

COMMERCIAL DEVELOPMENT SITE

1.47 AC LAND FOR SALE

9040 Telegraph Road, Lorton

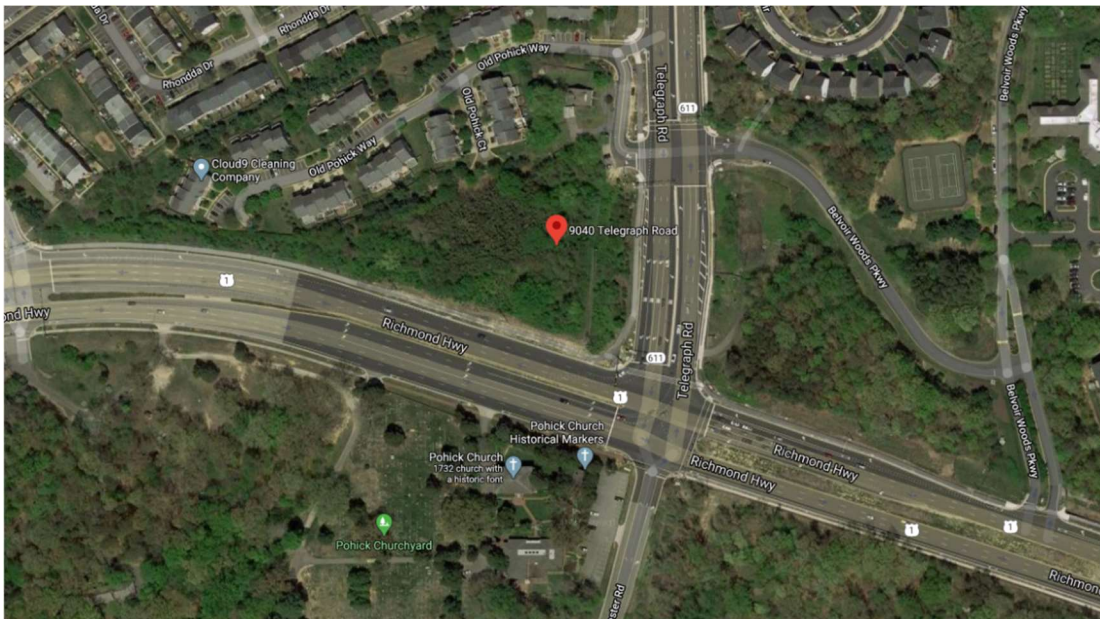


C-6 LAND 14,000 SQ. FT. RETAIL STRIP CENTER 68 ROOM - HOTEL

9040 Telegraph Road, Lorton, VA 22709

C-6 Community Retail Commercial District (1.47 ac)
GPIN: 1081-01-0022A

- ❖ Average Traffic Count 35,000
- ❖ Corner Lot - Telegraph Rd. and Richmond Hwy
- ❖ Close to I95, Fairfax County Parkway and Rt. 1
- ❖ Across from Fort Belvoir South Gate
- ❖ Quick ride to regional airports and commuter rails



Arun Sareen

Principal Broker

Email: arun@sareenrealty.com

Office: (703) 366-3444 Ext. 217

Mobile: (703) 314-4799

Address: 10702 Vandor Ln, Manassas, VA 20109

SITE TABULATIONS:

PROPOSED GFA	=	19,600 SF
PARKING REQUIRED:		
- RETAIL	=	9,800 SF x 0.85 = 8,330 SF
- OFFICE	=	5 SPACES (FOR FIRST 1,000 SF) + 6 SPACES/1,000 SF x (7,330 SF) = 49 SPACES REQUIRED
	=	3.6 SPACES/1,000 SF x (9,800 SF) = 36 SPACES REQUIRED
- TOTAL SPACES REQUIRED	=	85 SPACES
- TOTAL SPACES PROVIDED	=	95 SPACES
OPEN SPACE PROVIDED PER GDP	=	25%
OPEN SPACE PROVIDED PER LAYOUT	=	34%
FAR PROVIDED PER GDP	=	0.383
FAR PROVIDED PER LAYOUT	=	0.307



MAP # 1081 13 A
SUMNER CROSSING HOMEOWNERS ASSOCIATION, INC.
D.B. 9200 PG. 1964

EX. SMH TOP=143.83
8" INV IN=132.55
8" INV OUT=132.19 x 147.38

MAP # 1081 01 0020
MARY ELIZABETH CUTTING
W.B. 1046 PG. 889

MAP #: 1081 01 0022A
9040 TELEGRAPH LLC
D.B. 24076 PG. 1550
63827 S.F. 1.4653 ACRES

POSSIBLE
OUTDOOR
SEATING AREA
(4800 SF)

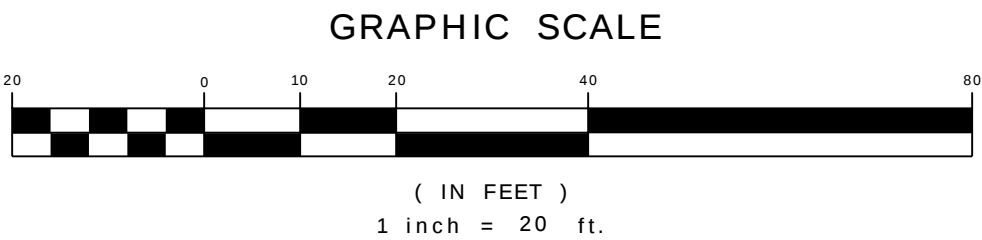
PROP. S/W

EX. JEP/PCO ESMT
D.B. 1312 PG. 278
(UNDEFINED WIDTH)

TELEGRAPH ROAD

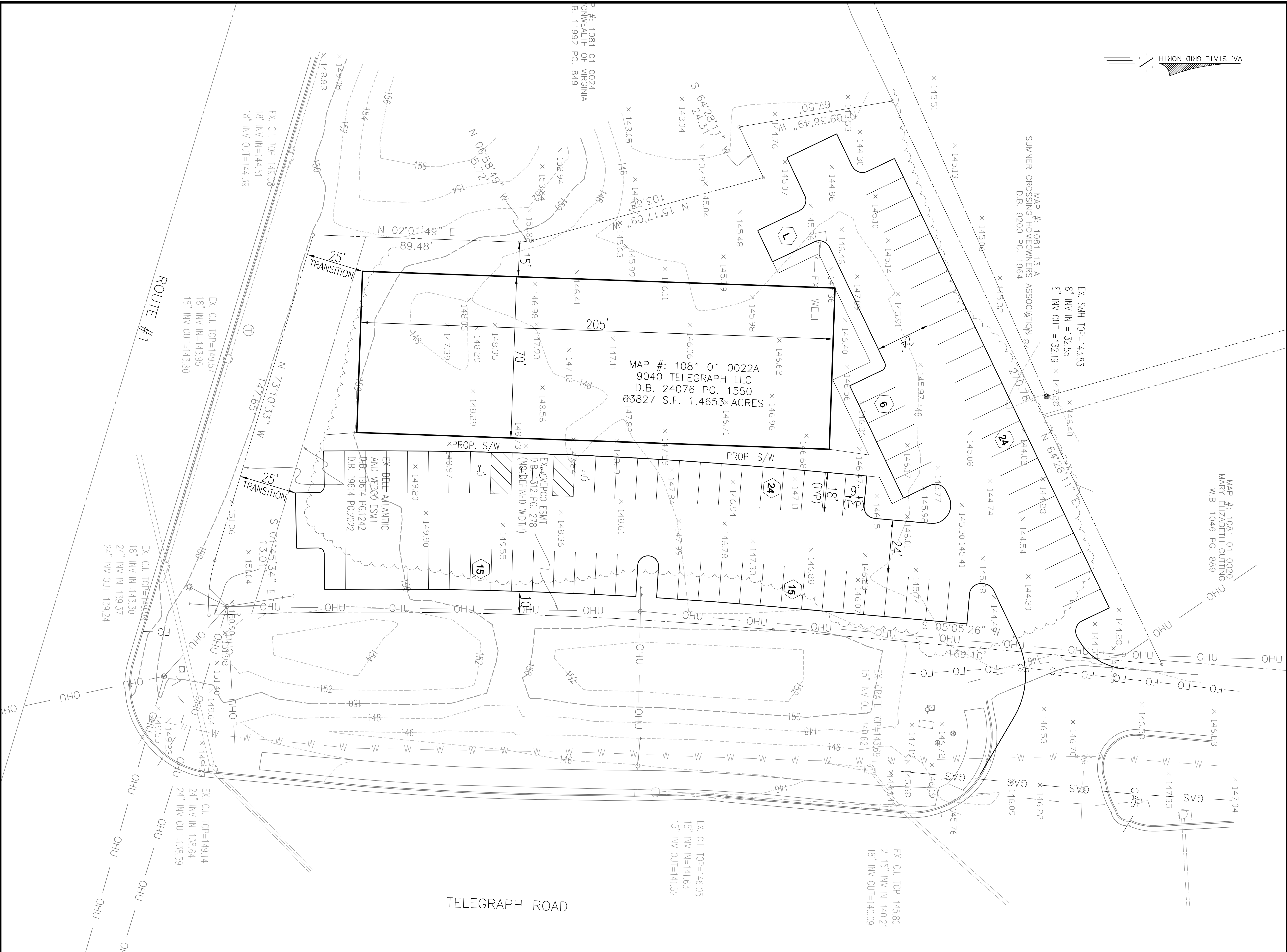
9040 TELEGRAPH ROAD - LAYOUT 1 EXHIBIT

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
SEPTEMBER 13, 2016



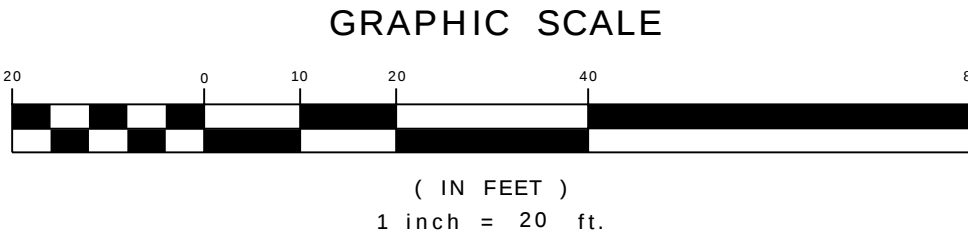
SITE TABULATIONS:

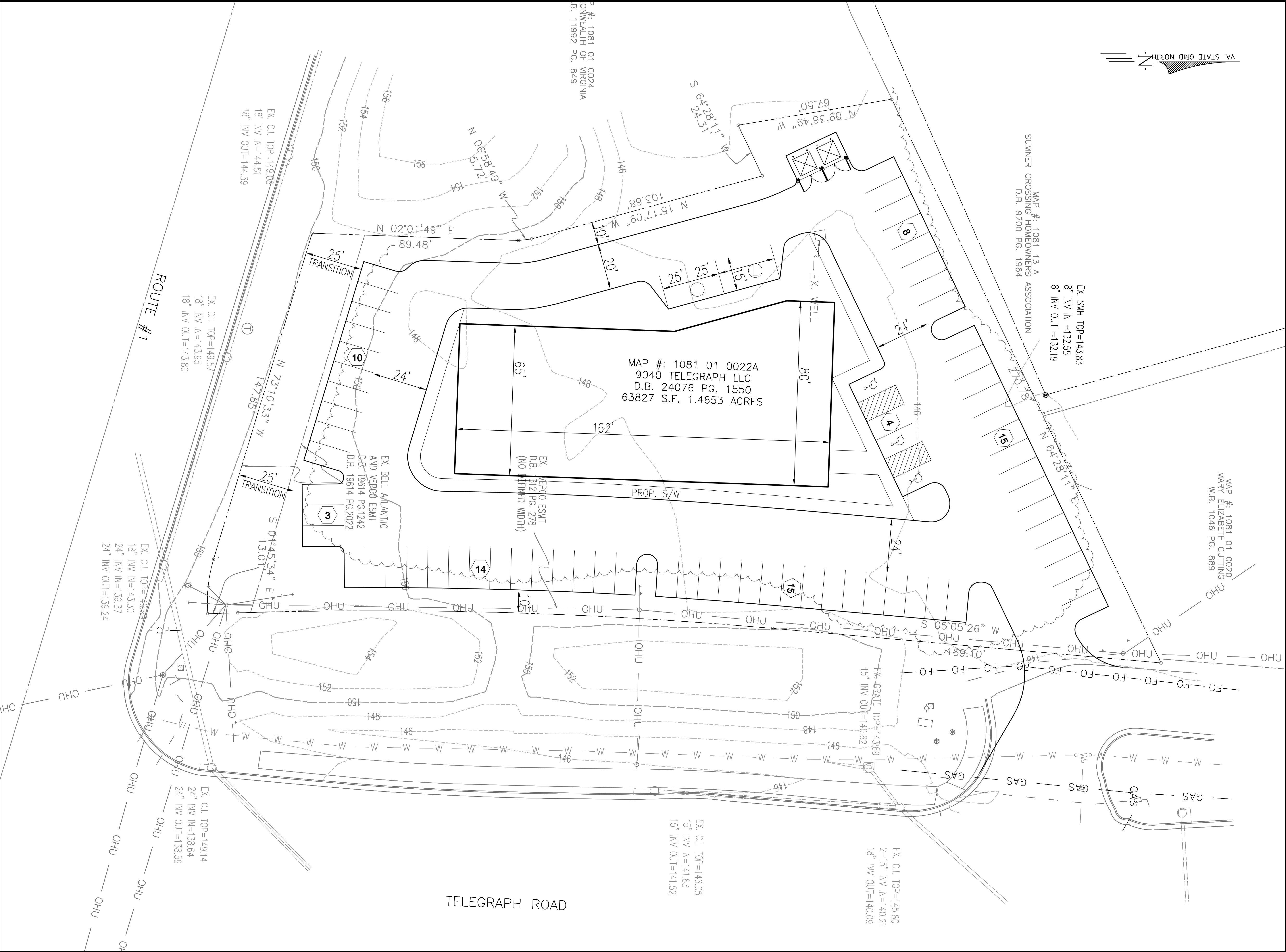
PROPOSED GFA	=	14,350 SF	
PARKING REQUIRED:			
- RETAIL	=	14,350 SF x 0.85	= 12,198 SF
-		5 SPACES (FOR FIRST 1,000 SF) + 6 SPACES/1,000 SF x (11,198 SF)	= 73 SPACES REQUIRED
- TOTAL SPACES REQUIRED	=	73 SPACES	
- TOTAL SPACES PROVIDED	=	84 SPACES	
OPEN SPACE PROVIDED PER GDP	=	25%	
OPEN SPACE PROVIDED PER LAYOUT	=	35%	
FAR PROVIDED PER GDP	=	0.383	
FAR PROVIDED PER LAYOUT	=	0.225	



9040 TELEGRAPH ROAD - LAYOUT 2 EXHIBIT

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
SEPTEMBER 13, 2016





SITE TABULATIONS:

PROPOSED GFA	=	11,500 SF
PROPOSED NET FLOOR AREA	=	11,500 SF x 0.85 = 9,775 SF

PARKING REQUIRED:

RETAIL	- 5 SPACES (FOR FIRST 1,000 SF) + 6 SPACES/1,000 SF x (8,775 SF)	= 58 SPACES REQUIRED
TOTAL SPACES REQUIRED	=	58 SPACES
TOTAL SPACES PROVIDED	=	69 SPACES
HANDICAP SPACES REQUIRED	=	3 SPACES (2010 ADA STANDARDS)
TOTAL SPACES PROVIDED	=	3 SPACES

LOADING SPACES REQUIRED:

RETAIL	- 1 SPACE FOR THE FIRST 10,000 FS, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 GSF.	= 2 SPACES REQUIRED
TOTAL SPACES REQUIRED	=	2 SPACES
TOTAL SPACES PROVIDED	=	2 SPACES

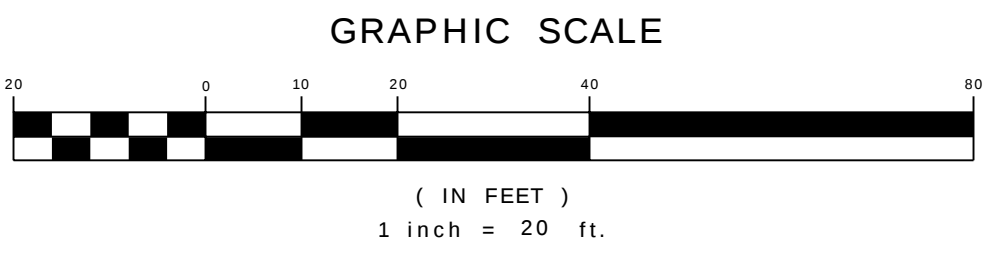
OPEN SPACE PROVIDED PER GDP = 25%
OPEN SPACE PROVIDED PER LAYOUT = 35%

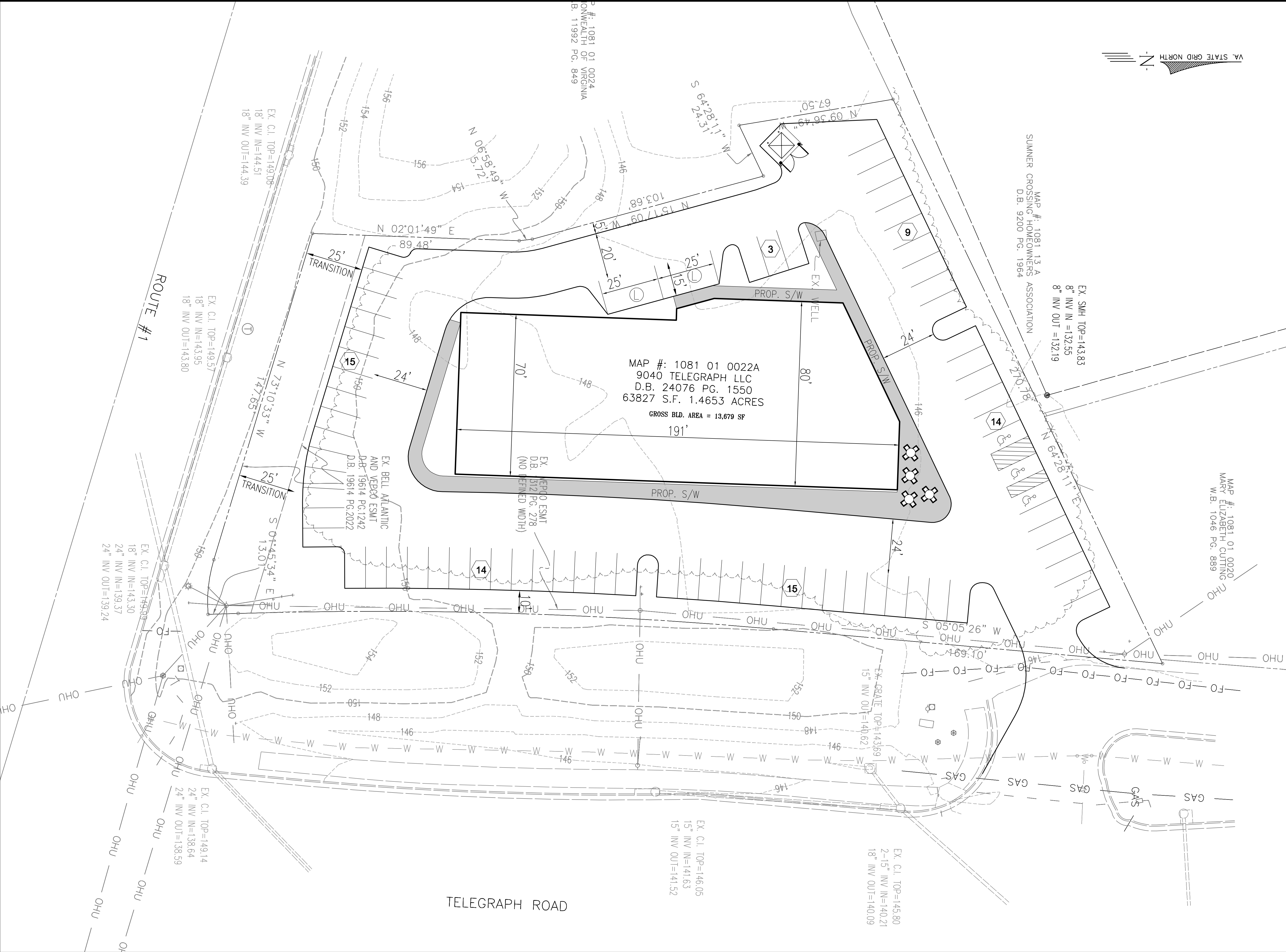
FAR PROVIDED PER GDP = 0.383
FAR PROVIDED PER LAYOUT = 0.181



9040 TELEGRAPH ROAD - EXHIBIT C

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
OCTOBER 11, 2016



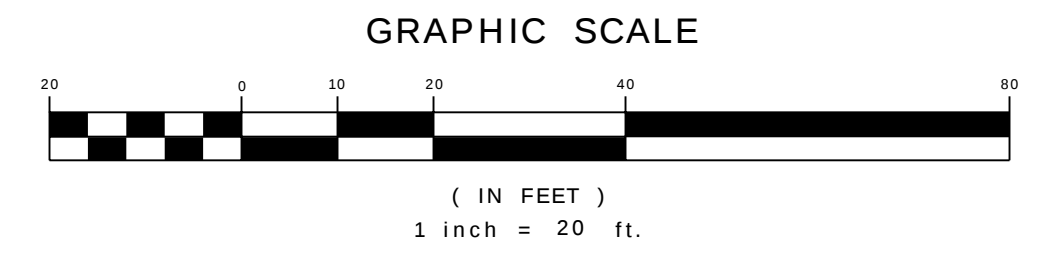


SITE TABULATIONS:			
PROPOSED GFA	=	13,679 SF	
PROPOSED NET FLOOR AREA	=	13,679 SF x 0.85	= 11,628 SF
PARKING REQUIRED:			
- RETAIL	- 5 SPACES (FOR FIRST 1,000 SF) + 6 SPACES/1,000 SF x (10,628 SF)		= 69 SPACES REQUIRED
- TOTAL SPACES REQUIRED	=	69 SPACES	
- TOTAL SPACES PROVIDED	=	70 SPACES	
LOADING SPACES REQUIRED:			
- RETAIL	- 1 SPACE FOR THE FIRST 10,000 FS, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 GSF.		= 2 SPACES REQUIRED
- TOTAL SPACES REQUIRED	=	2 SPACES	
- TOTAL SPACES PROVIDED	=	2 SPACES	
OPEN SPACE PROVIDED PER GDP	=	25%	
OPEN SPACE PROVIDED PER LAYOUT	=	30%	
FAR PROVIDED PER GDP	=	0.383	
FAR PROVIDED PER LAYOUT	=	0.214	



9040 TELEGRAPH ROAD - EXHIBIT C

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20'
OCTOBER 11, 2016



MAP #: 1081 01 0024
COMMONWEALTH OF VIRGINIA
D.B. 11992 PG. 849

VA. STATE GRID NORTH

MAP #: 1081 13 A
SUMNER CROSSING HOMEOWNERS ASSOCIATION
D.B. 9200 PG. 1964

SITE TABULATIONS:

PROPOSED GFA = 27,720 SF
PROPOSED NET FLOOR AREA = 27,720 SF x 0.85 = 23,562 SF
PROPOSED UNITS = 68 RENTAL UNITS

PARKING REQUIRED:

HOTEL - ONE (1) SPACE PER RENTAL UNIT + FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS
- TOTAL SPACES REQUIRED = 76 SPACES
- TOTAL SPACES PROVIDED = 76 SPACES

- HANDICAP SPACES
REQUIRED = 3 SPACES (2010 ADA STANDARDS)
- TOTAL SPACES PROVIDED = 3 SPACES

LOADING SPACES REQUIRED:

- HOTEL - ONE (1) SPACE FOR THE FIRST 10,000 FS, PLUS ONE (1) SPACE FOR EACH ADDITIONAL 100,000 GSF.
- = 2 SPACES REQUIRED

- TOTAL SPACES REQUIRED = 2 SPACES
- TOTAL SPACES PROVIDED = 2 SPACES

OPEN SPACE PROVIDED PER GDP = 25%
OPEN SPACE PROVIDED PER LAYOUT = 34.17%

FAR PROVIDED PER GDP = 0.383
FAR PROVIDED PER LAYOUT = 0.434

MAP #: 1081 01 0022A
9040 TELEGRAPH LLC
D.B. 24076 PG. 1550
63827 S.F. 1.4653 ACRES
PROP. 3 STORY HOTEL
GROSS BLD. AREA = 27,720 SF

MAP #: 1081 01 0020
MARY ELIZABETH CUTTING
W.B. 1046 PG. 889

TELEGRAPH ROAD

9040 TELEGRAPH ROAD - EXHIBIT D

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'

MAY, 2017

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

- The land shown hereon is located on Fairfax County Tax Map 108-1-001, Parcels 22 and 23.
- Telegraph Road, Route 611 is within an easement recorded in Deed Book 1289, Page 418 of the land records of Fairfax County.
- This project is to be served by public sewer and by public water supply via the Fairfax County Water Authority.
- Parking, including handicapped parking, to be provided in accordance with the Fairfax County Public Facilities Manual.
- Maximum building height is 25 feet.
- Stormwater management shall be provided in accordance with Fairfax County requirements. DETENTION SHALL BE UNDERGROUND TO THE EXTENT REQUIRED.
- Siltation/Erosion Control measures shall be installed and maintained throughout the duration of construction in accordance with Fairfax County/Commonwealth of Virginia Requirements.
- The site does not possess any significant scenic assets or natural features. The site will be cleared and re-landscaped in accordance with Fairfax County criteria.
- A transitional screening waiver is requested for the northern boundary of the property adjacent residentially zoned ground, and a solid masonry wall as shown shall be provided, in accordance with the Fairfax County Zoning Ordinance.
- The proposed development is in conformance with the adopted comprehensive plan of Fairfax County. No adverse effects as a result of the proposed development are foreseen.
- The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards of Fairfax County, except as noted in number 9 above.

REVISIONS:

RZ-87-V-092

MT. VERNON DISTRICT
FAIRFAX COUNTY, VA

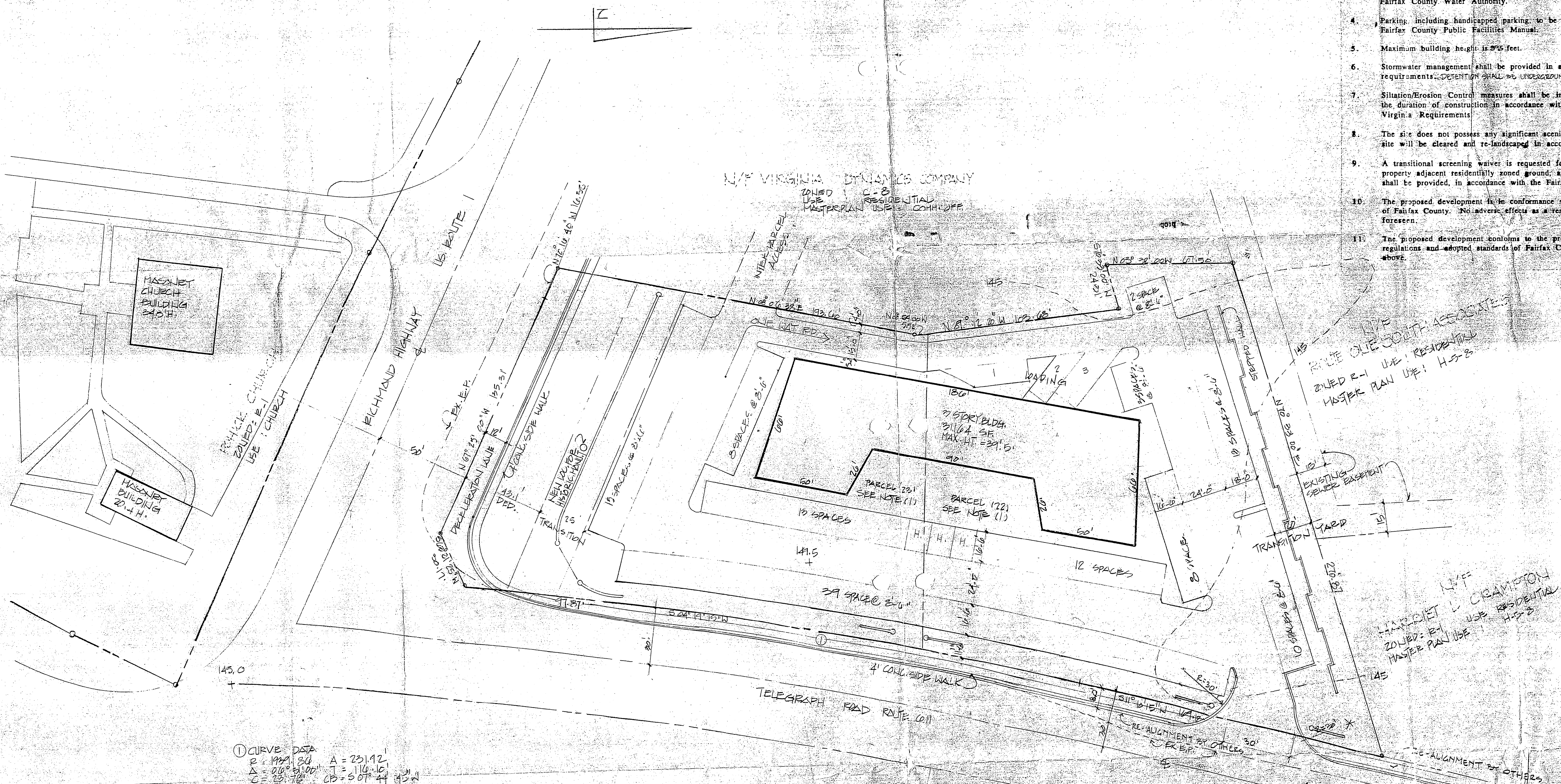
DATE: 7/1/88
SCALE: 1"=30'

JOB NO.
DRAWN BY:

GENERALIZED DEVELOPMENT PLAN
ALBERT COPPOLA TRUSTEE

ZINSER & DUNN ASSOCIATES P.C. Architects & Planners • 2070 Chain Bridge Road Vienna Virginia 22180 • 703 734 7040

GDP-1



① CURVE DATA
R = 192.30' A = 231.92'
Δ = 28° 34' 00" T = 110.10'
C = 251.36' CD = 507° 44' 45" W

NOTE (1)

PARCEL (22)
KATHARINE K. DUGGAL
ZONE: C-2
USE: VACANT
MASTER PLAN USE: COMM-OFF

PARCEL (23)
KATHARINE K. DUGGAL
ZONE: R-1
USE: VACANT
MASTER PLAN USE: COMM-OFF

COOK INLET REGION, INC.

ZONE & USE = C-2 VACANT
MASTER PLAN USE: COMM-OFF

GENERALIZED DEVELOPMENT PLAN

1"=30'

APPROVED DEVELOPMENT PLAN

DP (GDP) (ODP) (FDP)

SEE PROFFERED CONDITIONS

Date of (BOS) (FC) approval 1-23-89

Staff KRIS APPAHAMSON

Sheet 1 of 2

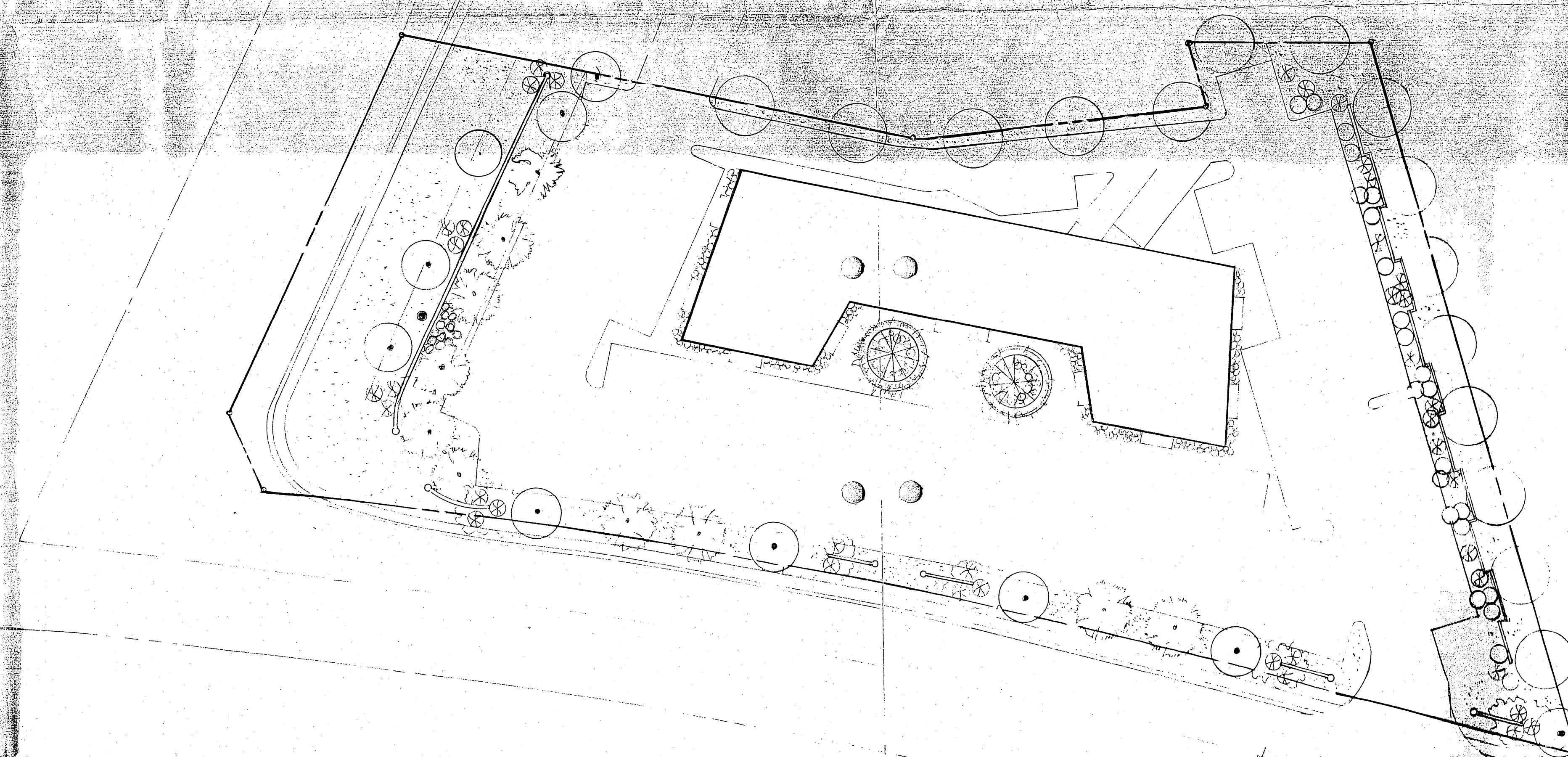
TABULATION

AREA PARCEL 22	42,995 S.F.	AREA DEDICATED: 72,007 S.F.
AREA PARCEL 23	51,401 S.F.	OPEN AREA REQ. 15%
SITE AREA (TOTAL)	94,396 S.F.	OPEN AREA PROVIDED 20%
EXISTING ZONING		
- PARCEL 22	C-2	THIS PLAT IS DELINEATED ON AN ASSESSMENT MAP
- PARCEL 23	R-1	NUMBER 108-1-001 22 & 23
PROPOSED ZONING	C-2	
EXISTING USE		
- PARCEL 22	VACANT	
- PARCEL 23	VACANT	
PROPOSED USE		1ST FLOOR RETAIL - 2ND & 3RD FLR OFFICE
TOTAL FLOOR AREA PROPOSED	211,164 S.F.	
FAR PROPOSED	0.3823	
PARKING SPACE REQ'D	124 SPACES	
PARKING SPACE PROVIDED	126 SPACES	
LOADING SPACE REQ'D	3 SPACES	
LOADING SPACE PROVIDED	3 SPACES	
HANDICAP SPACE REQ'D	3 SPACES	
HANDICAP SPACE PROVIDED	3 SPACES	

MT. VERNON DISTRICT
FAIRFAX COUNTY VA

DATE: 9/1/84
SCALE: NOTED
JOB No.:
DRAWN BY: LM

LANDSCAPE PLAN
ALBERT COPPOLA TRUSTEE



LANDSCAPE PLAN

1"=30'

TREES							NOTES
SYMBOL							
COMMON NAME	AMERICAN HOLLY	WHITE PINE	GREEN ASH	FOUNTBERRY CHERRY	CANDY BIRCH	DAVID MAPLE	
BOTANICAL NAME	ILEX OPACA	PINUS STROBUS	FRAXINUS PENNSYLVANICA	PRUNUS SARGENTII	DETULA PAPYRIFERA	ACER DAVIDII	
SIZE	12" H.	3" H.	2 1/2" - 3" CAL.	2 1/2" - 3" CAL.	2" - 2 1/2" CAL.	2" - 2 1/2" CAL.	
SPACING	SEE PLAN	SEE PLAN	SEE PLAN	20'	50'	20'	
NUMBER	4	25	4	4	2	15	
SHRUBS / GROUND							
SYMBOL							
COMMON NAME	RHOODENDROM	JUNIPER	IRISH IVY	GRASS	MULCH		
BOTANICAL NAME	RHOODENDRON PORTUNII	JUNIPER COMPERTA	HEPERA RELIX				
SIZE	2'	12'	2 TRS				
SPACING	4' O.C.	4' O.C.	2' O.C.				
NUMBER	89						

APPLICATION NO.	RZ 87-V-092
APPROVED DEVELOPMENT PLAN	
GP (GDP) (CDP) (FDP)	
SEE PROFFERED CONDITIONS	
Date of State (PO) approval	1-23-89
Signature	
Sheet	2 of 2



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 27, 1989

John H. Rust, Jr., Esquire
Rust, Rust and Silver
4165 Chain Bridge Road
Post Office Box 460
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 87-V-092

Dear Mr. Rust:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 30, 1989, granting, as proffered, Rezoning Application RZ 87-V-092 in the name of A. P. Coppola Properties, to rezone certain property in the Mount Vernon District from the R-1 and C-8 Districts, and Historical District to the C-6 District and Historical District, subject to the proffers dated December 9, 1988, on subject parcels 108-1 ((1)) 22 and 23 consisting of approximately 1.86 acres.

The Board also 1) waived the minimum lot width requirement, in accordance with the provisions of Section 2-405 of the Zoning Ordinance and 2) modified the transitional screening requirements in favor of that shown on the development plan.

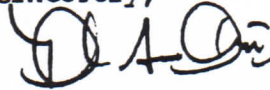
In addition, the Board directed that the Director of the Department of Environmental Management waive the service drive requirement.

February 27, 1989

-2-

Further, the Board allowed location of parking within the minimum required front yards in accordance with the provisions of Paragraph 4, Section 7-206 of the Zoning Ordinance.

Sincerely,



Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIII:ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer
Virginia Department of Transportation
Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 30th day of January, 1989, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NO. RZ 87-V-092

WHEREAS, A. P. Coppola Properties, filed in the proper form, an application requesting the zoning of a certain parcel of land hereinafter described, from the R-1 and C-8 Districts and Historical District to the C-6 District and Historical District, 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

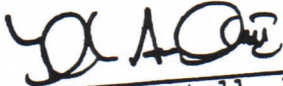
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-6 District and Historical District, and said property is subject to the use regulations of said C-6 District and Historical District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(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 30th day of January, 1989.


Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

**ALBERT P. COPPOLA, TRUSTEE FOR
A.P. COPPOLA PROPERTIES**

Rezoning Application Number RZ 87-V-092

PROFFERS

December 9, 1988

Pursuant to §15.1-491(a) of the 1950 Code of Virginia, as amended, and §§18-203 and 18-204 of the Zoning Ordinance of the County of Fairfax, Virginia (1978), as amended, the applicant, Albert P. Coppola, Trustee for A.P. Coppola Properties, for himself and his successors and assigns (hereinafter collectively referred to as the "Developer") proffer that the development of the parcel under consideration and shown on Fairfax County Tax Map number 108 and referred to as Tax Map Reference 108-1 ((1)) 22 and 23 ("Property"), if developed, will be in accordance with the following conditions, if and only if, Rezoning Application Number RZ 87-V-092 is granted to the C-6 zoning district. In the event that said rezoning application is denied, these proffers shall immediately be null and void and of no force and effect. These proffered conditions supercede all previous proffers proposed for the Property. The proffered conditions are as follows:

1. The Property which is the subject of this rezoning shall be developed in conformance with the Generalized Development Plan dated September 7, 1988, prepared by Zinser & Dunn, Architects, except as expressly modified by these proffers; provided, however, that minor modifications shall be permitted when necessitated by sound engineering practices, as determined by DEM.
2. In any site plan submitted for this project, or on demand of DEM prior to submission of any site plan, the Developer shall dedicate forty-three feet (43') of additional land on the Property's boundary along Richmond Highway, U.S. Route No. 1 for public street

ALBERT P. COPPOLA, TRUSTEE FOR
A.P. COPPOLA PROPERTIES
RZ 87-V-092
December 9, 1988

purposes, and shall convey said land to the Board of Supervisors in fee simple.

3. Any site plan submitted for this project shall provide for the relocation of the historic highway marker located on Richmond Highway, U.S. Route No. 1, onto the Property as shown on the Generalized Development Plan.

4. Heat pumps, compressors and other outside utility structures shall be located to the rear of the site and screened from view from Pohick Church, as determined by the County Arborist and subject to review and approval of the Architectural Review Board.

5. Chimneys, if any, shall be of brick masonry construction.

6. No uses shall be permitted in the project other than local serving and tourist-oriented uses as permitted within the Pohick Church Historic District, including libraries, professional offices, craft shops, eating establishments and antique shops. In addition, the following uses shall not be permitted: fast food restaurants, quick service food stores, vehicle service establishments, veterinary hospitals, commercial or outdoor recreation uses, massage parlors, automobile-oriented uses, car washes, service stations, and vehicle sale and rental establishments.

7. At the time of site plan submission, the Developer shall submit to DEM a geotechnical report prepared by a professional engineer which addresses the issues of soils and prior structures on the site. In the event such report reveals any environmentally sensitive matters, the Developer agrees to develop the site in accordance with the recommendations of DEM as to the resolution of such environmental concerns.

ALBERT P. (PPC), TRUSTEE FOR
A.P. COPPOLA PROPERTIES
RZ 87-V-092
December 9, 1988

8. Any site plan submitted for this project shall provide for the location of the required loading spaces in such a manner as to screen the spaces from the view of Pohick Church, which location shall be subject to the approval of DEM and to review and approval of the Architectural Review Board.

9. Stormwater management facilities upon the Property shall be provided in accordance with Best Management Practices, as determined by DEM.

10. In order to achieve a maximum noise level of 50 dBA Ldn in all buildings located on the Property such buildings shall have the following acoustical attributes, as determined by DEM:

(i) exterior walls shall have a laboratory sound transmission class (STC) of at least 39;

(ii) doors and windows shall have a laboratory sound transmission class (STC) of at least 28. If "windows" function as walls, they will have the STC specified for exterior walls; and,

(iii) adequate measures to seal and caulk between surfaces shall be provided.

11. Landscaping and screening (i) will be provided on the Property in conformance with the Landscape Plan dated September 7, 1988, prepared by Zinser & Dunn, Architects, except as expressly modified by these proffers; (ii) shall comply with the landscaping and screening requirements of Fairfax County, with the exception of the requested waiver of the transition yard requirements on the northern boundary of the Property, if granted; and (iii) shall be subject to the approval of the County Arborist.

ALBERT P. COPPOLA, TRUSTEE FOR
A.P. COPPOLA PROPERTIES
RZ 87-V-092
December 9, 1988

12. Exterior parking lot lighting shall be down-lighting and directed into the Property, as determined by DEM. Parking lot lighting stanchions shall not exceed twelve feet (12') in height and shall be subject to review and approval of the Architectural Review Board.

13. There shall be no illuminated signage visible from the Pohick Church other than a monument sign, not to exceed ten feet (10') in height, which shall not be back-lighted or otherwise internally illuminated but which may be illuminated by ground level spot-lighting or other reflected light, subject to the requirements of Article 12 of the Zoning Ordinance and to review and approval of the Architectural Review Board.

14. The agreements of the Developer contained in proffers numbered 15, 16, and 23 to construct various right-of-way and road improvements shall be expressly subject to (i) receipt of all appropriate and necessary governmental approvals and permits, and (ii) where rights-of-way or easements necessary for construction are not within the area of the subject application and cannot be obtained voluntarily as necessary to meet construction schedules, acquisition of such easements and rights-of-way through appropriate eminent domain proceedings by Fairfax County at the expense of the Developer. The Developer agrees to use its best good faith efforts to acquire such easements and rights-of-way and if the Developer is unable to obtain such easements and rights-of-way in a timely manner, the Developer may, in the case of proffer number 15, and shall, in the cases of proffers number 16 and 23, petition the Board of Supervisors of Fairfax County, Virginia to condemn said easements, rights-of-way and associated easements and the Developer shall provide a letter of credit or other currently available funds covering all estimated costs associated with acquisition of said easements, rights-of-way and associated easements, including the costs of appraisals and the preparation of plats, plans, and

ALBERT P. COPPOLA, TRUSTEE FOR
A.P. COPPOLA PROPERTIES
RZ 87-V-092
December 9, 1988

engineering designs, as determined by DEM. If actual costs of acquisition exceed the estimated costs, the Developer shall provide such funds within 30 days of a request by Fairfax County. In the event the Developer cannot acquire the easements and rights-of-way by purchase in a timely manner and the Board declines to condemn the necessary easements and rights-of-way, the aforesaid proffers number 15, 16, and 23 shall automatically expire and be of no further force and effect.

15. If interparcel access from the western boundary of the Property to Richmond Highway, United States Route No. 1, has not otherwise been provided through the adjacent parcel to the west of the site, the Developer shall construct, subject to receipt of all appropriate and necessary governmental approvals and permits, an interparcel access connection from the Property allowing access to Route 1. In the event the Developer cannot acquire the necessary easements and rights-of-way by purchase in a timely manner and the Board declines to condemn the necessary easements and rights-of-way, the Developer may construct access along the southern boundary of the Property directly onto Richmond Highway, United States Route No. 1, limited to right turn ingress and egress only, which access shall be subject to VDOT approval and shall be further subject to construction of a raised median and any transitions as required by VDOT. Such access shall be closed upon the provision of interparcel access along the western boundary of the Property to Richmond Highway, United States Route No. 1. In the event the Developer elects not to seek condemnation of interparcel access or direct access onto Richmond Highway, United States Route No. 1, or VDOT declines to approve such United States Route No. 1 access, this proffer number 15 shall automatically expire and be of no further force and effect and there shall be no access to United States Route No. 1.

ALBERT P. (PPC), TRUSTEE FOR
A.P. COPPOLA PROPERTIES
RZ 87-V-092
December 9, 1988

16. If, at the time of site plan approval, Richmond Highway, United States Route No. 1, has not otherwise been improved as a six-lane divided highway and the Developer elects to seek either interparcel or direct access to Richmond Highway, United States Route No. 1, the Developer shall construct, subject to receipt of all appropriate and necessary governmental approvals and permits, a deceleration lane and, if direct access to Richmond Highway is sought, an acceleration lane, along the southern boundary of the Property within the area of right-of-way to be dedicated and to the west to permit turning movements at its access from United States Route No. 1. In the event the Developer cannot acquire the necessary right-of-way and any ancillary easements by purchase in a timely manner and the Board declines to condemn the necessary right-of-way, this proffer number 16 shall automatically expire and be of no further force and effect and there shall be no access to United States Route No. 1.

17. Any site plan submitted for this project shall provide for a public access easement through the Property from the western boundary of the Property to Telegraph Road.

18. If Telegraph Road is relocated from its present location adjacent to the Property prior to approval of the site plan for this Project, at the time of site plan approval the Developer shall contribute to Fairfax County an amount equal to the costs of scarification and revegetation of the abandoned Telegraph Road, as determined by DEM, provided that such contribution shall not exceed \$10,000. In the event the site plan for the project is approved prior to the relocation of Telegraph Road, the Developer shall provide to Fairfax County separate and apart from other site plan bonding requirements a letter of credit or other currently available funds in the amount of \$10,000, as a contribution to be applied to the cost and expense of scarification and revegetation of the abandoned Telegraph

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Road. Upon the abandonment of existing Telegraph Road and the demand from DEM at any time thereafter, the Developer shall contribute such amount as aforesaid. In either event, such contribution shall be contingent upon VDOT abandoning the existing Telegraph Road and conveying the abandoned right-of-way to the abutting land owners. In the event VDOT declines to abandon existing Telegraph Road and convey the right-of-way to the abutting land owners, this proffer number 18 shall automatically expire and be of no further force and effect.

19. If Telegraph Road has not been relocated from its present location adjacent to the Property prior to approval of the site plan for this project, any site plan submitted for this project shall provide for the striping of a left turn lane on existing Telegraph Road to serve the Property, subject to receipt of all appropriate and necessary governmental approvals and permits.

20. Any site plan submitted for this project shall provide for the construction of a six foot (6') high solid masonry wall of predominantly brick construction along the northern property line, as shown on the Generalized Development Plan, to screen the project from the adjacent residential community, subject to review and approval of the Architectural Review Board.

21. Any building to be constructed upon the Property shall be architecturally compatible with the Pohick Church and its design shall be subject to the review and approval of the Architectural Review Board.

22. Any site plan submitted for this project shall provide for the construction of a solid masonry wall of predominantly brick construction with an average height of not less than 42 inches along the southern property line, as shown on the Generalized

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Development Plan, to screen the Project from the Pohick Church, subject to review and approval of the Architectural Review Board.

23. If, at the time of site plan approval Telegraph Road has not been relocated to align with the intersection of Old Colchester Road and construction of such relocation has not commenced, the Developer shall construct, subject to receipt of all appropriate and necessary governmental approvals and permits, right and left turn lanes into the proposed Property entrance on the existing Telegraph Road; otherwise, the Developer shall contribute the sum of \$7,500 to Fairfax County to be applied to the cost and expense of relocating Telegraph Road in lieu of frontage improvements on existing Telegraph Road. Such contribution shall be contingent upon VDOT abandoning the existing Telegraph Road and conveying the abandoned right-of-way to the abutting land owners. In the event VDOT declines to abandon existing Telegraph Road and convey the right-of-way to the abutting land owners, this proffer number 23 shall automatically expire and be of no further force and effect.

24. In any site plan submitted for this project, the maximum building height shall not exceed 39.5 feet, measured in accordance with the Fairfax County Zoning Ordinance.

25. If Telegraph Road is relocated from its present location adjacent to the Property after site plan approval for the Project, the Developer agrees that if the Developer is provided direct access to the relocated Telegraph Road, it will not seek compensation from the Commonwealth of Virginia for the destruction of the road frontage

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improvements which the Developer has been previously required to
construct upon existing Telegraph Road.

Albert P. Coppola, Trustee

Albert P. Coppola, Trustee for
A.P. Coppola Properties

Veena Duggal, By Vijay Kapoor her attorney-in-
fact

Veena Duggal, by Vijay Kapoor,
her Attorney-in-fact