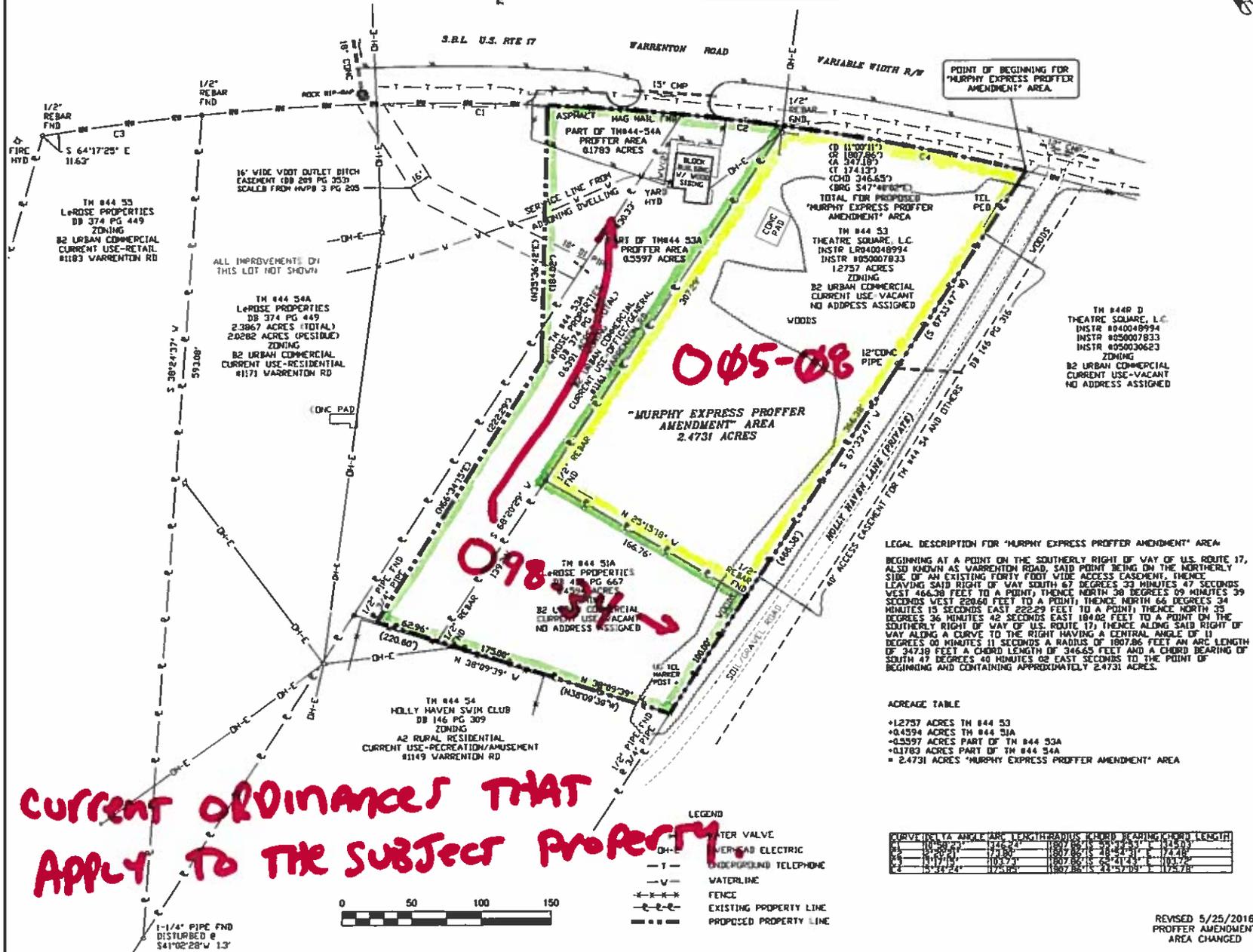
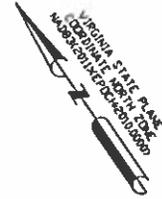


FLOOD NOTE:

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE "X" (NON-SHADED) AS FOUND ON MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY "PANEL #51015401B2E" AND DATED "REVISED FEBRUARY 4, 2005". NON-SHADED ZONE "X" IS DESCRIBED ON SAID MAP AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY AND IS INTENDED ONLY FOR SHOWING EXISTING BOUNDARY INFORMATION AND PROPOSED BOUNDARY INFORMATION REGARDING A CONDITIONAL USE PERMIT APPLICATION. THIS DRAWING WAS COMPLETED AT THE REQUEST OF GREENBERG FARROW (ATLANTA, GEORGIA). UNDERGROUND UTILITIES SHOWN BASED ON VISIBLE EVIDENCE. THIS SURVEY DOES NOT GUARANTEE THAT UTILITIES SHOWN ARE EXACT AND/OR THAT ALL EXISTING UTILITIES ARE ACCOUNTED FOR. METES & BOUNDS IN (PARENTHESES) ARE FOR THE "MURPHY EXPRESS PROFFER AMENDMENT" AREA. ZONING, CURRENT USE, AND ADDRESS SHOWN TAKEN FROM STAFFORD COUNTY ON-LINE GIS.



CURRENT ORDINANCES THAT APPLY TO THE SUBJECT PROPERTY

LEGAL DESCRIPTION FOR "MURPHY EXPRESS PROFFER AMENDMENT" AREA
 BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17, ALSO KNOWN AS WARRENTON ROAD, SAID POINT BEING ON THE NORTHERLY SIDE OF AN EXISTING FORTY FOOT WIDE ACCESS CASEWAY, THENCE LEAVING SAID RIGHT OF WAY SOUTH 67 DEGREES 33 MINUTES 47 SECONDS WEST 466.38 FEET TO A POINT; THENCE NORTH 38 DEGREES 09 MINUTES 39 SECONDS WEST 228.60 FEET TO A POINT; THENCE NORTH 66 DEGREES 34 MINUTES 15 SECONDS EAST 222.29 FEET TO A POINT; THENCE NORTH 35 DEGREES 36 MINUTES 42 SECONDS EAST 184.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF U.S. ROUTE 17; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 11 SECONDS A RADIUS OF 1807.86 FEET AN ARC LENGTH OF 247.19 FEET A CHORD LENGTH OF 346.65 FEET AND A CHORD BEARING OF SOUTH 47 DEGREES 40 MINUTES 02 SECONDS EAST 300 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 2.4731 ACRES.

ACREAGE TABLE

+1.2757 ACRES TH 844 53
+0.4594 ACRES TH 844 51A
+0.5597 ACRES PART OF TH 844 53A
+0.1783 ACRES PART OF TH 844 54A
= 2.4731 ACRES "MURPHY EXPRESS PROFFER AMENDMENT" AREA

CURVE	Δ	ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	11	00	11	00	11
2	11	00	11	00	11
3	11	00	11	00	11
4	11	00	11	00	11
5	11	00	11	00	11
6	11	00	11	00	11
7	11	00	11	00	11
8	11	00	11	00	11
9	11	00	11	00	11
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13	11	00	11	00	11
14	11	00	11	00	11
15	11	00	11	00	11
16	11	00	11	00	11
17	11	00	11	00	11
18	11	00	11	00	11
19	11	00	11	00	11
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33	11	00	11	00	11
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45	11	00	11	00	11
46	11	00	11	00	11
47	11	00	11	00	11
48	11	00	11	00	11
49	11	00	11	00	11
50	11	00	11	00	11

- LEGEND**
- WATER VALVE
 - DH- OVERHEAD ELECTRIC
 - T- UNDERGROUND TELEPHONE
 - V- WATERLINE
 - X-X-X-X- FENCE
 - E-E-E- EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE



REVISED 5/25/2016
 PROFFER AMENDMENT
 AREA CHANGED

**BOUNDARY SURVEY FOR
 MURPHY EXPRESS
 PROFFER AMENDMENT AREA**

HARTWOOD MAGISTERIAL DISTRICT - STAFFORD COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA

MICHAEL W. CASSIDY

Lic. No. 2396

5/25/2016

LAND SURVEYOR

PROJECT NO. 2015-749
DRAWING NO. 2015-749-2.1
DATE 2/11/2016
SCALE 1" = 50'

PIEDMONT SURVEYORS
 ATC S

3831 OLD FOREST ROAD - SUITE 6
 LYNCHBURG, VA 24501
 434-426-0910
 WWW.PIEDMONTSURVEYORS.COM

SHEET 1 OF 1

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At an annual meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 4th day of January, 2005:

<u>MEMBERS:</u>	<u>VOTE:</u>
Gary D. Pash, Chairman	Yes
Gary F. Snellings, Vice Chairman	Yes
Jack R. Cavalier	Yes
Peter J. Fields	Yes
Robert C. Gibbons	Yes
Kandy A. Hilliard	Yes
Mark W. Osborn	Yes

On motion of Mr. Snellings, seconded by Mr. Osborn, which carried by a vote of 7 to 0, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY, WITH PROFFERS, FROM A-2, RURAL RESIDENTIAL TO B-2, URBAN COMMERCIAL, ASSESSOR'S PARCELS 44-51, 52, AND 53, HARTWOOD ELECTION DISTRICT

WHEREAS, H. Clark Leming, Applicant, has submitted application RC241505 requesting reclassification, with proffers, of Assessor's Parcel 44-51, 52, and 53 from A-2, Rural Residential, to B-2, Urban Commercial, consisting of 12.69 acres, located on the south side of Warrenton Road, at the intersection with Holly Haven Road, within the Hartwood Election District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, Staff and testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, or good zoning practice requires adoption of an ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 4th day of January, 2005, that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the zoning district map to reclassify from A-2 Rural Residential, to B-2, Urban Commercial, Assessor's Parcel 44-51, 52, and 53 with the following proffers:

1. Right of Way Dedication
The applicant shall dedicate right of way for a third through lane and a continuous right turn lane across the front of the property and shall construct the continuous right turn lane along Warrenton Road (US-17) across the front of the property and adjacent properties to Stafford Lakes Parkway, as indicated on the Generalized Development Plan ("GDP"), dated August 25, 2004, revised September 28, 2004, and prepared by Sullivan, Donahoe and Ingalls. In addition, prior to such time that the continuous right turn lane is converted to a third southbound through lane, the applicant agrees to reconstruct a continuous right turn lane across the frontage of the property and onto the adjacent parcel to the southern most entrance to the development on Warrenton Road (US-17).
2. Site Access
Access to the property from Warrenton Road (US-17) shall be limited to a single access point in the approximate location shown on the GDP.
3. Street Buffer
The applicant shall install a 25 foot wide buffer on the property as indicated on the GDP along Warrenton Road (US-17) which shall include a continuous rolling berm three to five feet in height.
4. Signage
The applicant shall not install any general advertising signs on the property, nor shall any carnival style flags, banners, light, balloons or windsocks be employed on the property. Signs shall be of a coordinated color and design and shall match materials used for buildings constructed on the property.
5. Outdoor Display
The applicant agrees that it shall not utilize the walkways, parking areas, open space or green areas for the storage or periodic display of goods for sale.
6. Fire Protection
The applicant agrees to install automatic sprinkler systems in all buildings constructed on the property exceeding 7500 square feet.
7. Traffic Study
The applicant shall provide the County a traffic study and make any improvements indicated by the study, subject to Virginia Department of Transportation approval. In addition, the applicant agrees to complete the construction of University Parkway from its existing eastern and western termini, approximately 500 feet so that it

connects through from Stafford Lakes Parkway to the James Monroe Center. This improvement shall be completed within ninety (90 days) of the date of rezoning. The applicant further agrees that no use of the property will result in a traffic count for the property that, based on ITE standards or estimates, will exceed the traffic counts for the property included within the traffic study accompanying this application, dated June 25, 2004, prepared by The Vetra Company and attached hereto.

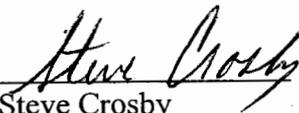
8. Architecture Treatment

- a) The applicant shall employ predominately brick, textured masonry and/or glass for the façade of any building constructed on the property.
- b) The applicant agrees that any building constructed on the property shall be designed and built in a manner such that facades greater than 200 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the façade and extending at least 20 percent of the length of the facade. No uninterrupted length of any façade shall exceed 100 horizontal feet. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 60 percent of their horizontal length. Such design principles are illustrated in the attached Exhibit "A."

9. Lighting

The applicant shall install lighting within the parking area that is directed away from residential properties and Warrenton Road (US-17).

A Copy, teste:


Steve Crosby
County Administrator

SC:JAH:mz

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 19th day of May, 1998:

<u>MEMBERS:</u>	<u>VOTE:</u>
Kenneth T. Mitchell, Chairman	No
Ferris M. Belman, Sr., Vice Chairman	Yes
Alvin Y. Bandy	Yes
David R. Beiler	Yes
Lindbergh A. Fritter	Yes
Robert C. Gibbons	No
Linda V. Musselman	Yes

On motion of Ms. Musselman, seconded by Mr. Belman, which carried by a vote of 5 to 2, the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN THE ZONING ORDINANCE FOR STAFFORD COUNTY BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY WITH PROFFERS, FROM A-2, RURAL RESIDENTIAL TO B-2, URBAN COMMERCIAL, PROPERTY IDENTIFIED AS ASSESSOR'S PARCELS 44-51A, 53A, 54A AND 55, HARTWOOD ELECTION DISTRICT

WHEREAS, Leros Properties, LLC has submitted application RC980126 requesting reclassification from A-2, Rural Residential to B-2, Urban Commercial. of property consisting of 7.54 acres, located on the south side of Warrenton Road, across from Cardinal Forest Drive, Hartwood Election District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission and staff and the testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 19th day of May, 1998, that the Zoning Ordinance of Stafford County be and it hereby is amended and reordained by amending the Zoning District Map to reclassify these parcels of land, as shown on the plat of survey prepared by H. Aubrey

Hawkins, L.S., dated January 23, 1998 from A-2, Rural Residential to B-2, Urban Commercial with the following proffer:

The undersigned, LeRose Properties, L.L.C., hereby proffers that the use and development of the subject property shall be in accordance with the following conditions. Should the rezoning application not be granted as applied for by the applicant, the proffers shall be automatically withdrawn and are null and void.

1. The following uses shall not be permitted on the Property:

Fast Food Restaurants
Convenience Centers
Convenience Stores
Building Supply Companies
Machinery Sales And Service
Gas Stations.
2. Access to the existing buildings on the property shall generally conform to the General Development Plan dated April 1, 1998.
3. Upon redevelopment of the property there shall be only one commercial entrance permitted on Warrenton Road with acceleration and deceleration lanes and a third through-lane shall be constructed along the entire frontage of the property.
4. Upon redevelopment of the property, the applicant shall vacate any existing internal property lines.
5. Proffers 3 and 4 shall apply when there is construction of any new buildings or expansion of the existing buildings on the site of more than 1,000 square feet of gross floor area.
6. The applicant shall accommodate interparcel access to adjacent properties.

A Copy, teste:



C. M. Williams, Jr.
County Administrator