



County of Stafford
 Department of Planning and Zoning
 1300 Courthouse Rd
 PO Box 339
 Stafford, VA 22555-0339
 Phone (540) 658-8668
 Fax: (540) 658-6824
 Metro (703) 690-8222



Application Receipt

Printed On 11/17/17

AP#	17152105	Minor CUP	SCUP
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Parcel	-45-----15E	Location	
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Owner


1144 E NEWPORT CTR DRIVE
 DEERFIELD BEACH, FL 33442-7725

Applicant


530 INDUSTRIAL COURT WEST CHICAGO, IL 60185	Phone: (331)703-0515 Email: SGORNEY@MAPEI.COM
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Fees	CUP MINOR REVISION	81*100-0000-313.03-31	\$6,228.88
	TECHNOLOGY SERVICE FEE	1212*100-0000-313.03-63	\$171.29
			<hr/> \$6,400.17

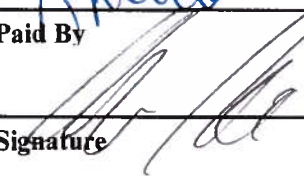
Comments



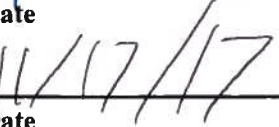
Paid By



Date



Signature



Date

Application Submittal Checklist

-
- Completed **"Project Information & Primary Contacts"** form (Page 6)
 - Signed **"Statements of Understanding"** from the owner(s) and applicant (Page 7)
 - Signed and Notarized **Owner's Consent Statement** (if applicant/agent is not the owner)
 - Completed **"General Information"** sheet (Page 8)
 - Completed **"Review Fee Calculation"** sheet and appropriate Fees payable to "County of Stafford" (Page 9)
 - Completed **"List of Adjoining Property Owners"** (Pages 10 & 11)
 - Completed **"Application Affidavit"** (Pages 12 – 15)
 - Completed **"Checklist for Generalized Development Plans"** (Pages 16 & 17)
 - Completed **"Transportation Impact Analysis Determination Form"** (Page 18)
 - Proof that **Real Estate Taxes** have been paid
 - Complete **Legal Description** of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - Completed **Impact Statement**
 - Completed **Transportation Impact Analysis (TIA)**, if required (Five (5) paper copies with electronic copies or ftp site)

PLATS AND PLANS

- Boundary Survey Plat** of area subject to rezoning (with 3 copies at 8½" x 11" size)
- Generalized Development Plan** (12 full-size copies at 24" x 36" size)
 - * See **"Checklist for Generalized Development Plans"** (Pages 16 & 17)

<p>RECEIVED</p> <p>DATE: 11/17/10 INITIALS: <i>[Signature]</i></p>	<p>OFFICIALLY SUBMITTED</p> <p>DATE: _____ INITIALS: _____</p>
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Project Information & Primary Contacts

PROJECT INFORMATION	PROJECT # <u>17152105</u>
<u>Minor CUP Amendment 1-R98-07</u>	
PROJECT NAME <u>300 Nelms Circle</u>	SECTION <u>6.56 Acres</u>
ADDRESS (IF AVAILABLE) <u>45-15E</u>	TOTAL SITE ACREAGE <u>M-1</u>
TAX MAP /PARCEL(S) <u>Nelms Circle, near intersecion of Falls Run Drive and South Gateway Drive</u>	ZONING DISTRICT
LOCATION OF PROJECT	

APPLICANT/AGENT (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Stephen Gorney</u>	<u>Mapei Corporation</u>
NAME	COMPANY
<u>530 Industrial Court</u> <u>West Chicago</u>	<u>IL</u> <u>60185</u>
ADDRESS CITY	STATE ZIP
<u>331-703-0515</u> <u>630-293-5079</u>	<u>sgorney@mapei.com</u>
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

OWNER (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Mapei Corporation</u>	
NAME	COMPANY
<u>1144 E Newport Center Drive</u> <u>Deerfield Beach</u>	<u>Fla</u> <u>33442</u>
ADDRESS CITY	STATE ZIP
<u>954-592-1114</u>	
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Richard H. Furnival</u>	<u>Sullivan, Donahoe, and Ingalls, P.C.</u>
NAME	COMPANY
<u>10720 Columbia Dr</u> <u>Frededricksburg</u>	<u>VA</u> <u>22408</u>
ADDRESS CITY	STATE ZIP
<u>(540) 898-5878</u>	<u>RFurnival@SDI-pc.com</u>
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

S. J. Howey
Signature of Owner/Co Owner

Stephen Gorney 11/17/17
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

S. J. Howey
Signature of Applicant/Agent

Stephen Gorney 11/17/17
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

Request for a modification of condition number 4 of Conditional Use Permit 97-23,
resolution R98-07, to encroach 70 feet into the Western buffer, as well as 10 feet into the
Northern buffer to accommodate an access aisle for a future planned expansion.

INFORMATION FOR FEE CALCULATIONS

6.56
_____ # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
 Minor Conditional Use Permit Amendment

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # R98-07

Zoning District M-1

Proposed Use(s) materials manufacturing
(present use)

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(_____ Acres – 5) X \$125	\$ _____
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00.....
.....	\$ _____
G. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ _____
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + H. Technology Fee).....	\$ _____

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(<u>6</u> Adjacent properties) X \$6.48	\$ <u>38.88</u>
Sub-total (Add lines A and B)	\$ <u>6,228.88</u>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>171.29</u>
TOTAL (Sub-total + C. Technology Fee).....	\$ <u>6,400.17</u>

MAKE CHECK PAYABLE TO "STAFFORD COUNTY"

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>44-121J</u>	<u>AYMAN J AWADALLAH</u>	
TAX MAP / PARCEL	NAME	
<u>4430 SANO STREET</u>		
MAILING ADDRESS		
<u>ALEXANDRIA</u>	<u>VA</u>	<u>22312</u>
CITY	STATE	ZIP

<u>44-120P</u>	<u>NOEL ENTERPRISES INC & AWADALLAH AYM</u>	
TAX MAP / PARCEL	NAME	
<u>4430 SANO ST</u>		
MAILING ADDRESS		
<u>ALEXANDRIA</u>	<u>VA</u>	<u>22312</u>
CITY	STATE	ZIP

<u>44 120E</u>	<u>NGP V STAFFORD LLC</u>	
TAX MAP / PARCEL	NAME	
<u>1650 TYSONS BOULEVARD STE 200</u>		
MAILING ADDRESS		
<u>MCLEAN</u>	<u>VA</u>	<u>22102</u>
CITY	STATE	ZIP

45 15G	INFINITY INDUSTRIES INVESTMENT'S LLC	
TAX MAP / PARCEL	NAME	
1750 CORAL WAY 2ND FLR		
MAILING ADDRESS		
MIAMI	FL	33145
CITY	STATE	ZIP

45 15J	JMC-IV REAL ESTATE COMPANY	
TAX MAP / PARCEL	NAME	
120 AUCTION DRIVE		
MAILING ADDRESS		
FREDERICKSBURG	VA	22406
CITY	STATE	ZIP

44 120N	BROCOMP LLC	
TAX MAP / PARCEL	NAME	
PO BOX 2373		
MAILING ADDRESS		
STAUNTON	VA	24402
CITY	STATE	ZIP

_____	_____	
TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
_____	_____	_____
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only	
Project Name	_____
AP#	_____
Date	_____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant Stephen Gorwey
Name of Company MAPET CORPORATION

Applicant Address 530 Industrial Drive
West Chicago IL 60185

Applicant's Signature [Signature]

Name of Agent Stephen Gorwey

Address of Agent 530 Industrial Drive West Chicago IL
60185

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: _____

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) _____

Address _____

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 shareholders.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: _____

Project Name:	_____
A/P #:	_____
Date:	_____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ X
Cost for certified letters \$ _____ (cost as of the day of submittal)
Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Application Affidavit

Page 4

Applicant: _____

Project Name:	_____
A/P #:	_____
Date:	_____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Stephen Gorney

Corporate Office of Signer Project Manager

Signature *Stephen J Gorney*

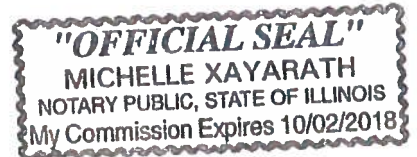
Date 11/18/17

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 18th day of November 2017 by

Stephen J Gorney owner/applicant.
Stephen Gorney

My commission expires: 10/02/2018



[Signature]
Notary Public

Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input type="checkbox"/> | height, |
| <input type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input type="checkbox"/> | Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>Sec 28-225(8) Approximate location and description of all proposed landscaping; Sec 28-225(9) Approximate location, height and dimensions of all proposed signage on site; Sec 28-225(10) Approximate location of all existing drainage ways, floodplains and wetlands on site; Sec 28-225(11) Approximate location of all common open space, recreational areas and bufferyards; Sec 28-225(12) Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; Sec 28-225(13) Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH</p>
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Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development _____
Type of development _____
Parcel # _____

RECEIVED BUT NOT OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ OFFICIALLY SUBMITTED DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

_____ VPH (insert the highest VPH)
_____ VPD on state controlled highways (insert highest volume).
_____ Peak AM (VPH)
_____ Peak PM (VPH)
_____ Peak Saturday (VPH)
_____ VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

Ret: Scaife, Dalton & Vakos
103 Princess Anne St.
Fredericksburg, Va.
11-14-77

BOOK 322 PAGE 536

THIS DEED, made and entered into this 20th day of October, 1977, by and between C. LACEY COMPTON, JR., TRUSTEE, party of the first part; and THE INDUSTRIAL DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA, party of the second part:

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part does hereby grant and convey with general warranty and Virginia statutory covenants of title unto the said party of the second part, THE INDUSTRIAL DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA, in fee simple, all that certain lot or parcel of land in Hartwood District, Stafford County, Virginia, bounded as follows:

Beginning at a point in the eastern line of a 60 foot Dedicated Road, said point being the point of curvature of a curve having a radius of 247.00 feet; thence leaving the point of beginning and running with the said line of the 60 foot Dedicated Road 285.92 feet along the arc of a curve to the left having a radius of 247.00 feet and a chord bearing and distance of N. 73° 16' 42" W. 270.23 feet; thence leaving the Dedicated Road and running through the property of C. Lacey Compton, Jr., Trustee N. 50° 36' 49" E. 592.83 feet to a point in the line of Stafford County Industrial Park; thence with the line of Stafford County Industrial Park S. 40° 06' 57" E. 621.51 feet to a point in the line of Stafford County Industrial Park; thence leaving the line of Stafford County Industrial Park and running through the property of C. Lacey Compton, Jr., Trustee S. 50° 36' 49" W. 445.00 feet to a point in the eastern line of the said 60 foot Dedicated Road; thence with the line of the said Dedicated Road N. 40° 06' 57" W. 397.18 feet to the point and place of beginning and containing 6.5600 acres, as shown on plat of Alan G. Tayloe, C.L.S.,

LAW OFFICES
SCAIFE, DALTON
& VAKOS
1103 PRINCESS ANNE ST
FREDERICKSBURG, VA.

dated October 7, 1977, attached hereto and by reference made a part hereof.

Being part of the same real estate which was conveyed to the Grantor herein by deed of H & F Development Corporation, dated October 30, 1973, of record in Deed Book 248, Page 54, in the Clerk's Office of the Circuit Court of Stafford County, Virginia.

WITNESS the following signature and seal:

C. Lacey Compton, Jr. (SEAL)
C. LACEY COMPTON, JR., TRUSTEE

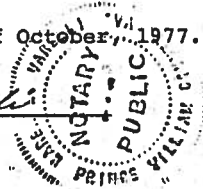
State of Virginia

City/County of *Prince William*, to-wit:

I, *Karen L. Wardle*, a Notary Public in and for the City/County and State aforesaid, do hereby certify that C. Lacey Compton, Jr., Trustee, whose name is signed to the foregoing deed, bearing date on the 20th day of October, 1977, has acknowledged the same before me in my City/County and State aforesaid.

Given under my hand this *20th* day of October, 1977.

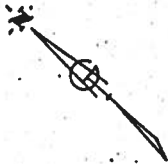
Karen L. Wardle
Notary Public



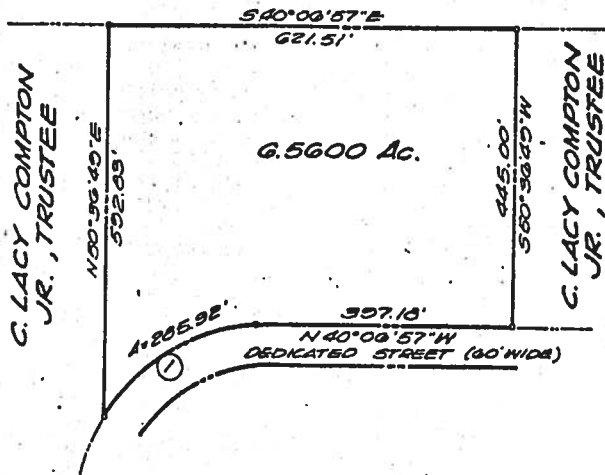
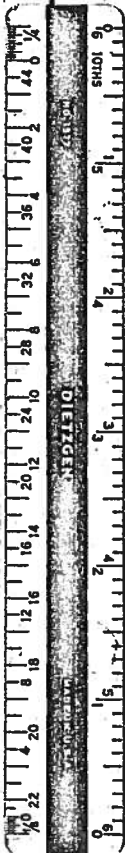
My commission expires:

October 25, 1980

① DELTA = 66°19'30"
RADIUS = 277.00'
ARC = 205.92'
TAN. = 161.40'
CHORD = 270.23'
CH. BEARING = 57°16'42"E



STAFFORD COUNTY INDUSTRIAL PARK



PLAT

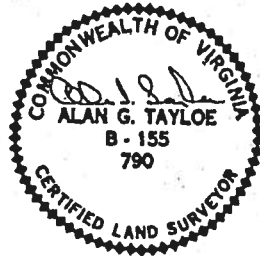
SHOWING PART OF THE PROPERTY OF

C. LACY COMPTON JR. TRUSTEE

HARTWOOD MAGISTERIAL DISTRICT STAFFORD COUNTY, VIRGINIA

Scale: 1" = 200' Date: OCTOBER 7, 1977

TAYLOR SURVEYS, INC. 242 S. Main St. Dumfries, Virginia



STATE OF VIRGINIA, COUNTY OF STAFFORD, TO-WIT:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF STAFFORD, THE 24 DAY OF October, 1977 THE FOREGOING DEED and plat WAS PRESENTED AND WITH THE CERTIFICATE ANNEXED, ADMITTED TO RECORD AT 9:00 AM, AND INDEXED, AFTER PAYMENT OF \$ 49.50 TAX IMPOSED BY SEC. 58-54.1.

TESTE: [Signature] CLERK.

LAW OFFICES SCAIFE, DALTON & VAKOB 1108 PRINCESS ANNE ST. FREDERICKSBURG, VA.



Stafford County Revenue Collection System

COPY

Real Estate Inquiry

Map Number: 45 15E
 PAGINDCBKLOT S
 PIN: 27496
 District: FH

Property Description
 PT PEDEN TR 6.5600 AC

300 NELMS CIR

Responsible Name and Addresses

MAPEI CORPORATION ATTN: AP
 DEPARTMENT
 1144 E NEWPORT CTR DR
 DEERFIELD BEACH FL 33442-
 7725

Real Estate Descriptions and Values

Land Value \$1,714,500.00
 Building Value \$2,337,000.00
 Land Use Value \$0.00

Outstanding Balance Information

Total Due: \$0.00
 Levy: \$0.00
 Penalty: \$0.00
 Interest: \$0.00
 P&I Calculated as of: 11/17/2017

Bill Year	Bill Number	Installment Number	Cat	Bill Amount Due	Total Paid	Payment Date	Levy Due	Penalty Due	Interest Due	Total Due
2017	26938	2	2	\$20,054.93	\$20,054.93	11/15/2017	\$0.00	\$0.00	\$0.00	\$0.00
2017	26938	2	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2017	26938	1	1	\$20,054.93	\$20,054.93	05/12/2017	\$0.00	\$0.00	\$0.00	\$0.00
2017	26938	1	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2016	26966	2	2	\$20,054.93	\$20,054.93	11/10/2016	\$0.00	\$0.00	\$0.00	\$0.00
2016	26966	2	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2016	26966	1	1	\$20,054.93	\$20,054.93	05/13/2016	\$0.00	\$0.00	\$0.00	\$0.00
2016	26966	1	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2015	26987	2	2	\$20,642.39	\$20,642.39	11/17/2015	\$0.00	\$0.00	\$0.00	\$0.00
2015	26987	2	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
2015	26987	1	1	\$20,642.39	\$20,642.39	05/13/2015	\$0.00	\$0.00	\$0.00	\$0.00
2015	26987	1	144	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00



STAFFORD COUNTY, VIRGINIA
Laura M. Rudy, Treasurer

P.O. Box 5000
 Stafford, Virginia 22555-5000

REAL ESTATE BILL

Account #: A324336-27496

**Customer : MAPEI CORPORATION ATTN: AP
 DEPARTMENT
 1144 E NEWPORT CTR DR
 DEERFIELD BEACH, FL 33442**

Bill Number: 26938
 Bill Year: 2017
 Installment: 2 of 2

Legal Address	
300 NELMS CIR	
Legal Description	
PT PEDEN TR 6.5600 AC	
Map #:45-15E	

MTG Code	ASSESSMENT				RATES Tax Rate	TAXES			
	Land	Improvement	Abatement/ Land Use	Total		Annual	Relief	Net	2nd Half
	\$1,714,500.00	\$2,337,000.00	\$0.00	\$4,051,500.00	\$0.9900	\$40,109.86	\$0.00	\$40,109.86	\$20,054.93
	\$1,714,500.00	\$2,337,000.00	\$0.00	\$4,051,500.00	\$0.0000	\$0.00	\$0.00	\$0.00	\$0.00
Credits									\$20,054.93
Total Due by 11/17/2017									\$0.00

COPY

Direct inquiries regarding property assessments, valuations, or adjustments to the Commissioner of Revenue. (540) 658-4132	PAY ONLINE: http://staffordcountyva.gov/treasurer PIN: 27496
For payment inquiries call (540) 658-8700	Please make checks payable to "Stafford County Treasurer"


Return this portion with your payment

Account #: A324336-27496
PIN : 27496

Map # : 45-15E
Bill Number : 26938

MTG CODE	Land Assessment	Improvement Assessment	Abatement/ Land Use	Total Assessment	Annual Net Tax	2nd Half
	\$1,714,500.00	\$2,337,000.00	\$0.00	\$4,051,500.00	\$40,109.86	\$20,054.93
Credits						\$20,054.93
Total Due by 11/17/2017						\$0.00



MAPEI CORPORATION ATTN: AP DEPARTMENT
 1144 E NEWPORT CTR DR
 DEERFIELD BEACH, FL 33442


After 12/05/2017 add penalty of \$0.00
 After month's end, add per month interest of \$0.00

1000000000000000502729305

ERIC V. SULLIVAN, L.S.
NOLAND C. DONAHOE
MICHAEL E. MOORE, P.E.
RICHARD H. FURNIVAL, P.E.

EDISON L. SULLIVAN, L.S., (Ret.)
ERNEST N. DONAHOE, JR., P.E., (Ret.)
LARRY W. INGALLS, P.E., (Ret.)
THOMAS Y. WELSH, P.E., (Ret.)

P.O. Box 614
FREDERICKSBURG, VIRGINIA 22404
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22408
TELEPHONE: (540) 898-5878

November 17, 2017

Mike Zuraf
Stafford County Planning Department
1300 Courthouse Rd
Stafford, VA 22554

**RE: Impact Statement, Minor CUP
Amendment 1-R-98-07**

Dear Mr Zuraf:

This letter serves as the impact statement for Minor CUP Amendment 1-R-98-07. The proposed amendment involves a reduction in natural buffer width originally intended to screen a tower. Below is a description of how the proposed reduction in buffer width will affect the conditions specified in section 28-185 (c) (1) d.

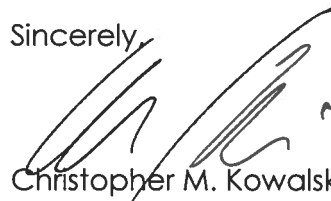
Traffic Volumes And Capacities: No impact to traffic will occur due to the buffer reduction

Public Water And Sewer Capacities: No impact to water and sewer capacity will occur due to the buffer reduction

Noise: No impact to noise will occur due to the buffer reduction

Dust And Smoke Emissions: No impact to dust and smoke emission will occur due to the buffer reduction.

Sincerely,



Christopher M. Kowalski, P.E.
Sullivan, Donahoe & Ingalls, PC

C.