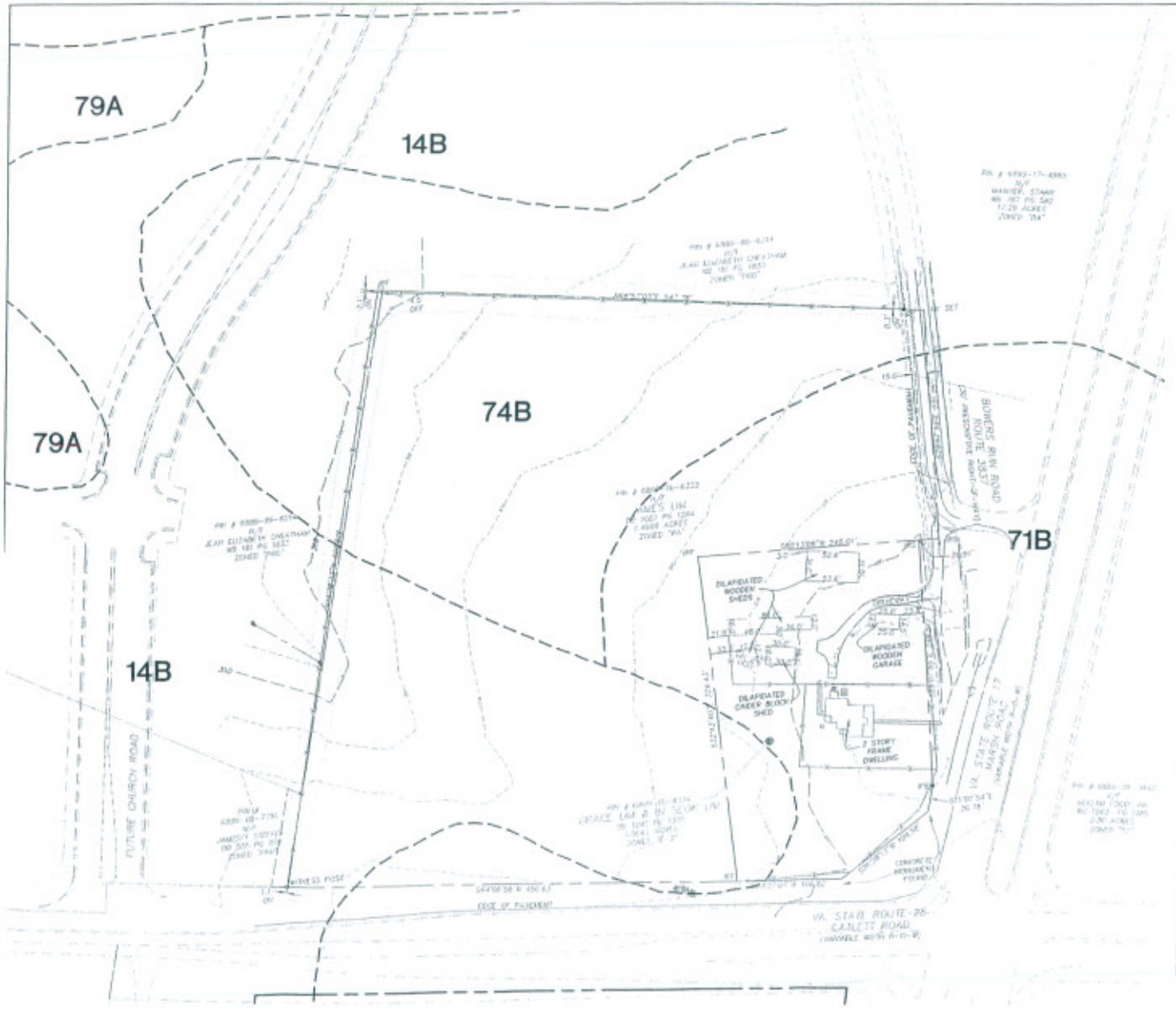
ATTACHMENT 1



VICINITY MAP
1" = 2000'

DEPARTMENT OF THE ARMY
NORFOLK DISTRICT, CORPS OF ENGINEERS
FORT NORFOLK, 803 FRONT STREET
NORFOLK, VIRGINIA 23510-1096

January 28, 2009

Northern Virginia Regulatory Section
NE: 2009-00200 and Sweeney Run

Ms. Grace Lim
7460 Pen View Drive
Warrenton, Virginia 20186

Dear Ms. Lim:

This letter is in reference to your request, submitted by Angler Environmental, for a delineation confirmation on the Lim project site. The approximately 8.00 acre project site is located west of Route 17 and north of Route 28 in Fauquier County, Virginia.

There are no waters or wetlands located on the Lim project site. The delineation as shown on the delineation map titled "Wetland Delineation – Lim property", dated November 20, 2007 is hereby verified as accurate. One basis for this includes application of the Corps' 1987 Wetland Delineation Manual.

If you have any questions, please contact Ms. Anne Lawrence in the Warrenton Field Office at PO Box 931, Warrenton, Virginia 20188, and (540) 428-1884. For and on behalf of, Keith B. Lockwood, Chief, Northern Virginia Regulatory Section.

Sincerely,

Anne E. Lawrence
Project Manager
Northern Virginia Regulatory Section

CC:
Department of Environmental Quality, Sarah Mariala (via email)
Fauquier County, Jennifer B Beahl (via email)
Angler Environmental, Brad Ferro (via email)

SOILS INDEX:

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

50 25 0 50 100 150

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
Tel: 703-369-8000 Fax: 703-369-0041
Bury+Partners, Inc. 10560 Arena Street, Suite 400
Manassas, VA 20110-3960
www.bury-partners.com

LIM PROPERTY
LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA
EXISTING CONDITIONS

NO.	DATE	REVISION

COMMONWEALTH OF VIRGINIA
DAVID L. HUNT
LIC. NO. 27980
11/30/09

SCALE 1" = 50'
DATE JUNE 2009
DRAWN BY DR
DESIGNED BY DR
REVIEWED BY ES
PROJ. NO. 22380-01

PROFFER STATEMENT

DONALD K. BEAVER, OWNER/APPLICANT

RZ-05-L-07

I hereby proffer that the use and development of this Property shall be in strict accordance with the following conditions:

1. This proffer statement is submitted pursuant to the authority of the Code of Virginia and the Fauquier County Zoning Ordinance ("Ordinance") by the Applicant and Owner of an area of real property containing approximately 1.418 acres (PIN [illegible]), Lee Magisterial District, Fauquier County, Virginia which is described and referenced in the application and materials filed with Fauquier County.

2. The Applicant, (hereinafter any time the term "Applicant" is used it shall include "owners, successors, or assigns") Owner, their successors and assigns hereby proffer that in the event that the Board of Supervisors of Fauquier County ("Board") approves the application to rezone the Property from RA to C-2 in substantial accord with the application, the development of the Property will be in accord with the regulations of the C-2 zoning district and the following proffered conditions.

3. All of these conditions are voluntarily entered into pursuant to Section 15.2-2303 of the Ordinance and relevant sections of the Virginia Code.

4. The Applicant shall submit a Landscaping Plan for County review and approval in conjunction with construction plans and profiles for the development of the C-2 Area. The

1

Applicant shall preserve and restore environmental features wherever possible, and shall remove specimen trees only as necessary for roads, driveways and building sites.

5. All lighting shall be recessed or shielded to reduce glare beyond the site consistent with the requirements of Article 9 of the Fauquier County glare ordinance.

6. Interparcel Access: The Applicant shall secure by dedication to the County of fee simple right-of-way or easements from adjacent property Owners and will construct necessary improvements thereto in conjunction with other landowners for such interior on-site travelways as are deemed necessary by the County, the Applicant and VDOT, to provide safe and adequate ingress and egress to and from Route 28 and 17 and Route 833. Funds sufficient to provide interparcel travelways, not less than two lanes, nor less than 12 feet in width, shall be secured by surety bond or letter of credit prior to approval of first site plan.

The Applicant shall dedicate right-of-way for interparcel access to adjacent properties to the south and northwest at the time of first subdivision final plat or final site plan. The Applicant shall construct temporary means of ingress and egress as required by VDOT if construction of the actual interparcel connections is not to be done concurrently with development of the adjacent parcel; at such time as interparcel access is provided, said temporary egress shall be terminated. The Applicant shall diligently pursue acquisition of any necessary right-of-way and/or temporary or permanent easements, to construct the necessary interparcel access improvements. If the right-of-way and/or temporary or permanent easements are unavailable, the Applicant shall request Fauquier County to acquire necessary

2

right-of-way and/or temporary or permanent easements through its powers of eminent domain, at the Applicant's expense. The Applicant's request will not be considered until it is forwarded, in writing, to the County Administrator accompanied by:

a) Plans and profiles showing the necessary right-of-way and/or temporary or permanent easements;

b) An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;

c) A sixty (60) year title search certificate of the right-of-way and/or temporary or permanent easements to be acquired; and

d) A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fauquier County. It is also understood that in the event the property owner of the right-of-way and/or temporary or permanent easements to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fauquier County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fauquier County in acquiring the right-of-way and/or temporary or permanent easements shall be paid to Fauquier County by the Applicant upon demand.

7. Right-of-way on Routes 28, 17 and 833. The Applicant shall dedicate for future improvements to Route 28, 17 and 833, right-of-way sufficient for the construction and/or modification lanes along the frontage of the property on said roadways at the time of site plan approval for any land bordering Route 28, Route 17 or Route 833, as deemed necessary by the County, the Applicant and VDOT.

8. The Applicant proffers that the uses set out on the attached "Exhibit A" will not be conducted on the property should the Board of Supervisors rezone the property to C-2.

3

"EXHIBIT A"

Uses on Property of Donald K. Beaver, containing approximately 1.418 acres, which are "proffered out" and will not be conducted on the property should the property be rezoned to C-3, Highway Commercial:

- Category 3-308 "Temporary Uses"
- Category 3-309 "Outdoor Recreation"
- Category 3-310 "Recreation and Amusement"
- Category 3-311 "Public and Quasi-Public"
- Category 3-318 "Agriculture"
- Category 3-319 "Extraction"
- Category 3-320 "Public Utilities"

The Applicant hereby certifies that it is the sole legal title owner of record of the Property.

Donald K. Beaver (SEAL)
DONALD K. BEAVER

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing was acknowledged before me this 8 day of August, 2005, by Donald K. Beaver.

Laurie H. Stolwork
NOTARY PUBLIC

My Commission Expires: 8/31/05

OPTION 1 BMP CALCULATIONS

BMP Facility Design Calculations

II. Watershed Information
Part 1: List of the Subareas and 'C' Factors used in the BMP Computations

[illegible]

III. Phosphorus Removal - Occoquan Method
Part 2: Compute Weighted Average 'C' Factor for the Site

Total Site Area = [illegible] Acres

[illegible]

Weighted Average 'C' Factor for the Site [illegible]

Part 3: Compute Total Phosphorus Removal for the Site

Subarea Designation	C Factor	Area	BMP Type	Phos Removal Efficiency (%)	Area Ratio	C Factor Ratio	Product
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Infiltration Design 1	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Infiltration Design 1	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Infiltration Design 1	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Infiltration Design 1	[illegible]	[illegible]	[illegible]	[illegible]
Total Phosphorus Removal Efficiency for the Site				[illegible]			

IV. Site Coverage
Part 5: Determine Compliance with Site Coverage Requirement

[illegible]

Total Equivalent Unconstrolled Area
Total Uncontrolled Area [illegible] Acres
Weighted Average 'C' Factor
Percent Uncontrolled Area
Site Coverage (MAX) [illegible]

Part 6: Determine the Offsite Areas for which Coverage is required

[illegible]

Total Equivalent Uncontrolled Area
Controlled Offsite Area [illegible] Acres
Percent Controlled Offsite [illegible] %
Percent Uncontrolled Area [illegible] %
Site Coverage (MAX)

BMP Facility Design Calculations

V. Storage
Part 7: Compute the Weighted Average 'C' Factor for the BMP Facility
(A) List the Subareas to be controlled by the BMP Facility

Subarea Description	C	Acres	Product
[illegible]	[illegible]	[illegible]	[illegible]

Total Area = [illegible]
Total = [illegible]

Weighted Average 'C' Factor = [illegible]

Part 8: Determine the Storage Required for the BMP Facility

Water Quality Volume (WQV) = 0.5" * Impervious Area) = [illegible] cf

BMP Type	Required BMP Volume (cf)	BMP Volume Provided (cf)
Infiltration Design 1	[illegible]	[illegible]

GENERAL NOTES

1. THIS CONCEPTUAL DEVELOPMENT PLAN IS GENERAL IN NATURE. SPECIFICS ABOUT BUILDING SIZES, LOCATIONS, PARKING, AND SITE LAYOUT WILL BE PROVIDED WITH SITE PLAN SUBMITTAL.

PROJECT INFORMATION:

2. TOTAL ACREAGE: TWO (2) PARCELS CONTAINING 6.08 ACRES
3. BUILDING SQUARE FOOTAGE PROPOSED: 30,780 SQ FT. TOTAL

DESIGN FEATURES:

4. TOWN CENTER CONCEPT WITH BUILDINGS CLOSE TO ON-SITE ROADS WHERE POSSIBLE WITH SIDEWALKS FOR EASY PEDESTRIAN ACCESS AND PARKING IN REAR.
5. CONSISTENT EXTERIOR DESIGNS AND ARCHITECTURAL FEATURES.
6. GREEN FEATURES WILL BE UTILIZED WHERE POSSIBLE IN DESIGN OF SWM AND BMP STRUCTURES, PARKING LAYOUT, ETC.

ROAD NOTES:

7. ENTRANCE LOCATIONS ARE SUBJECT TO VDOT APPROVAL.
8. ALL INTERIOR ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED AND NOT ELIGIBLE FOR VDOT OR FAUQUIER COUNTY MAINTENANCE, EXCEPT AS SET FORTH IN THE PROFFERS.
9. CUT THROUGH TRAFFIC WILL BE CURTAILED BY REQUIRED TURNING MOVEMENTS, RAISED CROSSWALKS, AND OTHER TRAFFIC CALMING MEASURES.
10. PROPOSED TRAIL ALONG ROUTE 28 AND ROUTE 17 WILL BE MAINTAINED BY VDOT.
11. IN THE FUTURE, BOWER'S ROAD (ROUTE 837) WILL BE REROUTED TO THE INTER-PARCEL CONNECTION ALONG THE NORTHERN PROPERTY LINE. A TEMPORARY ACCESS ENTRANCE WILL BE PROVIDED ONTO THE SITE VIA THE ENTRANCE AT THE NORTH EASTERN CORNER AND THE EXISTING INTERSECTION WITH ROUTE 17 WILL BE CLOSED.

OPTION 2 BMP CALCULATIONS

BMP Facility Design Calculations

II. Watershed Information
Part 1: List of the Subareas and 'C' Factors used in the BMP Computations

[illegible]

III. Phosphorus Removal - Occoquan Method
Part 2: Compute Weighted Average 'C' Factor for the Site

Total Site Area = [illegible] Acres

[illegible]

Weighted Average 'C' Factor for the Site [illegible]

Part 3: Compute Total Phosphorus Removal for the Site

Subarea Designation	C Factor	Area	BMP Type	Phos Removal Efficiency (%)	Area Ratio	C Factor Ratio	Product
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Bypass	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Extended Detention Basin	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Extended Detention Basin	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Extended Detention Basin	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Extended Detention Basin	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	Water Quality Inlet (Filterra)	[illegible]	[illegible]	[illegible]	[illegible]
Total Phosphorus Removal Efficiency for the Site				[illegible]			

IV. Site Coverage
Part 5: Determine Compliance with Site Coverage Requirement

[illegible]

Total Equivalent Uncontrolled Area
Total Uncontrolled Area [illegible] Acres
Weighted Average 'C' Factor
Percent Uncontrolled Area
Site Coverage (MAX) [illegible]

Part 6: Determine the Offsite Areas for which Coverage is required

[illegible]

Total Equivalent Uncontrolled Area
Controlled Offsite Area [illegible] Acres
Percent Controlled Offsite [illegible] %
Percent Uncontrolled Area [illegible] %
Site Coverage (MAX)

BMP Facility Design Calculations

V. Storage
Part 7: Compute the Weighted Average 'C' Factor for the BMP Facility
(A) List the Subareas to be controlled by the BMP Facility

Subarea Description	C	Acres	Product
[illegible]	[illegible]	[illegible]	[illegible]

Total Area = [illegible]
Total = [illegible]

Weighted Average 'C' Factor = [illegible]

Part 8: Determine the Storage Required for the BMP Facility

Water Quality Volume (WQV) = 0.5" * Impervious Area) = 8576.20 cf

BMP Type	Required BMP Volume (cf)	BMP Volume Provided (cf)
Extended Detention Basin	[illegible]	17000

STORMWATER MANAGEMENT/ BMP NARRATIVE

THE PRELIMINARY STORMWATER MANAGEMENT ANALYSIS WAS CONDUCTING ASSUMING THE SITE TO CONTAIN APPROXIMATELY 5.12 ACRES IMPERVIOUS COVER. THE SITE WILL CONTAIN A STORM TECH SYSTEM THAT WILL OUTFALL INTO THE SWALE ON THE WESTERN MOST PROPERTY LINE OF THE SITE. THE SYSTEM WILL CONTAIN A STORM TECH ISOLATION ROW AND BE DESIGNED TO DISCHARGE FLOWS BELOW THE PRE DEVELOPMENT DISCHARGE RATE FOR UP TO A 10 YEAR STORM EVENT.

TWO WATER QUALITY OPTIONS WERE ANALYZED FOR THE SITE. OPTION 1 ANALYSIS WAS CONDUCTED ASSUMING SOILS WITH GOOD INFILTRATION, WHICH WOULD REQUIRE ONLY THE STORM TECH SYSTEM. OPTION 2 ANALYSIS WAS CONDUCTED ASSUMING SOILS WITH POOR INFILTRATION. THE HIGH AMOUNT OF IMPERVIOUS AREA REQUIRES THE COMBINED USE OF FILTERRA SYSTEMS AND A STORMTECH UNDERGROUND DETENTION FACILITY TO SATISFY BEST MANAGEMENT PRACTICES POLLUTANT REMOVAL REQUIREMENTS. A GEOTECHNICAL STUDY OF THE SOILS WILL BE CONDUCTED PRIOR TO FINAL DESIGN OF THE STORM TECH FACILITY.

REVISION	NO.	DATE

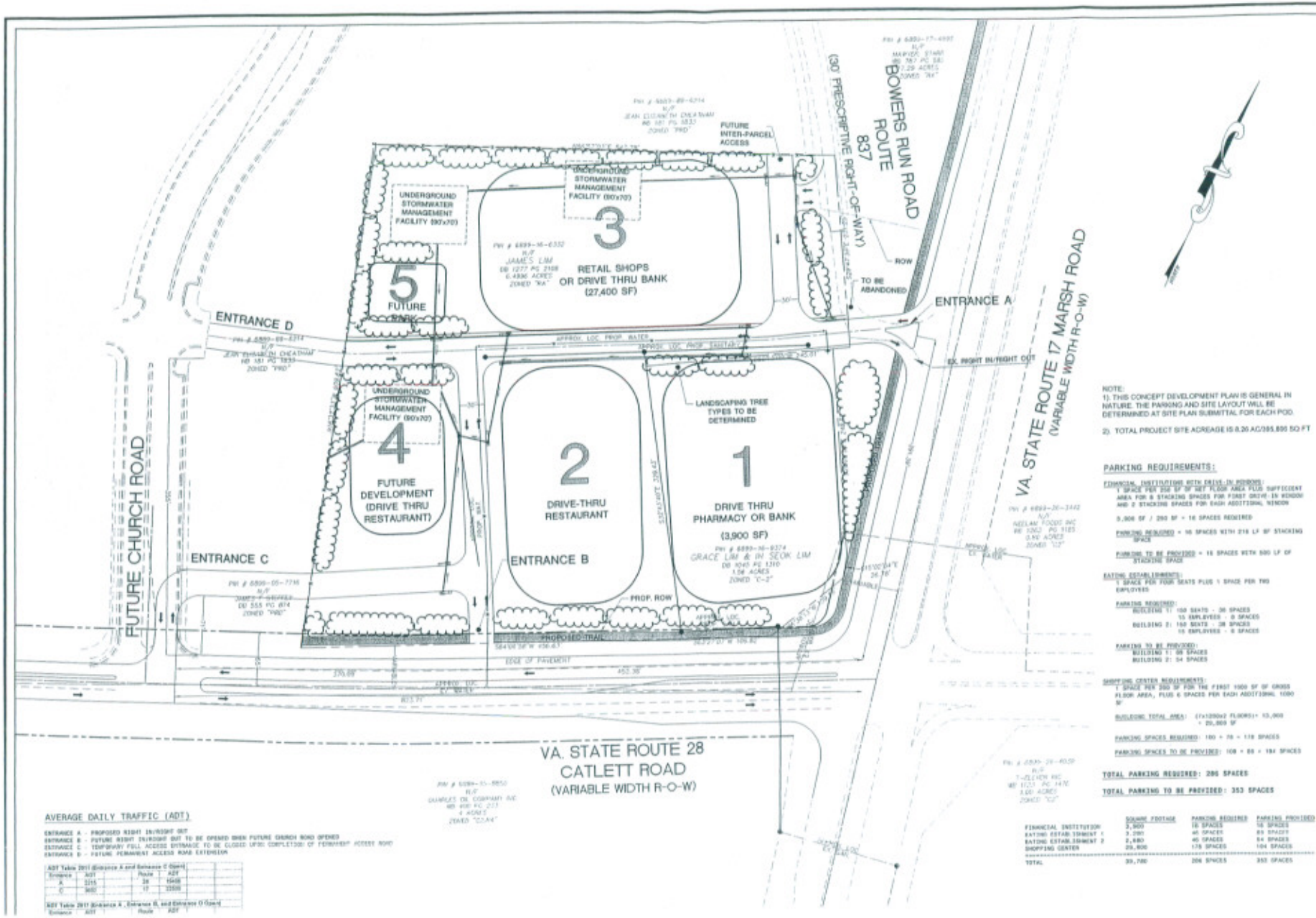
SCALE: 1" = 50'
DATE: JUNE 2006
DRAWN BY: DR
DESIGNED BY: DR
REVIEWED BY: CS
PROJ. NO. 20280-01
SHEET

LIM PROPERTY

LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA

PROFFERS/STORM COMPUTATIONS

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
[illegible]
Chantilly, Virginia [illegible]
Tel [illegible] Fax [illegible]
Bury+Partners-VA, Inc. ©Copyright 2006



NOTE:
1). THIS CONCEPT DEVELOPMENT PLAN IS GENERAL IN NATURE. THE PARKING AND SITE LAYOUT WILL BE DETERMINED AT SITE PLAN SUBMITTAL FOR EACH POD.

2). TOTAL PROJECT SITE ACREAGE IS 8.20 AC/385,895 SQ FT

PARKING REQUIREMENTS:

FINANCIAL INSTITUTIONS WITH DRIVE-IN WINDOWS:
1 SPACE PER 250 SF OF NET FLOOR AREA PLUS SUFFICIENT AREA FOR 6 STACKING SPACES FOR FIRST DRIVE-IN WINDOW AND 2 STACKING SPACES FOR EACH ADDITIONAL WINDOW

3,900 SF / 250 SF = 16 SPACES REQUIRED

PARKING REQUIRED = 16 SPACES WITH 216 LF OF STACKING SPACE

PARKING TO BE PROVIDED = 16 SPACES WITH 500 LF OF STACKING SPACE

EATING ESTABLISHMENTS:
1 SPACE PER FOUR SEATS PLUS 1 SPACE PER TWO EMPLOYEES

PARKING REQUIRED:
BUILDING 1: 150 SEATS - 38 SPACES
15 EMPLOYEES - 8 SPACES
BUILDING 2: 150 SEATS - 38 SPACES
15 EMPLOYEES - 8 SPACES

PARKING TO BE PROVIDED:
BUILDING 1: 88 SPACES
BUILDING 2: 54 SPACES

SHOPPING CENTER REQUIREMENTS:
1 SPACE PER 200 SF FOR THE FIRST 1000 SF OF GROSS FLOOR AREA, PLUS 6 SPACES PER EACH ADDITIONAL 1000 SF

BUILDING TOTAL AREA: (7x1200x2 FLOORS)= 13,800 + 20,800 SF

PARKING SPACES REQUIRED: 180 + 76 = 178 SPACES

PARKING SPACES TO BE PROVIDED: 108 + 88 = 184 SPACES

TOTAL PARKING REQUIRED: 206 SPACES

TOTAL PARKING TO BE PROVIDED: 353 SPACES

	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED
FINANCIAL INSTITUTION	3,900	16 SPACES	16 SPACES
EATING ESTABLISHMENT 1	3,200	46 SPACES	88 SPACES
EATING ESTABLISHMENT 2	2,680	40 SPACES	54 SPACES
SHOPPING CENTER	20,800	178 SPACES	184 SPACES
TOTAL	30,780	206 SPACES	353 SPACES

AVERAGE DAILY TRAFFIC (ADT)

ENTRANCE A - PROPOSED RIGHT IN/RIGHT OUT
ENTRANCE B - FUTURE RIGHT IN/RIGHT OUT TO BE OPENED WHEN FUTURE CHURCH ROAD OPENED
ENTRANCE C - TEMPORARY FULL ACCESS ENTRANCE TO BE CLOSED UPON COMPLETION OF PERMANENT ACCESS ROAD
ENTRANCE D - FUTURE PERMANENT ACCESS ROAD EXTENSION

ADT Table 2011 (Entrance A and Entrance C Open)

Entrance	ADT	Route	ADT
A	1215	28	15400
C	9400	17	12500

ADT Table 2011 (Entrance A , Entrance B, and Entrance D Open)

Entrance	ADT	Route	ADT

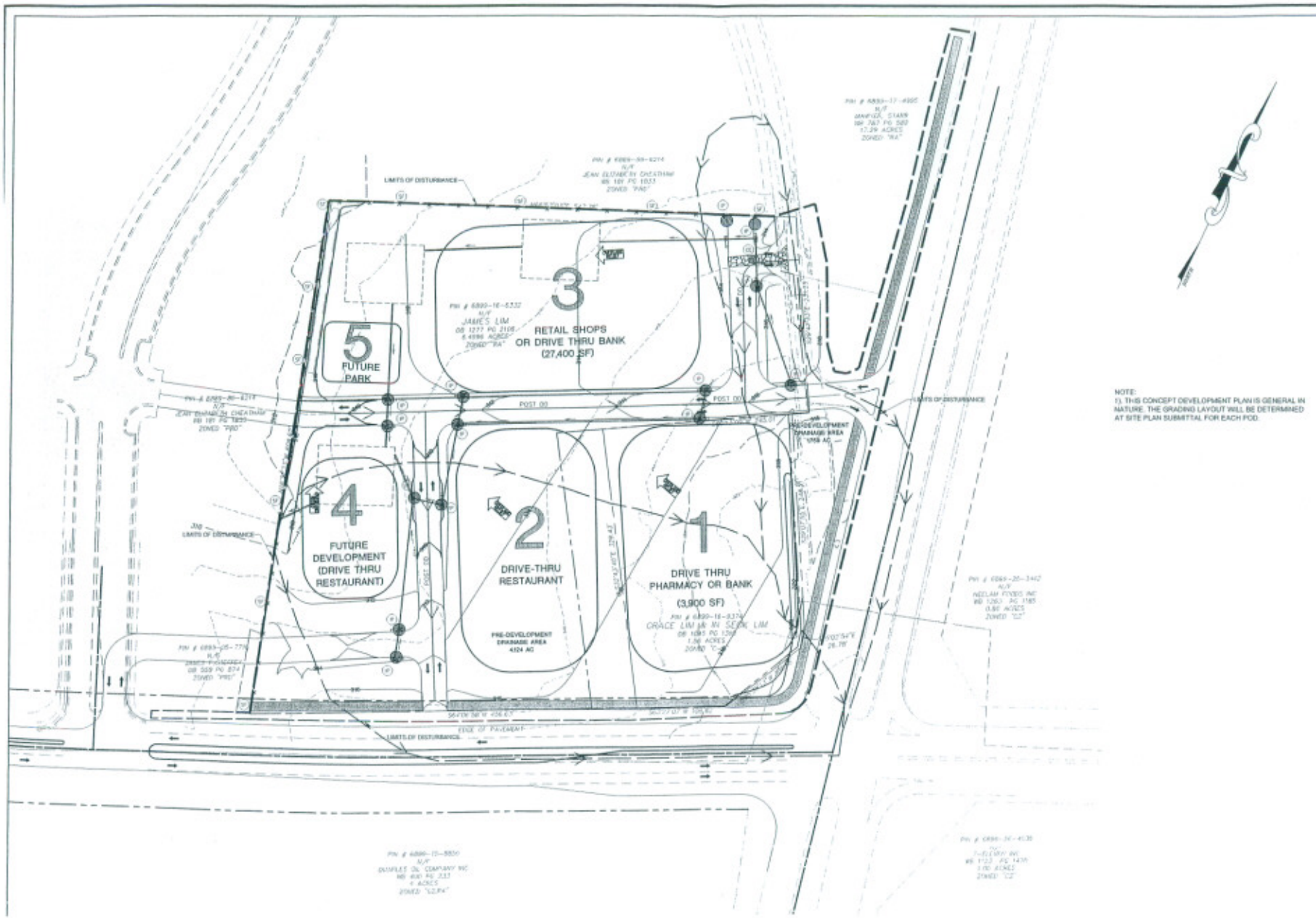
Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
3950 Chamberlayne Avenue, Suite 1000
Richmond, Virginia 23227
Tel: 804/346-4000 Fax: 804/346-4080
BurryPartners.com

LIM PROPERTY
LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA
CONCEPT DEVELOPMENT PLAN

NO.	DATE	REVISIONS

WILLIAM E. HEBB
LIC. No. 021880
9/30/08

SCALE: 1" = 50'
DATE: JUNE 2008
DRAWN BY: DR
DESIGNED BY: DR
REVIEWED BY: ES
PROJ. NO: 20080-01



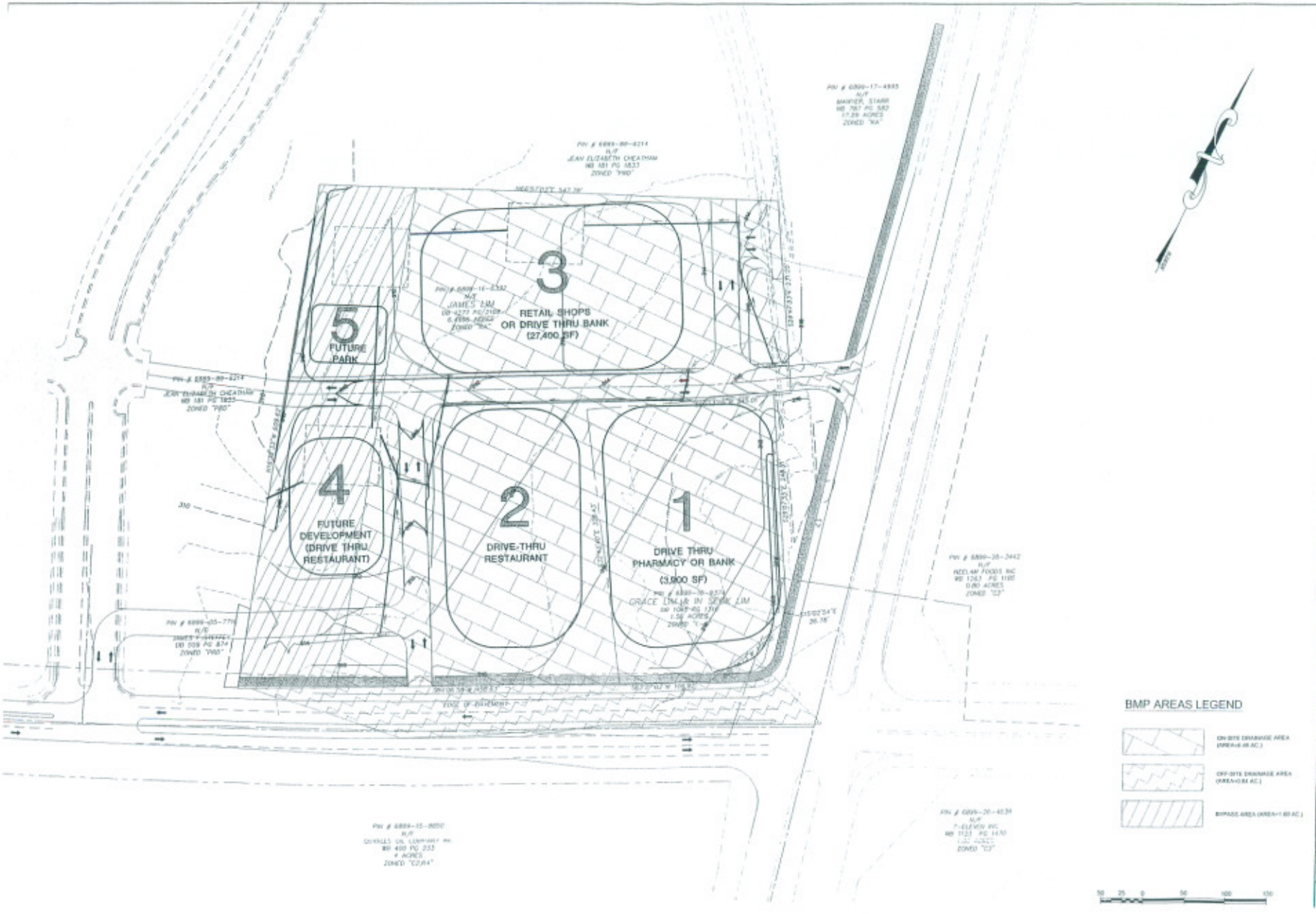
NOTE:
1). THIS CONCEPT DEVELOPMENT PLAN IS GENERAL IN NATURE. THE GRADING LAYOUT WILL BE DETERMINED AT SITE PLAN SUBMITTAL FOR EACH POD.

Bury+Partners
ENGINEERING SOLUTIONS

LIM PROPERTY
LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA
CONCEPT GRADING PLAN

DATE	NO.	REVISION

SCALE: 1" = 50'
DATE: JUNE 2008
DRAWN BY: DR
DESIGNED BY: DR
REVIEWED BY: CS
PROJ. NO: 20260-01



Bury+Partners
ENGINEERING SOLUTIONS

LIM PROPERTY
LEE DISTRICT
FAUQUIER COUNTY, VIRGINIA
CONCEPT BMP PLAN

DATE	NO.	REVISION

SCALE: 1" = 50'
DATE: JUNE 2008
DRAWN BY: DR
DESIGNED BY: DR
REVIEWED BY: ES
PROJ. NO. 22280-01

SHEET
5