash) shall have integrated and compatible architecture. All dumpster/disposal facilities shall be appropriately screened to minimize aesthetic impacts both on-site and off-site. The urban design and landscaping features delineated on the GDP and accompanying cross-section(s) shall be incorporated into and become part of subject development. Further, prior to final site plan approval, applicant shall submit to the Planning Commission for administrative review and approval (i) architectural elevations/perspectives for review as to consistency with the architectural perspectives utilized with subject application, and (ii) elevations/perspectives of the dumpster/disposal facilities for review as to adequacy of screening.
7. Applicant shall coordinate the stormwater management plan for subject property with the adjacent residential community (RZ 81-S-090). Said plan shall (i) utilize Best Management Practices in accordance with Fairfax County's Public Facilities Manual criteria; (ii) incorporate an 80% sediment removal design efficiency for all erosion and sediment control ponds for a two-year storm during the construction phase of said development; and (iii) include a pro rata (i.e., based upon the proportionate generation of CFS of surface water runoff by the respective commercial and residential uses) maintenance agreement, acceptable to DEM and DPW, between the retail center, the adjacent residential community and/or Fairfax County to the extent that such stormwater management facilities serve both residential and commercial uses.
8. If determined, at the sole discretion of applicant or assigns, to be reasonably feasible from an engineering design and economic standpoint, oil and grit separators and/or infiltration trenches may be incorporated in the aforesaid plan for the shopping center.

9. Approximately 33% (5.5 acres, \pm ½ acres) of the site, generally as shown on the GDP, shall be reserved and incorporated into an open-space network for the subject development.
10. Applicant shall provide an eight (8) foot Type I trail along subject property frontage with the proposed Realigned Braddock Road and proposed Union Mill Road extension.
11. Vehicular parking proposed behind the retail center shall be designated only for employee and service/delivery parking.
12. No less than ninety (90) days prior to site construction, applicant shall notify the Director of the Office of Comprehensive Planning of said activity and permit Fairfax County personnel to explore the site for the purpose of locating and removing fossils and artifacts. Explorations may continue after the ninety-day notification period provided that it shall not interfere with construction operations.
13. Applicant shall provide a six (6) foot high “board on board” fence along the common property boundary between the proposed retail center and the adjacent residential community.
14. Parking lot lighting for the retail center shall be shielded and/or directed downward to minimize glare off-site.
15. Subject to approval by DEM, applicant shall provide crosswalk striping at crossings of on-site travelways by the pedestrian circulation system.
16. The following uses shall not be permitted in the retail center:
 - A. Video arcades;
 - B. Quick service food stores (i.e., those establishments which sell general groceries, soft drinks and prepared foods). Specialty food stores (i.e., delis, donut shops, ice cream shops and similar stores) shall be permitted. Subject to Special Exception approval, a quick service food store shall be permitted within the proposed service station, but it shall not be permitted to sell any alcoholic beverages;
 - C. Movie theater;
 - D. Adult bookstores and Video/DVD stores primarily dealing with the sale, rental, and/or exhibition of adult-oriented material;
 - E. Funeral homes;
 - F. Churches and other places of worship.

17. Each reference to “applicant” in this proffer shall include within its meaning, and shall be binding upon, applicant’s successor(s) in interest and/or the developer(s) of the site or any portion of the site.
18. Within ninety (90) days of approval of this proffered condition amendment, the Applicant shall submit a landscape plan to the Urban Forest Management Division (UFMD) for review and approval. Landscaping shall be installed no later than twelve (12) months from the date of approval of said landscape plan, and once installed, the applicant shall contact the UFMD for an inspection of compliance with this proffer.
19. Should a veterinary hospital use be present on the Subject Property, the Applicant shall require that the veterinary hospital shall:
 - A. Monitor the area immediately surrounding the veterinary hospital’s entryway a minimum of one (1) time per day for pet waste and clean-up and/or disinfect the entryway as may be necessary; and
 - B. Provide a station with plastic bags for owners to pick up pet waste.

{A0630461.DOCX / 1 Draft Proffers (PCA 88-S-022) cln - 10.23.14 000284 000074}

[SIGNATURES BEGIN ON NEXT PAGE]

Applicant/Title Owner of Tax Map 55-3 ((1)) 47A, 47B,
47C, 47F and 66-1 ((1)) 16D, 16E, 16G

UNION MILL ASSOCIATES LIMITED PARTNERSHIP

By: Lehrco Corporation, its general partner


By: Samuel Lehrman
Its: President

[Signatures end]

RECEIVED
Department of Planning & Zoning
AUG 12 2014
Zoning Evaluation Division



VICINITY MAP
ADD THE MAP PEOPLE
PERMIT USE NO. 28075344
SCALE: 1"=200'

NOTES:

- PROPERTY IS KNOWN AS PARCELS A - D, CENTREVILLE PARTNERSHIP AND OTIS D. COTTON JR. JACOBY/LEN COTTON AS RECORDED IN DEED BOOK 8764 AT PAGE 296. THE LANDS OF UNION MILL ASSOCIATES LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 1066 AT PAGE 174, ARE ALSO RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND HAVE A TAX MAP NUMBER OF 2002 01 00474G.
- AREA:
PARCEL "A" 17.162 AC. OR 1.2463 AC.
PARCEL "B" 30.282 AC. OR 3.2178 AC.
PARCEL "C" 152.182 AC. OR 1.4822 AC.
PARCEL "D" 30.282 AC. OR 1.1872 AC.
PARCEL "E" 79.228 AC. OR 1.5215 AC.
PARCEL "F" 46.128 AC. OR 1.2966 AC.
PARCEL "G" 46.128 AC. OR 1.2966 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MANHOLES HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING LOCATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY PICTURED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXAMINATION MAY BE NECESSARY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE FIRM OF KENZIE ENGINEERING AND OTHER SURVEYING MATERIAL AS LISTED HEREON.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 8-794, EFFECTIVE DATE APRIL 31, 2011. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCERPTS IN SCHEDULE B, SECTION 2:
(1) TERMS, PROVISIONS AND CONDITIONS OF STORM WATER DETENTION AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 7034 AT PAGE 81; BENEFITS SUBJECT PROPERTY AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION SHOWN.
(2) EASEMENTS GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA AND THE FAIRFAX COUNTY WATER AUTHORITY RECORDED IN DEED BOOK 7201 AT PAGE 106, AS LOCATED AND SHOWN ON THE SURVEY. THE PLAT ATTACHED TO SAID AGREEMENT SHOWS THE FOLLOWING: (A) 15-FOOT FAIRFAX COUNTY WATER AUTHORITY EASEMENT; (B) TWO (2) 8-FOOT DISTANCE EASEMENTS; (C) 10-FOOT TRAIL EASEMENT; (D) 2-FOOT TRAIL EASEMENT; (E) SANITARY ACCESS EASEMENT; AND (F) 10-FOOT SANITARY SEWER EASEMENT. AFFECTS SUBJECT PROPERTY, SHOWN.
(3) SANITARY SEWER EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA IN DEED BOOK 7968 AT PAGE 1376, AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, SHOWN.
(4) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 7968 AT PAGE 1311 (A) AS MODIFIED IN DEED BOOK 8084 AT PAGE 128; (B) IN DEED BOOK 7574 AT PAGE 129 (C); IN DEED BOOK 7827 AT PAGE 107 (D); AND IN DEED BOOK 7827 AT PAGE 107 (E), AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, SHOWN.
(5) SANITARY SEWER EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 7968 AT PAGE 1376, AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, SHOWN.
(6) EASEMENTS GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 7827 AT PAGE 128 (A) AS CONNECTED AND RECORDED IN DEED BOOK 7868 AT PAGE 128 (B), AND AS PARTIALLY VACATED BY THAT CERTAIN DEED OF VACATION RECORDED IN DEED BOOK 7868 AT PAGE 123 (C), AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, SHOWN.
(7) EASEMENTS GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, ET AL. RECORDED IN DEED BOOK 7868 AT PAGE 296 AS FOLLOWS: (A) FOOT TRAIL EASEMENT; (B) INGRESS/EGRESS EASEMENT TO FAIRFAX COUNTY FOR PUBLIC USE, COUNTY EMERGENCY AND MAINTENANCE VEHICLES OVER ALL PRIVATE STREETS WITHIN THE DEVELOPMENT; AND (C) ACCESS AND MAINTENANCE EASEMENT OVER ALL PARCELS AND TRAILWAYS, AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, SHOWN.
(8) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND OBLIGATIONS CONTAINED IN ACCESS AND MAINTENANCE EASEMENT AND JOINT MAINTENANCE AGREEMENT DATED OCTOBER 8, 1981 AND RECORDED NOVEMBER 1, 1981 IN DEED BOOK 7868 AT PAGE 313 (A) AS AMENDED BY FIRST AMENDMENT TO ACCESS AND MAINTENANCE EASEMENT AND JOINT MAINTENANCE AGREEMENT RECORDED IN DEED BOOK 8028 AT PAGE 180 (B) AFFECTS SUBJECT PROPERTY. NOT PLOTTABLE, GENERAL IN NATURE.

NOTES (CONTINUED):

- MEMORANDUM OF LEASE TO STAR ENTERPRISE, A NEW YORK GENERAL PARTNERSHIP, DATED JULY 8, 1981 AND RECORDED IN DEED BOOK 7074 AT PAGE 131, AS AMENDED AND RECORDED IN DEED BOOK 8084 AT PAGE 312, AND AS RATIFIED BY LEASE RATIFICATION AGREEMENT DATED AND RECORDED MAY 28, 1982 IN DEED BOOK 8168 AT PAGE 185, AS AMENDED BY AMENDED MEMORANDUM OF LEASE BETWEEN UNION MILL ASSOCIATES LIMITED PARTNERSHIP, SUCCESSOR PARTNER TO CENTREVILLE PARTNERSHIP AND OTIS D. COTTON, JR. AS TRUSTEE LANDLORD, AND MOTVA ENTERPRISES LLC, TENANT, DATED OCTOBER 23, 2009 AND RECORDED NOVEMBER 2, 2009 IN DEED BOOK 8258 AT PAGE 2016. AFFECTS PARCELS E, F, NOT SURVEY RELATED.
- EXAMINATION OF THE SURVEY REVEALS THE FOLLOWING MATTERS AFFECTING TITLE: (A) EASEMENTS WITHIN NORTHERN AND EASTERN PROPERTY LINES; TO THE EXTENT SHOWN; (B) CONCRETE CURBS AND BATTERS PROJECT OVER SOUTHERN PROPERTY LINE INTO PUBLIC SPACE OF BRADDOCK ROAD/ROUTE 262; AND PROJECT OVER EASTERN PROPERTY LINE INTO PUBLIC SPACE OF UNION MILL ROAD - ROUTE 694; TO THE EXTENT SHOWN; AND (C) GAS POST, TELEPHONE BOXES, TELEPHONE PERMITS, CABLE TV NOISE, TRANSFORMERS, TEMPORARY ELECTRIC POLES AND GAS BOX, TO THE EXTENT SHOWN, AFFECTS SUBJECT PROPERTY, SHOWN.
- STORMWATER MAINTENANCE AGREEMENT BY AND AMONG THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, UNION MILLS ASSOCIATES LIMITED PARTNERSHIP, MAPLEWOOD DEVELOPMENT COMPANY, INC. AND UNION MILLS COMMUNITY ASSOCIATION, DATED NOVEMBER 25, 1998 AND RECORDED DECEMBER 1, 1998 IN DEED BOOK 1008 AT PAGE 129, AS LOCATED AND SHOWN ON THE SURVEY. AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE, APPROXIMATE POND LOCATION SHOWN.
- DEED OF LEASE BETWEEN UNION MILL ASSOCIATES LIMITED PARTNERSHIP, AS LESSOR, AND VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD, AS LESSEE, DATED MARCH 8, 2008 IN DEED BOOK 17366 AT PAGE 1631, AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED.
- LEASE SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT FROM GRANT OF MAPLEWOOD LLC, TENANT, DATED JULY 7, 2008 AND RECORDED JULY 28, 2008 IN DEED BOOK 1034 AT PAGE 1428, AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED.
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT FROM PANERA, LLC, TENANT, RECORDED JANUARY 8, 2007 IN DEED BOOK 1007 AT PAGE 162, AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED.
- LEASE SUBORDINATION, ATTORNEY AND NON-DISTURBANCE AGREEMENT FROM STAR ENTERPRISE, TENANT, RECORDED SEPTEMBER 12, 1981 IN DEED BOOK 7820 AT PAGE 321, AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED.
- AGREEMENT BETWEEN LANDLORD, LENCOR AND TENANT FROM KENTUCKY FRIED CHICKEN OF CALIFORNIA, INC., SUCCESSOR BY MERGER TO CM OF VIRGINIA, TENANT, RECORDED JULY 29, 1982 IN DEED BOOK 8168 AT PAGE 186, AFFECTS SUBJECT PROPERTY, NOT SURVEY RELATED.
- LOCATIONS OF UNDERGROUND TANKS ARE APPROXIMATE AND ARE SUBJECT TO FIELD VERIFICATION.
- THE PROPERTY IS LOCATED IN ZONE 4 (AREA) DETERMINED TO BE OUTSIDE THE 60% ANNUAL CHANCE FLOODPLAIN PER PLAN REFERENCE 4C.
- ZONING: C-8 BUILDING SETBACKS:
FRONT: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NO LESS THAN 45 FEET.
SIDE: NO REQUIREMENT
REAR: 30'
- ZONING INFORMATION IS PER PLAN REFERENCE 4C AND SHOULD BE VERIFIED PRIOR TO USE TO CONFIRM IF REPRESENTS CURRENT INFORMATION.
- THERE IS NO OBSERVABLE EVIDENCE OF EXISTING WORKING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NOT ANY CHANGES OF STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, BURN OR SANITARY LANDFILL.
- SCHOOL ENGINEERING PROFESSIONAL LIABILITY INSURANCE POLICY NOTE:
EXCLUDED EACH CLAIM AND SUIT/REGULATORY.

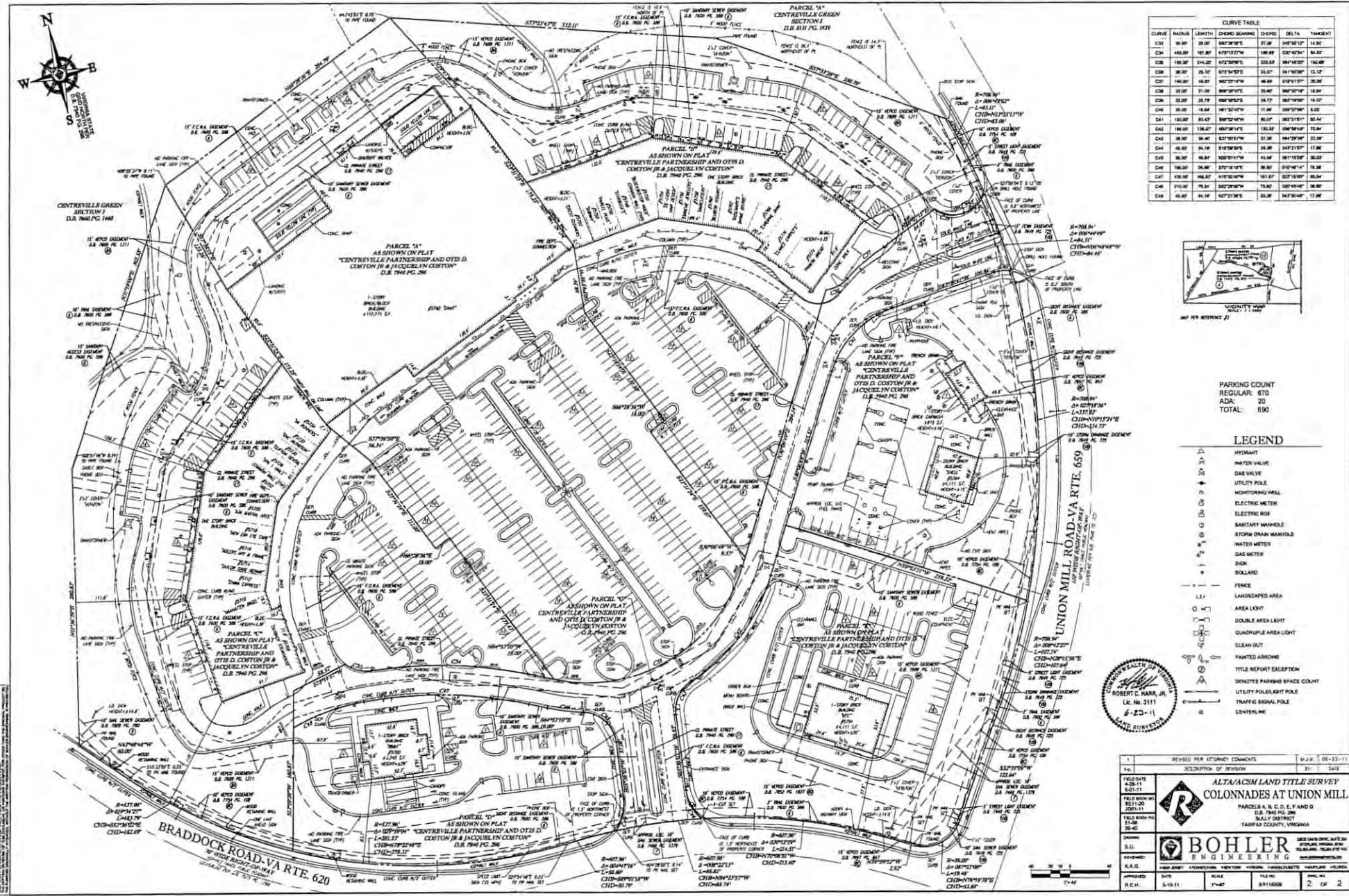
LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING AND BEING IN FAIRFAX COUNTY, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCELS A, B, C, D, E, F AND G, COLONNADES AT UNION MILLS, AS THE SAME APPEARS ONLY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 7868 AT PAGE 296 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FAIRFAX COUNTY, VIRGINIA (THE "CLERK'S OFFICE"), AND BEING THE SAME PROPERTY CONVEYED TO UNION MILLS ASSOCIATES LIMITED PARTNERSHIP BY DEED FROM COLONNADE ASSOCIATES, L.P., DATED DECEMBER 28, 1980 AND RECORDED IN THE CLERK'S OFFICE IN DEED BOOK 8084 AT PAGE 312.
TOGETHER WITH THE APURTENANCE EASEMENTS SET FORTH (A) IN THAT CERTAIN STORM WATER DETENTION AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 7034 AT PAGE 81 AND (B) IN THAT CERTAIN STORMWATER MAINTENANCE AGREEMENT BY AND AMONG THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, UNION MILLS ASSOCIATES LIMITED PARTNERSHIP, MAPLEWOOD DEVELOPMENT COMPANY, INC. AND UNION MILLS COMMUNITY ASSOCIATION DATED NOVEMBER 25, 1998 AND RECORDED DECEMBER 1, 1998 IN DEED BOOK 1008 AT PAGE 129.

REFERENCES:

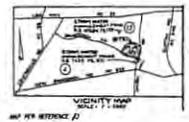
- THE FAIRFAX COUNTY DEPARTMENT OF REAL ESTATE ASSESSMENTS MAP NUMBER 1902
- MAP ENTITLED "FLOOD, INSURANCE RATE MAP, FAIRFAX COUNTY, VIRGINIA (AND INCORPORATED AREAS)", PARCELS 256 OF 457, MAP NUMBER 100302626, MAP EFFECTIVE DATE SEPTEMBER 11, 2010
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, PARCELS A, B, C, D, E, F AND G, COLONNADES AT UNION MILLS", DATED MAY 18, 1981 AND PREPARED BY DEMBERRY, FAIRFAX, VA.

TO NATIONAL LIFE INSURANCE COMPANY IT SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR, FIRST AMERICAN TITLE INSURANCE COMPANY AND IMPARTANT COMPANY.		REVISED PER ATTORNEY COUNSEL'S	DATE
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.		DESCRIPTION OF REFERENCE	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	ALTA/ACSM LAND TITLE SURVEY	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	COLONNADES AT UNION MILLS	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	PARCELS A, B, C, D, E, F AND G	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	D.B. 7868 PG. 296	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	D.B. 8084 PG. 312	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	D.B. 1008 PG. 129	DATE
FIELD BOOK NO. 1001-11	FIELD BOOK NO. 1001-11	D.B. 1034 PG. 1428	DATE
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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	30.00	24.00	S89°57'30" W	17.99	107°00'00"	14.25
C2	443.00	161.87	N10°00'00" E	161.87	33°43'54"	85.94
C3	180.00	104.22	N10°00'00" E	104.22	34°42'00"	52.11
C4	30.00	24.00	S77°30'00" E	18.37	94°00'00"	13.17
C5	100.00	48.87	S89°57'30" W	36.89	107°00'00"	24.36
C6	33.00	27.28	S89°57'30" W	19.77	107°00'00"	14.07
C7	20.00	16.00	S89°57'30" W	11.96	107°00'00"	8.75
C8	100.00	84.82	S89°57'30" W	63.67	107°00'00"	42.94
C9	100.00	136.07	S89°57'30" W	103.37	107°00'00"	70.84
C10	30.00	24.00	S27°00'00" W	17.32	94°00'00"	12.07
C11	40.00	31.42	S10°00'00" W	23.18	94°00'00"	16.38
C12	30.00	24.00	S89°57'30" W	18.37	107°00'00"	13.17
C13	100.00	84.82	S89°57'30" W	63.67	107°00'00"	42.94
C14	100.00	136.07	S89°57'30" W	103.37	107°00'00"	70.84
C15	40.00	31.42	S10°00'00" W	23.18	94°00'00"	16.38
C16	30.00	24.00	S89°57'30" W	18.37	107°00'00"	13.17
C17	100.00	84.82	S89°57'30" W	63.67	107°00'00"	42.94
C18	100.00	136.07	S89°57'30" W	103.37	107°00'00"	70.84



PARKING COUNT
 REGULAR: 670
 ADA: 20
 TOTAL: 690

LEGEND

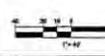
- △ HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WARNING MESH
- ELECTRIC METER
- ELECTRIC BOX
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- GAS METER
- SIGN
- BOLLARD
- FENCE
- LANDSCAPE AREA
- AREA LIGHT
- DOUBLE AREA LIGHT
- QUADRUPLE AREA LIGHT
- CLEAN OUT
- PAINTED ARROWS
- TITLE REPORT EXCEPTION
- DESIGNATED PARKING SPACE COUNT
- UTILITY POLE/LIGHT POLE
- TRAFFIC SIGNAL POLE
- CENTERLINE



1	REVISED PER UTILITY COMMENTS	DATE: 08-22-11
2	DESCRIPTION OF REVISION	BY: SAIE
FILED DATE	08-11	
FILED BOOK	881-10	
FILED BY	JSP/11	
FILED NUMBER	51-20	
DATE	08-11	
DRAWN		
CHECKED		
IN CHARGE		
APPROVED		
R.C.H.	6-16-11	17-47

ALTA/ACSM LAND TITLE SURVEY
COLONNADES AT UNION MILL
 PARCELS A, B, C, D, E, F AND G
 D.L.R. 7940 PG. 206
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BOHLER ENGINEERING
 2000 WOODBINE AVENUE
 SUITE 100
 FALLS CHURCH, VA 22044
 (703) 271-1100
 WWW.BOHLER-ENG.COM



NOTES/CONDITIONS:

THE OWNER CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT...

THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY...

IMPROVED STREET SHALL BE MAINTAINED IN A CLEAN CONDITION. MOWED AND WATERED AT LEAST ONCE PER WEEK...

CONTRACTORS SHALL NOTIFY OPERATIONS WHEN WORKING UNDER ANY UTILITY LINE IN THE AREA...

FOR THESE UTILITIES: TELEPHONE, WATER, GAS, ELECTRIC, CABLE, SATELLITE, AND OTHER UTILITIES...

CONTACT THESE UTILITIES: TELEPHONE, WATER, GAS, ELECTRIC, CABLE, SATELLITE, AND OTHER UTILITIES...

EMERGENCY DIAL 911 POLICE-FIRE-RESCUE

THE DEVELOPER IS RESPONSIBLE FOR NOTIFYING THE LOCAL GOVERNMENT OF ANY CHANGES TO THE PLANS...

FAIRFAX COUNTY WATER AUTHORITY WATER MAIN CONSTRUCTION NOTES

ALL NEW WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT...

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT...

THE DEVELOPER WILL BE RESPONSIBLE FOR ANY RELOCATION OF EXISTING WATER MAINS AND APPURTENANCES...

FINAL P.E.A. APPROVAL IS CONTINGENT UPON INSTALLATION OF WATER MAINS IN SPRADGEE ROAD...

PINK PLAZA DATA (SEE SHEET #2)

STREET INDEX

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SITE TABULATION

PREPARED BY: JAMES W. HAZEL, TR., ET AL.

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL

Table with columns: INFORMATION, REQUIRED, DATE RECEIVED, COMMENTS. Includes items like 'GENERAL USE PERMIT', 'SITE PLAN', 'SOILS MAP', etc.

FEE SCHEDULE

Table with columns: FEE TYPE, ESTIMATED AMOUNT, X, %, FIXED FEE, TOTAL ESTIMATED FEE, INITIAL FEE PAYMENT, BALANCE OF FEE.

(PARKING TABULATION)

Table with columns: USE, FLOOR AREA, NUMBER OF SEATS, MINIMUM WORKSPACES, TOTAL PARKING, UNDEVELOPED PARKING, etc.

Table with columns: TOTAL PARKING, UNDEVELOPED PARKING, DEVELOPED PARKING, etc.

SURVEYOR'S CERTIFICATE

JOHN T. MONAGHAN, A DULY CERTIFIED LAND SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN ON THIS SITE PLAN WAS ACQUIRED BY OTIS G. CLOUTIER...



VICINITY MAP



SOILS MAP/DATA



Table with columns: COUNTY, COUNTY SEAT, COUNTY AREA, COUNTY POPULATION, etc.

TAX MAP REFERENCE NUMBER(S)

Table with columns: MAINTENANCE DISTRICT, TAX MAP REFERENCE NUMBER, etc.

DISTRIBUTION NOTES

TO PERMIT ADEQUATE DISTRIBUTION OF THE FINAL SUBMISSION OF THIS PLAN COPIES WILL BE NEEDED AS FOLLOWS:

DESIGN REVIEW: SANITARY SEWER, WATER SUPPLY AGENCY, HEALTH DEPT., OTHER.

THIS PLAN REVIEWED BY: [Signature]

THIS PLAN HAS NOT BEEN APPROVED FOR MODIFIED PROCESSING.

PRO RATA SHARE ASSESSMENT ANALYSIS

Table with columns: PRO RATA SHARE ASSESSMENT ANALYSIS, CENTREVILLE GREEN TOWN CENTER.

NOTE: THIS ANALYSIS IS BASED ON THE ASSUMPTION THAT THE PRO RATA SHARE ASSESSMENT WILL BE APPLIED TO THE DEVELOPER...

FOR CONDENSED DRAINAGE ANALYSIS SEE SHEET #2

AGREEMENTS, PERMITS ETC.

Table with columns: DATE, DESCRIPTION, AMOUNT, etc.

RECOMMENDED FOR APPROVAL

FCWA M.D. Forrester, R.D. Harrison, D.P. Thompson.

DIVISION OF DESIGN REVIEW

R. Hoff, J.L. McCracken, P.L. Fitts, M. Aman, R. Hart.

APPROVED: [Signature]

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

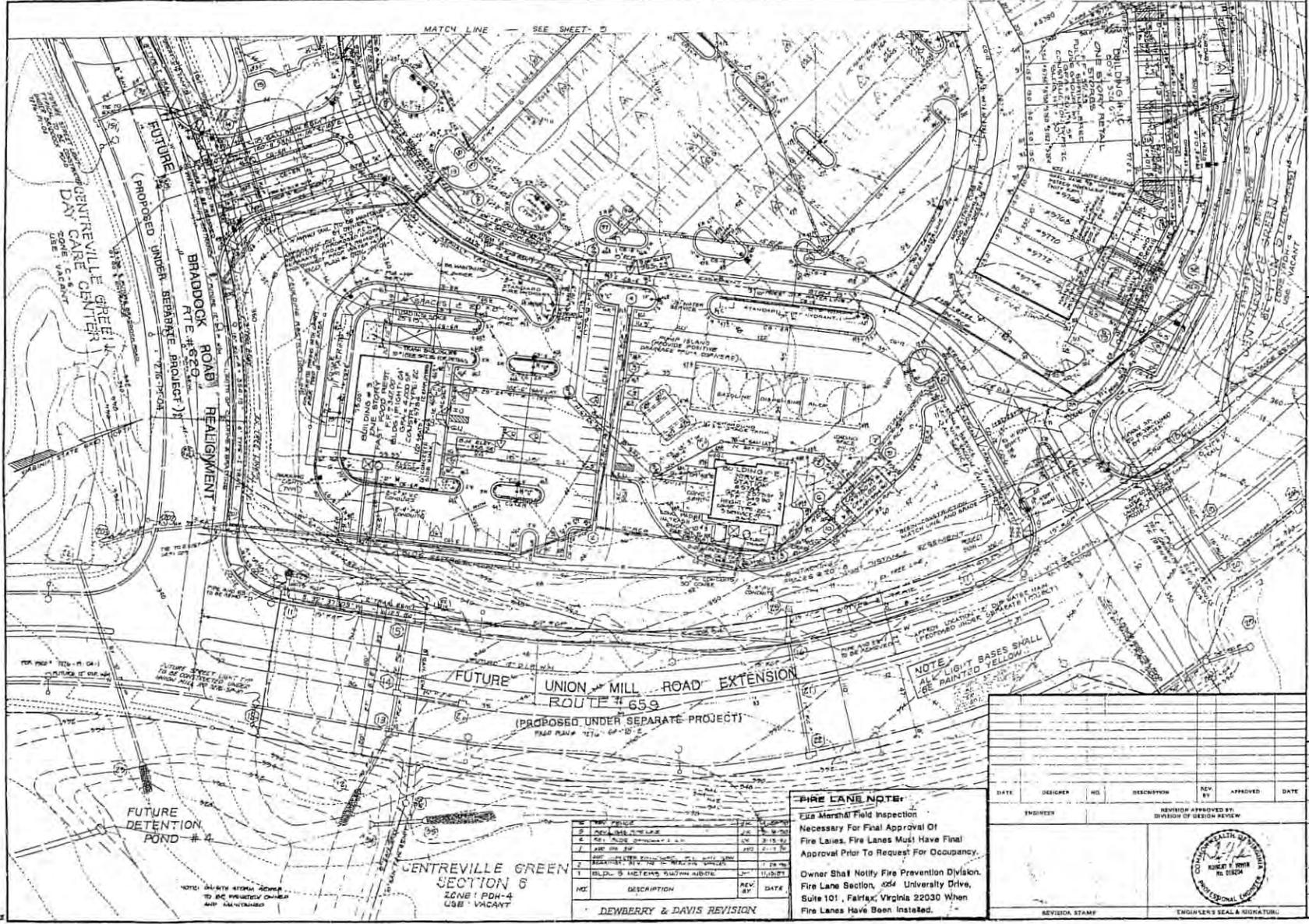
DESIGN REVIEW: [Signature]

Vertical strip containing project information: COVER SHEET, CENTREVILLE GREEN TOWN CENTER, Springfield District, 7276-SP-11-3, Design Review, Dewberry & Davis, 703-849-0100, James W. Hazel, Tr., Et. Al., 15500 Fairfax Circle, Fairfax, Virginia 22033.



Dewberry & Davis
 Architects Engineers Planners Surveyors
 801 Arlington Blvd., Fairfax, VA 22031
 703.699.0100

SITE PLAN
CENTREVILLE GREEN - TOWN CENTER
 Fairfax County, Virginia
 Springfield District



NO.	DESCRIPTION	REV.	DATE
1	BUILD. 2 METERS RATION ABOVE	1	11/20/17
2	REVISIONS BY THE ARCHITECT	2	12/15/17
3	LAND USE ZONING	3	12/15/17
4	REVISIONS BY THE ARCHITECT	4	12/15/17
5	REVISIONS BY THE ARCHITECT	5	12/15/17

DEWBERRY & DAVIS REVISION

FIRE LANE NOTE:
 E-1a Marsh Field Inspection
 Necessary For Final Approval Of
 Fire Lanes. Fire Lanes Must Have Final
 Approval Prior To Request For Occupancy.
 Owner Shall Notify Fire Prevention Division,
 Fire Lane Section, 204 University Drive,
 Suite 101, Fairfax, Virginia 22030 When
 Fire Lanes Have Been Installed.

DATE	DESIGNER	NO.	DESCRIPTION	REV.	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

ENGINEER: [Signature]

REVISION STAMP

ENGINEER'S SEAL & SIGNATURE

Professional Engineer Seal: KURT F. TORR, No. 01824

Scale: 1" = 30'

Plan Number: 17-54

Sheet: 10

Date: 12/15/17

File Number: 17-54-037

SP-1531

D C B A A B C D
 1 2 3 4 5 6 7 8 9 10 11 12 13 14



NOTE: AT STRUCTURE #4 SMALL AND OTHER IN PLACE UNTIL REPAIR WORK COMPLETED 75 TO 80% BY CONTRACTOR (SEE SHEET E/A FOR TEMP WORK ONLY DETAILS)



Dewberry & Davis
 Architects Engineers Planners Surveyors
 8801 Arlington Blvd., Fairfax, VA 22031
 © 703 945-0108

SITE PLAN
CENTREVILLE GREEN - TOWN CENTER
 Springfield District
 Fairfax County, Virginia

NO.	DESCRIPTION	REV. BY	DATE	REV. PERM.
1	ADD SEE. 124 1/4	UK	2-24-81	
2	ADD SEE. 124 1/4	UK	2-24-81	
3	ADD SEE. 124 1/4	UK	2-24-81	
4	ADD SEE. 124 1/4	UK	2-24-81	
5	ADD SEE. 124 1/4	UK	2-24-81	
6	ADD SEE. 124 1/4	UK	2-24-81	
7	ADD SEE. 124 1/4	UK	2-24-81	
8	ADD SEE. 124 1/4	UK	2-24-81	
9	ADD SEE. 124 1/4	UK	2-24-81	
10	ADD SEE. 124 1/4	UK	2-24-81	

MATCH LINE - SEE SHEET B
 WITH AN 8" TO 12" SCALE
 MEASUREMENTS TO BE
 MAINTAINED

NO.	DESCRIPTION	REV. BY	APPROVED	DATE



REVISION STAMP
 CONTRACTOR'S SEAL & SIGNATURE

Drawn By	
Checked By	JPK
Date	APR 6 1981
Scale	1" = 30'
File Number	72-04-1
Sheet	9 of 37
SP-1524	

PCA 88-S -022

Zoning Application Closeout Summary Report

Printed: 12/15/2014

General Information

APPLICANT: UNION MILL ASSOCIATES LIMITED PARTNERSHIP
DECISION DATE: 12/02/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: SHARON WILLIAMS
SUPERVISOR DISTRICT: SULLY (PREV P)

DECISION SUMMARY:

ON DECEMBER 2, 2014 THE BOARD OF SUPERVISORS ON A MOTION BY SUPERVISOR FREY VOTED UNANIMOUSLY TO APPROVE PCA 88-S-022 SUBJECT TO PROFFERS DATED OCTOBER 23, 2014.

APPLICATION DESCRIPTION:

AMEND R2 88-S-022 FOR COMMUNITY RETAIL TO PERMIT MODIFICATION OF PROFFERS

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C-6	16.37 ACRES

Tax Map Numbers

0553 ((01)) ()0047 A	0661 ((01)) ()0016 E	0553 ((01)) ()0047 C	0661 ((01)) ()0016 G	0553 ((01)) ()0047 B
0553 ((01)) ()0047 F	0661 ((01)) ()0016 D			

Approved Land Uses

Zoning District: C-6

LAND USE	DU'S	RES.LAND.AREA	ADU'S	WDU'S	GFA	FAR	NRES.LAND.AREA	
VET/HOSPIT					121,982	0.17	16.37	ACRES
TOTALS					121,982	0.17	16.37	ACRES

12/15/2014

Approved Proffers

PROFFER STATEMENT DATE: 10-23-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
BARRIER (ARTICLE 13)	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
OPEN SPACE PERCENTAGE	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
SCARIFY AND REMOVE PAVEMENT / RESTORE VEGETATION	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	90	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
STORMWATER DETENTION - PRORATA SHARE	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
OIL / GRIT SEPARATOR / SAND FILTER	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	2	YRS FROM EVENT	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001



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

APPLICATION No: PCA 88-S-022

(Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 JUL 15 2014
 Zoning Evaluation Division

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

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Union Mill Associates Limited Partnership, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-6 District to the C-6 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

55-3	((1))		47A, 47B, 47C, 47F	
66-1	((1))		16D, 16E, 16G	
				Approx. 16.37 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

5784 Union Mill Road, Clifton, Virginia 20124

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northwest quadrant of the intersection of Union Mill Road (Rt. 8285) and Braddock Road (Rt. 620).
PRESENT USE: Shopping Center **PROPOSED USE:** Shopping Center
MAGISTERIAL DISTRICT: Sully **OVERLAY DISTRICT (S):** WS

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

Sara V. Mariska, Agent
 Type or Print Name
 Walsh, Colucci, Lubeley & Walsh, P.C.
 2200 Clarendon Blvd, #1300, Arlington, VA 22201
 Address

Sara V. Mariska
 Signature of Applicant or Agent
 (Work) 703-528-4700 (Mobile)
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: August 12, 2014 Debra Lubeley Fee Paid \$ 13,640.00

PCA 2014-0387