

ASSISTED LIVING DEVELOPMENT SITE

8.63 ACRES LAND

10581 Linden Lake Plaza, Manassas



LAND FOR SALE EXCELLENT OPPORTUNITY FOR ASSISTED LIVING FACILITY

10581 Linden Lake Plaza, Manassas, Virginia, 20190

- ❖ Adjacent to existing Linden Lake Hotels and Offices
- ❖ Located off Rt. 234/Sudley Rd
- ❖ Close to I66 & Rt. 234 Bypass/Prince William Parkway
- ❖ Quick ride to regional airports and commuter rails
- ❖ Included in Data Center Opportunity Zone Overlay District
- ❖ Site Plan Approved for 150,369 SF Medical Building



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

OWNER'S CONSENT AND DEDICATION:

THE PLATING OF THE LAND SHOWN HEREON AND IDENTIFIED AS RECORD PLAT - SHOWING RESUBDIVISION & VARIOUS EASEMENTS - LOTS 5A & 5B, BALLSFORD, SECTION TWO IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; THE UNDERSIGNED HEREBY EXPRESSLY CONSENT TO 1) THE RESUBDIVISION OF THE LOTS AS SHOWN HEREON; 2) THE GRANTING TO THE BOARD OF COUNTY SUPERVISORS OF ALL EASEMENTS SHOWN HEREON FOR CONSTRUCTION AND INSTALLATION OF STORMWATER MANAGEMENT AND STORM DRAINAGE FACILITIES, AND FOR ACCESS THERETO; AND 3) THE GRANTING TO THE PRINCE WILLIAM COUNTY SERVICE AUTHORITY OF ALL EASEMENTS SHOWN HEREON FOR CONSTRUCTION AND INSTALLATION OF WATER LINES AND SANITARY SEWER FACILITIES ALL IN ACCORDANCE WITH PRINCE WILLIAM COUNTY ORDINANCES AND REGULATIONS.

5-29-08

DATE: BY: *[Signature]*

LINDEN LAKE I & II LLC

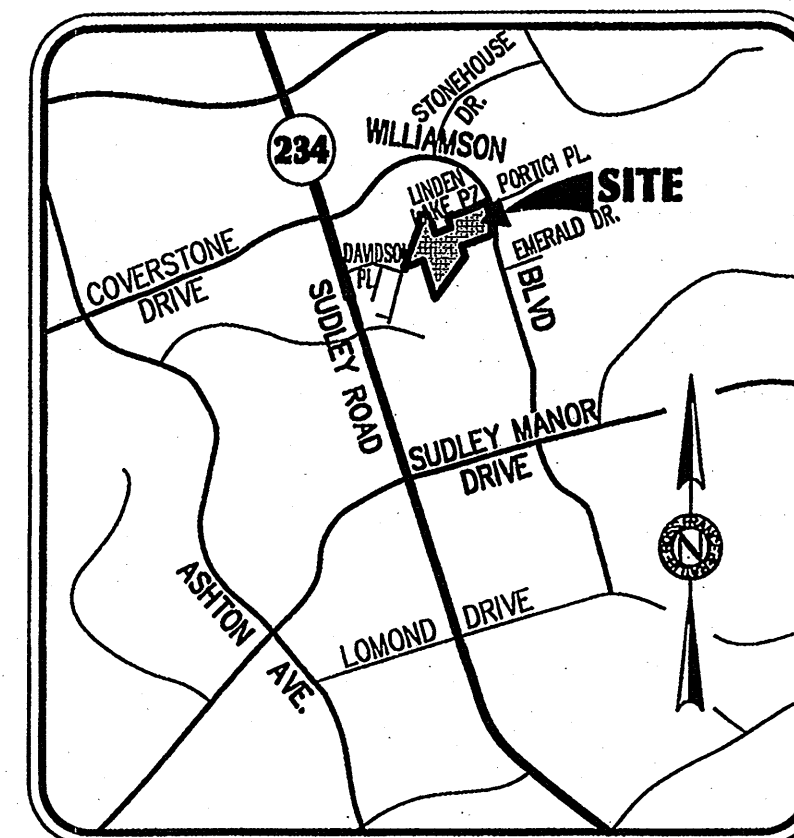
5-29-08

DATE: BY: *[Signature]*

LINDEN LAKE III LLC

NOTES:

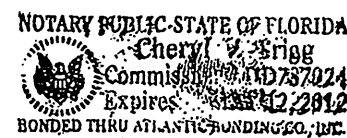
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL UNDERLYING EASEMENTS AND ENCUMBRANCES ON THE PROPERTY.
 2. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.), ADDRESS AND ZONE FOR THE PROPERTIES SHOWN HEREON ARE AS FOLLOWS:
G.P.I.N. 7697-44-3629 10530 LINDEN LAKE PLAZA ZONE: B-1
G.P.I.N. 7697-43-3270 10581 LINDEN LAKE PLAZA ZONE: B-1 & RPC
 3. PORTIONS OF THE PARCELS SHOWN HEREON LIE WITHIN FLOOD HAZARD ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 51153C0092D, DATED JANUARY 5, 1995.
 4. THERE ARE MAPPED RESOURCE PROTECTION AREAS (RPA) INDICATED ON THE ADOPTED PRINCE WILLIAM COUNTY CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT MAP AS SHOWN HEREON.
 5. THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.
- SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS, AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.
6. ALL EASEMENTS SHOWN ON THIS PLAT ARE "HEREBY GRANTED" UNLESS OTHERWISE SHOWN AS EXISTING WITH RECORDING REFERENCE.
 7. THE OWNER OF FEE TITLE TO ANY PROPERTY ON WHICH PLANT MATERIAL HAS BEEN ESTABLISHED IN ACCORDANCE WITH AN APPROVED LANDSCAPE/PLANTING PLAN SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE APPROVED PLANT MATERIAL AS REQUIRED BY THE ORDINANCE.
 8. LAND DESIGNATED AS BUFFER AREA SHALL BE LANDSCAPED AND MAY ONLY BE USED FOR STRUCTURES, USES, OR FACILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE DCSM.
 9. NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS OR MODIFICATIONS BE MADE IN THE RESOURCE PROTECTION AREA WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM THE DIRECTOR OF PUBLIC WORKS.
 10. THE PURPOSE OF THIS PLAT IS TO EFFECT A RESUBDIVISION OF LOTS 5A & 5B, BALLSFORD, SECTION TWO. AREA "A" IS HEREBY SUBTRACTED FROM LOT 5B AND ADDED TO LOT 5A; IN ADDITION, AREA "B" IS HEREBY SUBTRACTED FROM LOT 5A AND ADDED TO LOT 5B. LOTS 5A & 5B BECOME LOTS 5A-1 & 5B-1, RESPECTIVELY.
 11. MAINTENANCE WITHIN THE COMMON SHARED EASEMENT (CSE) SHALL BE THE RESPONSIBILITY OF THE FEE TITLE OWNER.



VICINITY MAP
SCALE: 1"=2,000

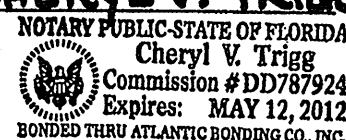
NOTARY CERTIFICATE:

STATE OF FLORIDA
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO CERTIFY THAT ROBERT A. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT, HAVING A DATE OF MAY 29 2008, THIS DAY PERSONALLY APPEARED BEFORE ME IN THE COMMONWEALTH/STATE OF FLORIDA, COUNTY/CITY OF PALM BEACH AND ACKNOWLEDGED THE SAME BEFORE ME, GIVEN UNDER MY HAND AND SEAL THE 29 DAY OF MAY, 2008.



NOTARY PUBLIC

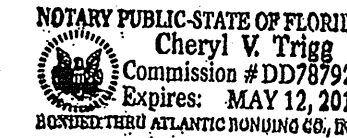
PRINTED NAME: CUT-igg CHERYL V. TRIGG



MY COMMISSION EXPIRES: MAY 12, 2012
MY REGISTRATION NO. IS: DD787924

NOTARY CERTIFICATE:

STATE OF FLORIDA
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA, DO CERTIFY THAT ROBERT A. SMITH, WHOSE NAME IS SIGNED TO THE FOREGOING OWNER'S CONSENT, HAVING A DATE OF MAY 29 2008, THIS DAY PERSONALLY APPEARED BEFORE ME IN THE COMMONWEALTH/STATE OF FLORIDA, COUNTY/CITY OF PALM BEACH AND ACKNOWLEDGED THE SAME BEFORE ME, GIVEN UNDER MY HAND AND SEAL THE 29 DAY OF MAY, 2008.



NOTARY PUBLIC

PRINTED NAME: CUTrigg CHERYL V. TRIGG

MY COMMISSION EXPIRES: MAY 12, 2012
MY REGISTRATION NO. IS: DD787924

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
①	671.20'	77°55'16"	912.82'	542.76'	844.08'	S36°52'22"E
②	671.20'	54°32'25"	638.92'	345.99'	615.07'	S48°33'48"E
③	671.20'	23°22'51"	273.90'	138.88'	272.00'	S09°36'10"E
④	761.20'	00°10'29"	2.32'	1.16'	2.32'	S01°59'54"W

AREA TABULATION:

AREA TABULATION BEFORE RESUBDIVISION:

LOT 5A	270,780 SQUARE FEET OR 6.2162 ACRES
LOT 5B	375,946 SQUARE FEET OR 8.6305 ACRES
TOTAL AREA	646,726 SQUARE FEET OR 14.8467 ACRES

AREA TABULATION AFTER RESUBDIVISION:

LOT 5A-1	226,087 SQUARE FEET OR 5.1902 ACRES
LOT 5B-1	420,639 SQUARE FEET OR 9.6565 ACRES
TOTAL AREA	646,726 SQUARE FEET OR 14.8467 ACRES

LEGEND

- D.B. DEED BOOK
- PG. PAGE
- INST. # INSTRUMENT NUMBER
- G.P.I.N. GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
- EX. EXISTING
- CL CENTERLINE
- ESM'T EASEMENT
- STM. STORM
- DRAIN. DRAINAGE
- SAN. SANITARY
- SEW. SEWER
- W/L WATER LINE
- SWM STORMWATER MANAGEMENT
- CSE COMMON SHARED EASEMENT
- NOVEC NORTHERN VIRGINIA ELECTRIC COOPERATIVE
- RPA RESOURCE PROTECTION AREA

LEGEND

- D.B. DEED BOOK
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- CSE COMMON SHARED EASEMENT
- NOVEC NORTHERN VIRGINIA ELECTRIC COOPERATIVE

APPROVED

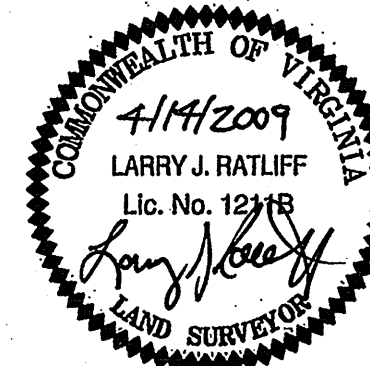
JUL 14 2009

DEPARTMENT OF DEVELOPMENT SERVICES

[Signature]

SURVEYOR'S CERTIFICATE:

I, LARRY J. RATLIFF, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND EMBRACED IN THE TRACT DELINEATED HEREON AS G.P.I.N. 7697-44-3629 (LOT 5A) IS IN THE NAME OF LINDEN LAKE I & II, LLC AS ACQUIRED BY DEED RECORDED AS INSTRUMENT NUMBER 200502280030644 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA; THAT THE LAND EMBRACED IN THE TRACT DELINEATED HEREON AS G.P.I.N. 7697-43-3270 (LOT 5B) IS IN THE NAME OF LINDEN LAKE III, LLC AS ACQUIRED BY DEED RECORDED AS INSTRUMENT NUMBER 200609110131931 OF THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA; THAT THE LAND LIES WHOLLY WITHIN THE BOUNDS SHOWN HEREON; THAT IRON PIPE WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE AND SECTION 120.00F OF THE DESIGN AND CONSTRUCTION STANDARDS MANUAL; THAT THIS PLAT REPRESENTS THE RESULTS OF A CURRENT FIELD SURVEY WITH METES AND BOUNDS SHOWN AND REFERENCED TO THE RECORD MERIDIAN (DEED BOOK 1908, PAGE 803); AND THAT THE BOUNDARY ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000.

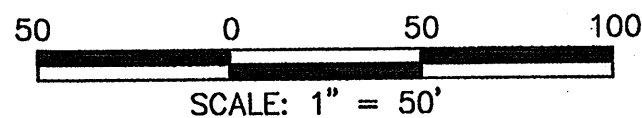
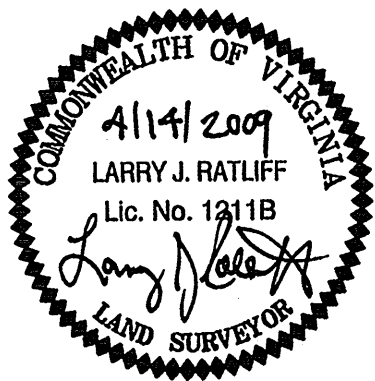


LARRY J. RATLIFF
LAND SURVEYOR
LIC. NO. 1211B

PROJECT NO: 07-00145 R00 S04
TRACKING NO: 07-00145 R00 S04

RECORD PLAT
SHOWING RESUBDIVISION & VARIOUS EASEMENTS
LOTS 5A & 5B, BALLSFORD, SECTION TWO
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Ross, France & Ratliff, Ltd.
CIVIL ENGINEERING - LAND SURVEYING
8602 SUDLEY ROAD
MANASSAS, VIRGINIA 20110
(703) 361-4188 FAX (703) 361-6353



CURVE TABLE						
NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
①	671.20'	77°55'16"	912.82'	542.76'	844.08'	S36°52'22"E
②	671.20'	54°32'25"	638.92'	345.99'	615.07'	S48°33'48"E
③	671.20'	23°22'51"	273.90'	138.88'	272.00'	S09°36'10"W
④	761.20'	00°10'29"	2.32'	1.16'	2.32'	S01°59'54"W

LEGEND	
D.B.	DEED BOOK
PG.	PAGE
INST. #	INSTRUMENT NUMBER
G.P.I.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
EX.	EXISTING
CL	CENTERLINE
ESM'T	EASEMENT
STM.	STORM
DRAIN.	DRAINAGE
SAN.	SANITARY
SEW.	SEWER
W/L	WATER LINE
SWM	STORMWATER MANAGEMENT
CSE	COMMON SHARED EASEMENT
NOVEC	NORTHERN VIRGINIA ELECTRIC COOPERATIVE RESOURCE PROTECTION AREA
RPA	
- DENOTES EASEMENT HEREBY VACATED	

G.P.I.N. 7697-34-9345
BPG HOTEL PARTNERS VI, LLC
ZONE: B-1, USE: HOTEL
D.B. 2945, PG. 851

LOT 5A-1
226,087 SQ. FT.
OR
5.1902 AC.

LOT 5A
270,780 SQ. FT.
OR
6.2162 AC.

G.P.I.N. 7697-44-3629
LINDEN LAKE I & II, LLC
ZONE: B-1, USE: OFFICE
INST.#200502280030644

G.P.I.N. 7697-34-8315
PARCEL "A"
LINDEN PLACE
BPP-VA, LLC
ZONE: B-1, USE: VACANT
D.B. 2336, PG. 895

AREA "B"
52,918 SQ. FT.
OR
1.2148 AC.
(SEE NOTE #10)

AREA "A"
8,225 SQ. FT.
OR
0.1888 AC.
(SEE NOTE #10)

LOT 5B-1
420,639 SQ. FT.
OR
9.6565 AC.

LOT 5B
375,946 SQ. FT.
OR
8.6305 AC.

G.P.I.N. 7697-43-3270
LINDEN LAKE III, LLC
ZONE: B-1 & RPC, USE: VACANT
INST.#200609110131931

APPROVED

JUL 14 2009

DEPARTMENT OF DEVELOPMENT SERVICES

Carroll

DATE	BY	REVISION

Ross, France & Ratliff, Ltd.

CIVIL ENGINEERING - LAND SURVEYING
8802 SUDLEY ROAD
MANASSAS, VIRGINIA, 20110
(703) 361-4188 FAX (703) 361-6353

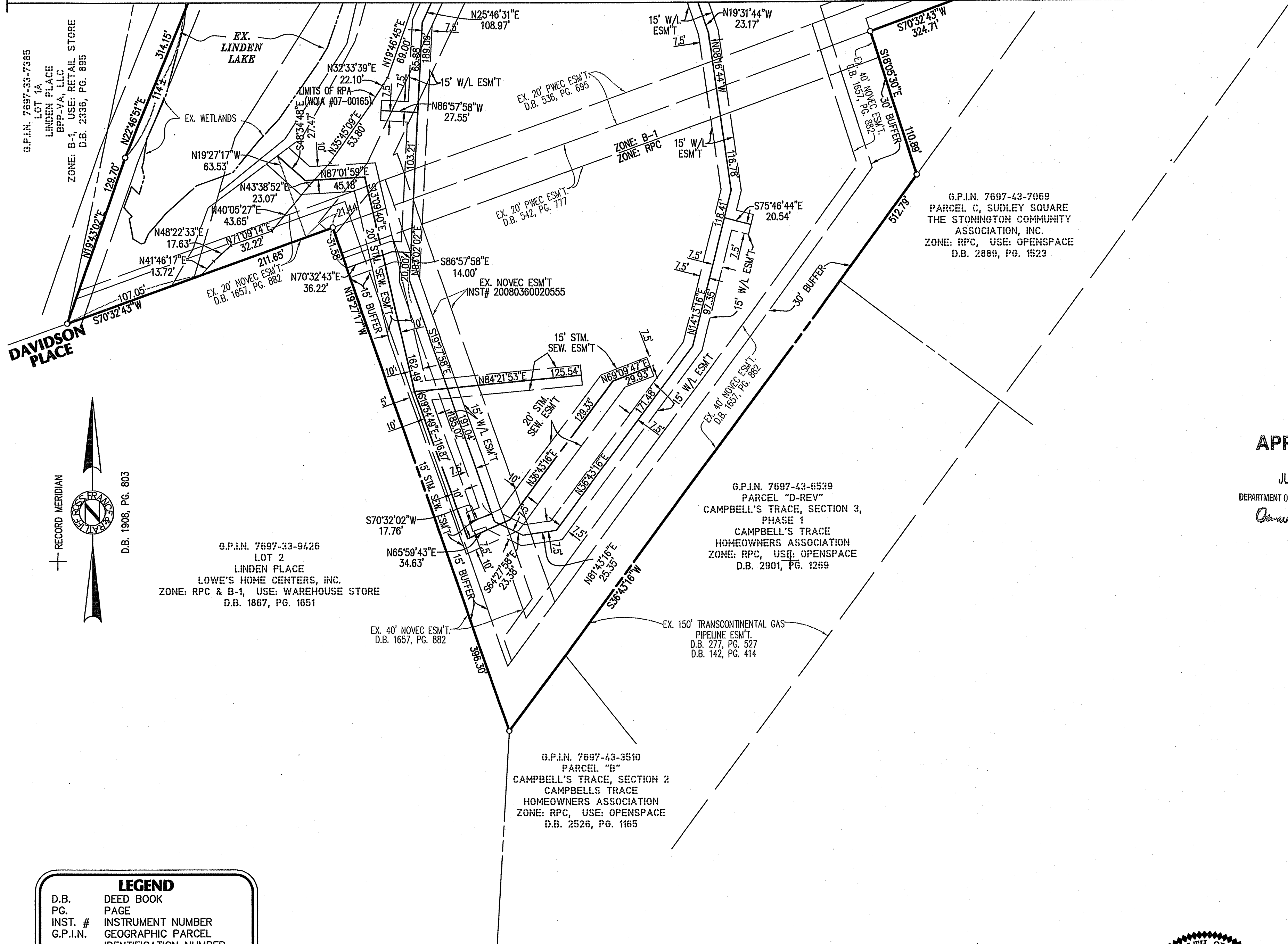
RECORD PLAT
SHOWING RESUBDIVISION & VARIOUS EASEMENTS
LOTS 5A & 5B, BALLSFORD, SECTION TWO

GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SCALE: 1"=50'

SEPTEMBER 25, 2006

CHK: LJR
DWN: MSL



G.P.I.N. 7697-43-7069
 PARCEL C, SUDLEY SQUARE
 THE STONINGTON COMMUNITY
 ASSOCIATION, INC.
 ZONE: RPC, USE: OPENSACE
 D.B. 2889, PG. 1523

G.P.I.N. 7697-43-6539
 PARCEL "D-REV"
 CAMPBELL'S TRACE, SECTION 3,
 PHASE 1
 CAMPBELL'S TRACE
 HOMEOWNERS ASSOCIATION
 ZONE: RPC, USE: OPENSACE
 D.B. 2901, PG. 1269

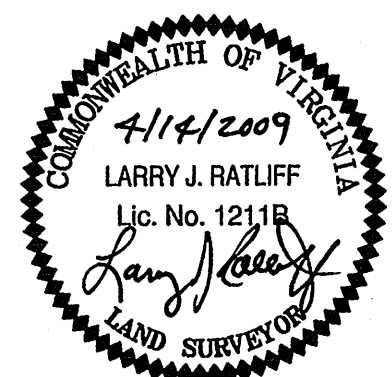
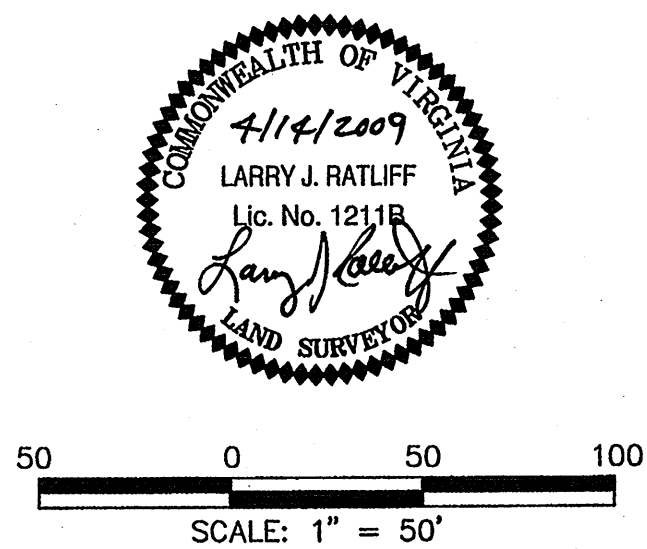
G.P.I.N. 7697-43-3510
 PARCEL "B"
 CAMPBELL'S TRACE, SECTION 2
 CAMPBELL'S TRACE
 HOMEOWNERS ASSOCIATION
 ZONE: RPC, USE: OPENSACE
 D.B. 2526, PG. 1165

G.P.I.N. 7697-33-9426
 LOT 2
 LINDEN PLACE
 LOWE'S HOME CENTERS, INC.
 ZONE: RPC & B-1, USE: WAREHOUSE STORE
 D.B. 1867, PG. 1651

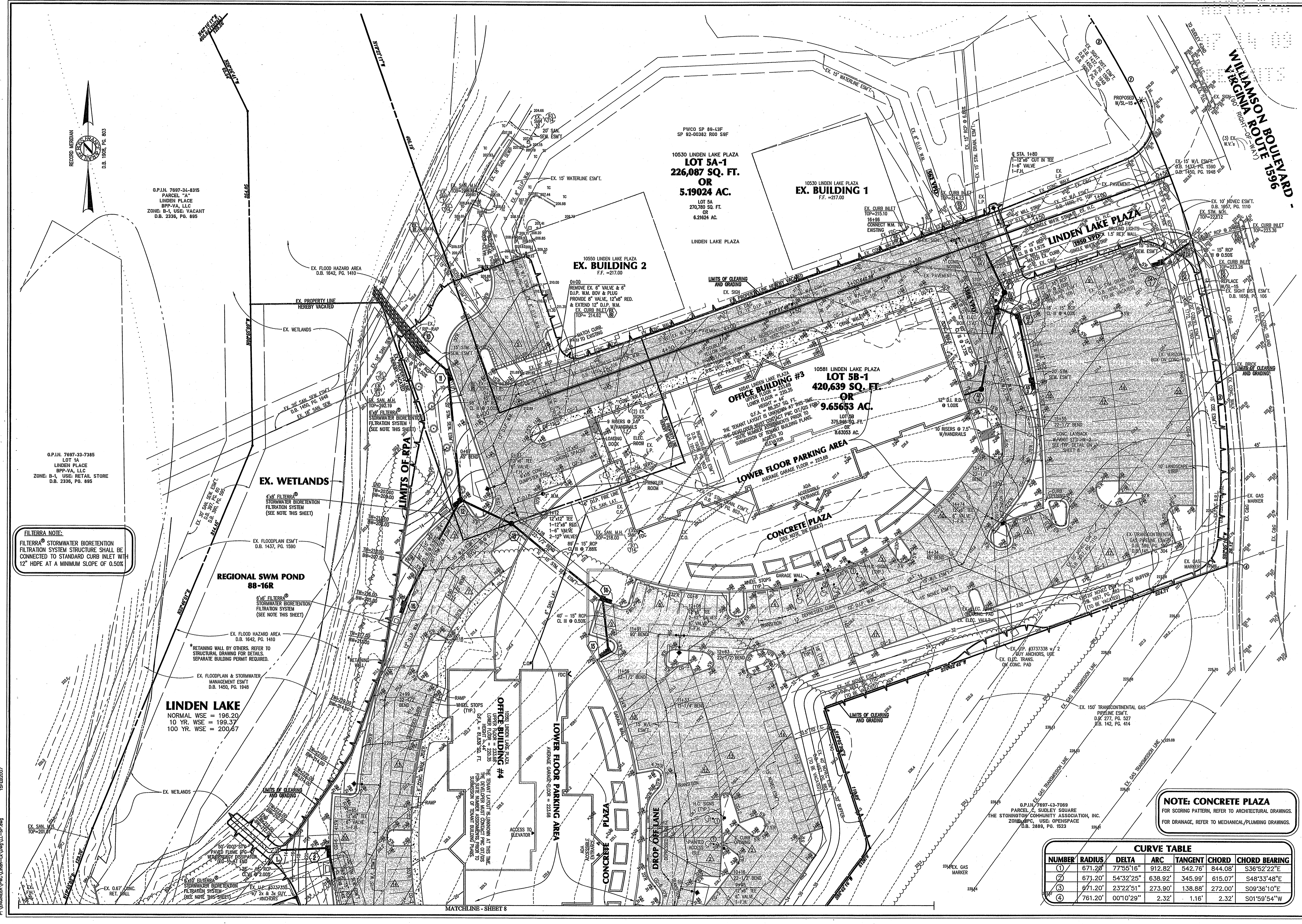
APPROVED

JUL 14 2009
 DEPARTMENT OF DEVELOPMENT SERVICES
[Signature]

LEGEND	
D.B.	DEED BOOK
PG.	PAGE
INST. #	INSTRUMENT NUMBER
G.P.I.N.	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
EX.	EXISTING CENTERLINE
ESM'T	EASEMENT
STM.	STORM DRAINAGE
DRAIN.	DRAINAGE
SAN.	SANITARY SEWER
SEW.	SEWER
W/L	WATER LINE
SWM	STORMWATER MANAGEMENT
CSE	COMMON SHARED EASEMENT
NOVEC	NORTHERN VIRGINIA ELECTRIC COOPERATIVE



CHK:	LJR	DWN:	MSL	SEPTEMBER 25, 2006
RECORD PLAT SHOWING RESUBDIVISION & VARIOUS EASEMENTS LOTS 5A & 5B, BALLSFORD, SECTION TWO GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA				
SCALE: 1" = 50'				
Ross, France & Ratliff, Ltd. CIVIL ENGINEERING - LAND SURVEYING 8802 SUDLEY ROAD MANASSAS, VIRGINIA 20110 (703) 361-4188 FAX (703) 361-6353				
SHEET 3 OF 3 FILE NO.: RP#1945				



G.P.I.N. 7697-34-8315
 PARCEL "A"
 LINDEN LAKE
 BPP-VA, LLC
 ZONE: B-1, USE: VACANT
 D.B. 2336, PG. 895

G.P.I.N. 7697-33-7385
 LOT 1A
 LINDEN LAKE
 BPP-VA, LLC
 ZONE: B-1, USE: RETAIL STORE
 D.B. 2336, PG. 895

FILTERRA NOTE:
 FILTERRA® STORMWATER BIORETENTION
 FILTRATION SYSTEM STRUCTURE SHALL BE
 CONNECTED TO STANDARD CURB INLET WITH
 12" HDPE AT A MINIMUM SLOPE OF 0.50%

LINDEN LAKE
 NORMAL WSE = 196.20
 10 YR. WSE = 199.37
 100 YR. WSE = 200.67

**REGIONAL SWM POND
 88-16R**
 6" x 6" FILTERRA®
 STORMWATER BIORETENTION
 FILTRATION SYSTEM
 (SEE NOTE THIS SHEET)

NOTE: CONCRETE PLAZA
 FOR SCORING PATTERN, REFER TO ARCHITECTURAL DRAWINGS.
 FOR DRAINAGE, REFER TO MECHANICAL/PLUMBING DRAWINGS.

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
①	671.20'	77°55'16"	912.82'	542.76'	844.08'	S36°52'22"E
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DATE	BY	REVISION

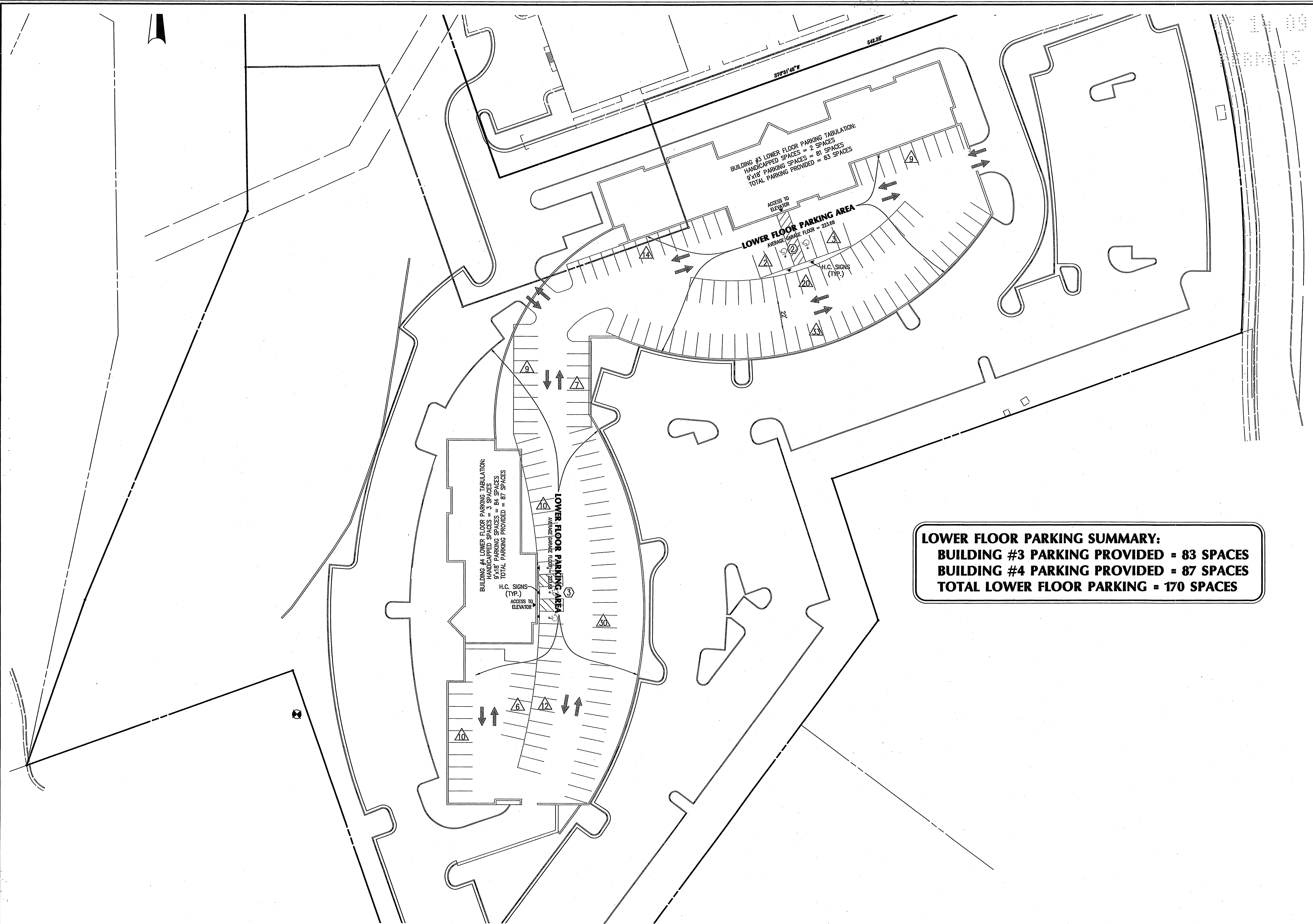
LINDEN LAKE
BALLSFORD, SECTION TWO, LOT 5B
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 CONTOUR INTERVAL = 2'
 SCALE: 1" = 30'
 AUGUST 3, 2006

SITE PLAN

Ross, France & Ratliff, Ltd.
 CIVIL ENGINEERING - LAND SURVEYING
 18622 SUDLEY ROAD
 MANASSAS, VIRGINIA 20108
 (703) 361-4188 FAX (703) 361-6353

PROFESSIONAL ENGINEER
 S.R. MICHAEL MASSEY, II
 No. 23856
 3-23-07
 SHEET 7 OF 18
 FILE NO.: SPH1531

P:\ENGINEER\PROJECTS\LINEN-LA\DWG\LL-BGP.dwg 28SEP2006



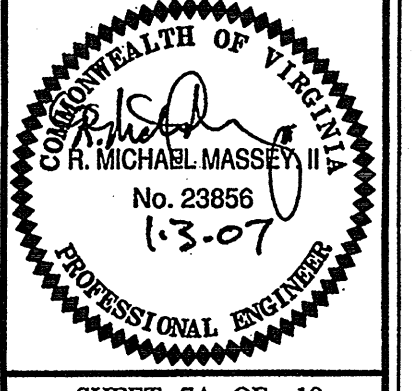
LOWER FLOOR PARKING SUMMARY:
BUILDING #3 PARKING PROVIDED = 83 SPACES
BUILDING #4 PARKING PROVIDED = 87 SPACES
TOTAL LOWER FLOOR PARKING = 170 SPACES

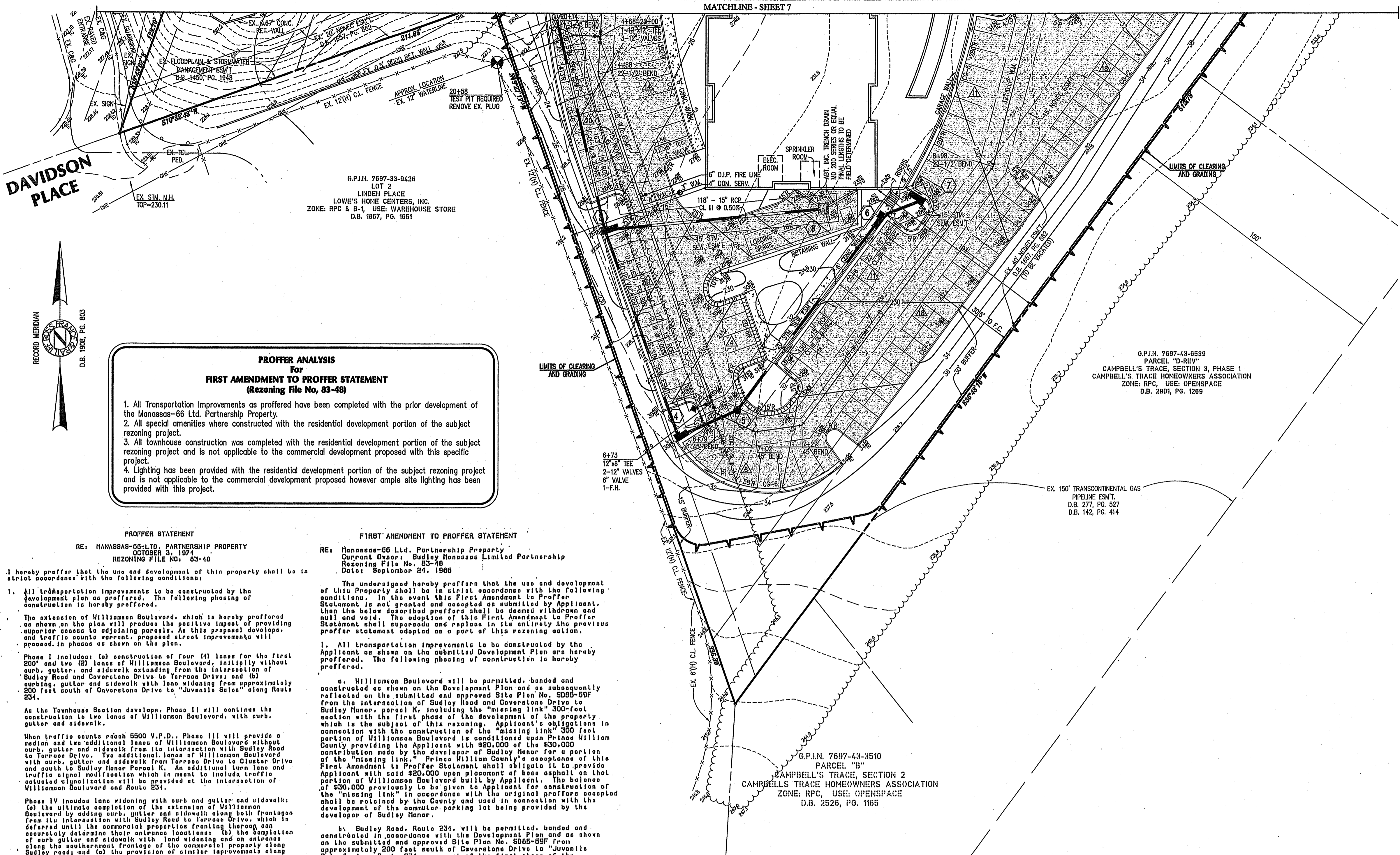
DATE	BY	REVISION

LINDEN LAKE
BALLSFORD, SECTION TWO, LOT 5B
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 CONTOUR INTERVAL = 2'
 SCALE: 1"=30'
 AUGUST 3, 2006

**BELOW GROUND
 PARKING PLAN**

Ross, France & Ratliff, Ltd.
 CIVIL ENGINEERING - LAND SURVEYING
 8802 SUDLEY ROAD
 MANASSAS, VIRGINIA 20110
 (703) 361-4188 FAX (703) 361-6353





PROFFER ANALYSIS
For
FIRST AMENDMENT TO PROFFER STATEMENT
(Rezoning File No. 83-48)

- All Transportation Improvements as proffered have been completed with the prior development of the Manassas-66 Ltd. Partnership Property.
- All special amenities where constructed with the residential development portion of the subject rezoning project.
- All townhouse construction was completed with the residential development portion of the subject rezoning project and is not applicable to the commercial development proposed with this specific rezoning.
- Lighting has been provided with the residential development portion of the subject rezoning project and is not applicable to the commercial development proposed however ample site lighting has been provided with this project.

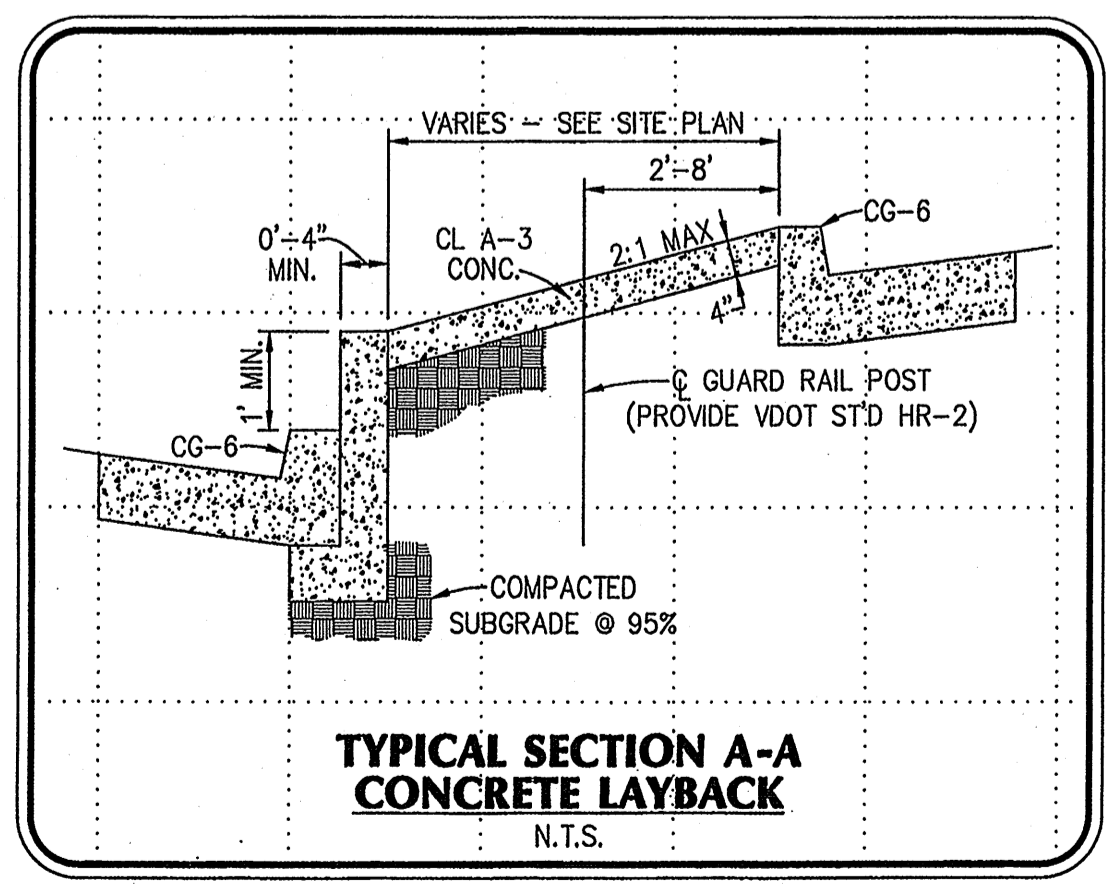
PROFFER STATEMENT
RE: MANASSAS-66-LTD. PARTNERSHIP PROPERTY
OCTOBER 3, 1974
REZONING FILE NO. 83-48

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

- All transportation improvements to be constructed by the development plan as proffered. The following phasing of construction is hereby proffered:
 The extension of Williamson Boulevard, which is hereby proffered as shown on the plan will produce the positive impact of providing superior access to adjoining parcels. As this proposed developer and traffic counts warrant, proposed street improvements will proceed in phase as shown on the plan.
 Phase I includes: (a) construction of four (4) lanes for the first 200' and two (2) lanes of Williamson Boulevard, initially without curb, gutter, and sidewalk extending from the intersection of Sudley Road and Coverstone Drive to Terrace Drive; and (b) curbing, gutter and sidewalk with lane widening from approximately 200' south of Coverstone Drive to "Juvenile Sales" along Route 234.
 As the Townhouse Section develops, Phase II will continue the construction to two lanes of Williamson Boulevard, with curb, gutter and sidewalk.
 When traffic counts reach 8500 V.P.D., Phase III will provide a median and two additional lanes of Williamson Boulevard without curb, gutter and sidewalk from the intersection with Sudley Road to Terrace Drive. Two additional lanes of Williamson Boulevard with curb, gutter and sidewalk from Terrace Drive to Coverstone Drive and south to Sudley Manor Parcel K. An additional turn lane and traffic signal modification which is meant to include, traffic actuated signalization will be provided at the intersection of Williamson Boulevard and Route 234.
 Phase IV includes lane widening with curb and gutter and sidewalks: (a) the ultimate completion of the extension of Williamson Boulevard by adding curb, gutter and sidewalk along both frontages from its intersection with Sudley Road to Terrace Drive, which is deferred until the commercial properties fronting thereon can accurately determine their entrance locations; (b) the completion of curb gutter and sidewalk with lane widening and an entrance along the southern frontage of the commercial property along Sudley Road; and (c) the provision of similar improvements along Belle Ford Road as indicated on the plan.
 The Williamson Boulevard "Missing Link" of 300' in length, from this property into Sudley will be built by the developer. The \$30,000.00 contribution for the developer of Sudley will be given to the developer of the Manassas-66 Property and applied toward this contribution.
- Special amenities in the form of an active recreation center and play areas are provided and include the following: (a) tennis, ball field, park access road, swimming pool, 2 tennis courts, volleyball court, and recreation parking.
- The maximum number of townhouses shall be 223 and the maximum number of multi-family dwelling units shall be 400.
- Lighting will be provided at all intersections, entrances, and out-door areas in the residential areas to be maintained by the owner.
- The applicant reserves the right to proffer additional information.
- Residential Phasings:
 - No townhouse construction will commence prior to September, 1985. This does not preclude site development, utilities, etc.
 - No multi-family dwelling units construction shall commence prior to September, 1985.
 - A maximum of 200 dwelling units in the RH-1 District may be started between September 1, 1985 and September 1, 1986.
 - A maximum of 100 dwelling units in the RH-1 District may be started between September 1, 1986 and September 1, 1987.
 - The final section of 100 additional dwelling units in the RH-1 District may be started between September 1, 1987 and September 1, 1990.
 - The maximum number of bedrooms in multi-family dwelling units shall be two. This does not preclude two bedrooms in the loft.
- This proffer supersedes all others submitted.

FIRST AMENDMENT TO PROFFER STATEMENT
RE: Manassas-66 Ltd. Partnership Property
Current Owner: Sudley Manassas Limited Partnership
Rezoning File No. 83-48
Date: September 24, 1986

- The undersigned hereby proffers that the use and development of this property shall be in strict accordance with the following conditions. In the event this First Amendment to Proffer Statement is not granted and accepted as submitted by Applicant, then the below described proffer shall be deemed withdrawn and null and void. The adoption of this First Amendment to Proffer Statement shall supersede and replace in its entirety the previous proffer statement accepted as part of this rezoning action.
- All transportation improvements to be constructed by the Applicant as shown on the submitted Development Plan are hereby proffered. The following phasing of construction is hereby proffered:
 - Williamson Boulevard will be permitted, bonded and constructed as shown on the Development Plan and as subsequently reflected on the submitted and approved Site Plan No. SDB5-59F from the intersection of Sudley Road and Coverstone Drive to Sudley Manor, parcel K, including the "missing link" 300-foot portion of Williamson Boulevard is conditioned upon Prince William County providing the Applicant with \$20,000 of the \$30,000 contribution made by the developer of Sudley Manor for a portion of the "missing link." Prince William County's acceptance of this First Amendment to Proffer Statement shall obligate it to provide Applicant with said \$20,000 upon placement of base asphalt on that portion of Williamson Boulevard built by Applicant. The balance of \$30,000 previously to be given to Applicant for construction of the "missing link" in accordance with the original proffer accepted shall be retained by the County and used in connection with the development of the commercial parking lot being provided by the developer of Sudley Manor.
 - Sudley Road, Route 234, will be permitted, bonded and constructed in accordance with the Development Plan and as shown on the submitted and approved Site Plan No. SDB5-59F from approximately 200 feet south of Coverstone Drive to "Juvenile Sales" along Route 234 as a part of the first phase of the development of the property, which is the subject of this rezoning.
 - Stans House Drive will be constructed as shown on the Development Plan and as shown on the submitted and approved Site Plan No. SDB5-59F from the intersection of Williamson Boulevard to the temporary turnaround at this intersection with Ballford Industrial Park as a part of the first phase of the development of the property which is the subject of this rezoning.
 - Special amenities in the form of an active recreation center and play areas are provided and include the following: tennis, ballfield, park access road, swimming pool, two tennis courts, volleyball court, and recreation parking.
 - The maximum number of townhouses shall be 215 and the maximum number of multi-family dwelling units shall be 409. In connection with the multi-family dwelling units, the maximum number of bedrooms for each unit shall be two, although this shall not preclude a two bedroom unit with a loft. There shall be no restriction on the timing of the development of the townhouse or multi-family units as long as the transportation improvements as discussed in Proffer #1 above are permitted, bonded and constructed as a part of the first phase of the development of the property which is the subject of this rezoning.
 - Lighting will be provided at all intersections, entrances, and out-door areas in the residential areas to be maintained by the owners.
- SUDLEY MANASSAS LTD. PARTNERSHIP**
 By THE F STREET CORPORATION,
 General Partner
 By *Charles W. Hillan*, Vice President



LEGEND

EX. EDGE OF PAVEMENT	PWSCA STD	PRINCE WILLIAM COUNTY SERVICE AUTHORITY
P.W.M.T. PAVEMENT	10R, R=10'	STANDARD
PED. PEDESTAL	10' FT RADIUS	10 FOOT RADIUS
C. HANDICAP ACCESSIBLE SPACE	10' FT ARC	10 FOOT ARC
M.H. MANHOLE	C&G CURB AND GUTTER	C&G CURB AND GUTTER
G.M. GAS METER	R.D. ROOF DRAIN	R.D. ROOF DRAIN
CONC. CONCRETE	U.D. UNDERDRAIN	U.D. UNDERDRAIN
TRANS. TRANSFORMER	U.A. UNDERFLOW	U.A. UNDERFLOW
INV. INVERT	C/L CENTERLINE	C/L CENTERLINE
C.O. CLEAN OUT	IPF IRON PIPE FOUND	IPF IRON PIPE FOUND
RED. REDUCER	IPS IRON PIPE SET	IPS IRON PIPE SET
OHE OVERHEAD ELECTRIC	GFA GROSS FLOOR AREA	GFA GROSS FLOOR AREA
HORZ. HORIZONTAL	AC ACRE	AC ACRE
VERT. VERTICAL	SQ.FT. SQUARE FEET	SQ.FT. SQUARE FEET
BLDG. BUILDING	PROPERTY LINE	PROPERTY LINE
FINISHED FLOOR ELEVATION	ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE
F.H. FIRE HYDRANT	WHEELSTOP	WHEELSTOP
W.V. WATER VALVE	CHAIN LINK FENCE	CHAIN LINK FENCE
W.L. WATER LINE	WALK	WALK
W.M. WATER METER	ASPHALT	ASPHALT
D.I.P. DUCTILE IRON PIPE	STANDARD PARKING SPACE	STANDARD PARKING SPACE
B.M.P. BEST MANAGEMENT PRACTICES	HANDICAP ACCESSIBLE SPACE	HANDICAP ACCESSIBLE SPACE
P.V.C. POLY-VINYL CHLORIDE	TYPICAL	TYPICAL
R.C.P. REINFORCED CONCRETE PIPE	SIGHT DISTANCE	SIGHT DISTANCE
C.M.P. CORRUGATED METAL PIPE	BUILDING RESTRICTION LINE	BUILDING RESTRICTION LINE
S.W.M. STORM WATER MANAGEMENT	EASEMENT	EASEMENT
S.M. SANITARY	G.E.P.N. GEOGRAPHIC PARCEL IDENTIFICATION NUMBER	G.E.P.N. GEOGRAPHIC PARCEL IDENTIFICATION NUMBER
S.W. SEWER	INSTR. INSTRUMENT NUMBER	INSTR. INSTRUMENT NUMBER
U.P. UTILITY POLE	SHT. SHEET	SHT. SHEET
L.P. LIGHT POLE	D.B. DEED BOOK	D.B. DEED BOOK
T.C. TOP OF CURB	W.B. WILL BOOK	W.B. WILL BOOK
H.P. HIGH POINT	PAGE	PAGE
E.S. EASEMENT		
PERF. PERFORATION		
GU ANCHOR		

SEE COVER SHEET FOR ADDITIONAL LEGEND

- GENERAL NOTES:**
- THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE SITE SHOWN HERE ON IS: 7697-43-3270
 - SITE ADDRESSES: 10581 LINDEN LAKE PLAZA
 - AREA OF SITE IS 8.63 ACRES. ZONED B-1
 - ELEVATION DATUM = U.S.G.S.
 - CONTOUR INTERVAL IS 2 FEET.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT PRINCE WILLIAM COUNTY AND VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL CONFORM TO THE CURRENT PRINCE WILLIAM COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT VDOT STANDARDS AND SPECIFICATIONS.
 - AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. ALSO, A REPRESENTATIVE OF THE CONTRACTOR MUST BE AVAILABLE AT ALL TIMES.
 - THE PARKING AREA STRIPING AND TRAFFIC DIRECTIONAL ARROWS SHALL BE PAINTED AS DENOTED ON THE PLANS. USE STANDARD TRAFFIC PAINT. REFER TO VDOT SPEC. 704.
 - PORTABLE TOILETS MUST BE PROVIDED FOR CONSTRUCTION PERSONNEL (ONE UNIT PER 30 WORKMEN).
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER SO AS TO PREVENT THE WASHING OF ANY TOPSOIL, SILT OR DEBRIS ONTO THE ADJACENT PROPERTIES.
 - CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. THERE SHALL BE NO LESS THAN ONE LITTER RECEPTACLE PROVIDED AT ALL TIMES.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS, AND IT IS THE CONTRACTORS RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES NECESSARY TO INSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
 - THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION.
 - FINISH GRADE ELEVATIONS SHOWN ARE ON STRAIGHT GRADES. THE CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
 - ALL FINISH GRADING AND PLANTING SHALL BE DONE IN SUCH A MANNER AS TO PRECLUDE THE PONDING OF WATER ON THE SITE. ESPECIALLY ADJACENT TO THE BUILDING.
 - THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING ANY EXCAVATION.
 - ALL STORM STRUCTURES ARE TO RECEIVE VDOT S-1 INLET SHAPING.
 - ROSS, FRANCE & RATLIFF, LTD. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY ROSS, FRANCE & RATLIFF, LTD. AND APPROPRIATE REVISIONS WILL BE MADE TO THE PLANS.

PARKING TABULATION:

EXISTING BUILDING	GFA	NET FA (75%)	1 SPACE/250 SQ. FT.	PARKING REQUIRED
EXISTING BUILDING '1'	25,541 SQ. FT.	19,156 SQ. FT.	77 SPACES	77 SPACES
EXISTING BUILDING '2'	25,541 SQ. FT.	19,156 SQ. FT.	77 SPACES	77 SPACES
				PARKING REQUIRED = 154 SPACES
				HANDICAP SPACES REQUIRED = 6 SPACES
				PARKING SPACES PROVIDED FOR '1' & '2' = 176 SPACES*
				*INCLUDES HANDICAP PARKING SPACES
NEW BUILDING	GFA	NET FA (75%)	1 SPACE/250 SQ. FT.	PARKING REQUIRED
NEW BUILDING '3'	86,257 SQ. FT.	64,693 SQ. FT.	259 SPACES	259 SPACES
NEW BUILDING '4'	81,836 SQ. FT.	61,377 SQ. FT.	245 SPACES	245 SPACES
				PARKING REQUIRED = 504 SPACES
				HANDICAP SPACES REQUIRED = 9 SPACES
				SURFACE PARKING SPACES PROVIDED = 339 SPACES
				UNDERGROUND PARKING SPACES PROVIDED = 167 SPACES
				TOTAL PARKING PROVIDED = 506 SPACES*
				*INCLUDES 11 HANDICAP PARKING SPACES

PARKING SUMMARY FOR BUILDINGS 1, 2, 3, & 4

REQUIRED PARKING (INCLUDES 15 HANDICAP SPACES)	= 658 SPACES
PARKING SPACES PROVIDED (INCLUDES 17 HANDICAP SPACES)	= 682 SPACES

- FLOOR AREA RATIO (FAR):
 - MAXIMUM ALLOWABLE FAR = 0.40
 - ACTUAL FAR = (68,093 SQ. FT./420,639 SQ. FT.) = 39.96%
- OPEN SPACE:
 - REQUIRED OPEN SPACE = 15% OF SITE AREA = 56,392 SQ. FT.
 - ACTUAL OPEN SPACE = 77,350 SQ. FT. = 18.4%
- YARDS AND SETBACK REQUIREMENTS:
 - B-1 ZONE
 - FRONT - 20 FEET
 - REAR - 0 FEET
 - SIDE - 0 FEET
 - MAXIMUM BLDG HEIGHT = 45'
 - PROPOSED BUILDING HEIGHT = 44'
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COST INCURRED DUE TO DAMAGES TO OR RELOCATION OF ANY WATER OR SANITARY SEWER LINE BECAUSE OF CONSTRUCTION.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD AND UTILITIES WHICH OCCUR AS A RESULT OF HIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO EXISTING RIGHTS OF WAY.
- A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN AREA DESIGNATED AS AE 100 YEAR FLOOD PLAIN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (651019 5115300920).
- PER ITE 7TH EDITION:
 - 18,093 SQ. FT. OFFICE @ 11.01 VPD/1,000 SQ. FT. = 1,851 VPD
 - TOTAL 1,851 VPD (50% ENTER, 50% EXIT)
- THERE IS NO ROOF TOP MECHANICAL EQUIPMENT PROPOSED WITH THIS PROJECT.
- PROVIDE A MINIMUM OF 10 FEET TRANSITION BETWEEN REVERSE PITCH CURB AND GUTTER AND STANDARD CURB AND GUTTER.
- THERE ARE NO KNOWN GRAVESTONES ON SITE.
- THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORM WATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.
- SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS, AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.

TRANSPORTATION NOTE

- THE APPLICANT WILL CONDUCT AND SUBMIT A SIGNAL WARRANT STUDY TO VDOT FOR THE INTERSECTION OF LINDEN LAKE PLAZA AND WILLIAMSON BOULEVARD. IN ACCORDANCE WITH STANDARD MUTCD CRITERION AND REFLECTING FULL BUILD OUT OF THE DEVELOPMENT AS PROPOSED ON PLAN # 07-00145 ROD. THE SIGNAL WARRANT STUDY SHALL BE SUBMITTED TO VDOT PRIOR TO APPROVAL OF THE REFERENCED SITE PLAN. IF A SIGNAL IS DEEMED WARRANTED AT THIS LOCATION BY VDOT, THEN THE APPLICANT WILL DILIGENTLY PURSUE THE DESIGN, EQUIPMENT AND INSTALLATION OF SAID SIGNAL IN ACCORDANCE WITH MUTCD AND VDOT STANDARDS. IF A SIGNAL IS DEEMED NOT WARRANTED AT THIS LOCATION BY VDOT, THEN THE APPLICANT SHALL HAVE NO FURTHER OBLIGATION TOWARDS THIS IMPROVEMENT.
- THE APPLICANT WILL SUBMIT PLANS FOR AND SUBSTANTIALLY COMPLETE CONSTRUCTION OF THE 156 FOOT EXTENSION OF THE SOUTHBOUND LEFT-TURN LANE(S) ON ROUTE 234 AT WILLIAMSON BOULEVARD WITHIN EXISTING RIGHT-OF-WAY. IN THE EVENT ANY ADDITIONAL RIGHT-OF-WAY IS REQUIRED FOR THE EXTENSION, OR IN THE EVENT ANY NECESSARY EASEMENTS ARE NOT MADE AVAILABLE TO THE APPLICANT AT NO COST, THEN THE APPLICANT WILL ESCROW WITH PRINCE WILLIAM COUNTY THE COST TO COMPLETE THE EXTENSION IN LIEU OF CONSTRUCTION. FOR PURPOSES OF THIS CONDITION, "SUBSTANTIALLY COMPLETE" IS DEFINED AS OPEN FOR USE BY THE PUBLIC BUT NOT NECESSARILY ACCEPTED BY VDOT FOR STATE MAINTENANCE. BUILDING OCCUPANCY PERMIT SHALL NOT BE ISSUED UNTIL ABOVE REFERENCE ROAD IMPROVEMENTS ARE "SUBSTANTIALLY COMPLETE".

APPROVED
 PROFFER STATEMENT PLAN
 OFFICE OF PLANNING

LINDEN LAKE
BALLFORD, SECTION TWO, LOT 5B
 GAINESVILLE MAGISTERIAL DISTRICT
 PRINCE WILLIAM COUNTY, VIRGINIA
 CONTOUR INTERVAL = 2'
 SCALE: 1"=30'

SITE PLAN

Ross, France & Ratliff, Ltd.
 CIVIL ENGINEERING - LAND SURVEYING
 8602 SUDLEY ROAD
 MANASSAS, VIRGINIA 20110
 (703) 361-4188 FAX (703) 361-6353

PROFESSIONAL ENGINEER

SHEET 8 OF 18
 FILE NO.: SPH1531