

APPLICATION NO. PCA 86-1 077
AMENDED PROFFER STATEMENT

Pursuant to Va. Code §15.1-491(a) as amended, subject to the Board of Supervisors approving the Proffered Condition Amendment 86-L-077 to delete the multi-purpose court and play equipment, the undersigned hereby proffers the following, which amends the Proffer Statement dated August 16, 1995 previously submitted in connection with the above referenced application:

1. Except as modified herein, the subject property is governed by the Proffer dated April 10, 1987 in connection with RZ 86-L-077.
2. The applicant will develop the subject property in accordance with the Generalized Development Plan prepared by Paciulli, Simmons & Associates Ltd. dated November 1986 and revised through April 6, 1987 with the exception that the area depicted to be developed as a multi-purpose court, play equipment and a gazebo shall be developed in conformance with the sketch labelled Potter's Glen Passive Recreation Area, prepared by Vika Incorporated, dated November 21, 1996, revised as of May 14, 1997.
3. Passive and active recreational facilities will be provided in substantial compliance with the Generalized Development Plan except that the aforementioned multi-purpose court area shall be developed in accordance with the aforesaid sketch labelled Potter's Glen Passive Recreation Area, prepared by Vika Incorporated, dated November 21, 1996, revised as of May 14, 1997.

4. The Applicant will provide within the area designated as Playground/Play Area two swings, one slide, one multi-purpose play structure consisting of 4 to 5 individual stations, and a grassed play area as a minimum. Said recreation area shall be developed in conformance with Attachment 1, called "Potter's Glen Common Space Recreation Elements."

5. All other proffers remain in full force and effect.

POTTERS GLEN COMMUNITY ASSOCIATION, INC.

Date: July 9, 1997

By: Robert J. Segan, Agent and Attorney in
Fact for Potter's Glen Community Association, Inc.
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in Fact for Potter's Glen Community
Association, Inc.

ATTACHMENT 1

POTTER'S GLEN

"COMMON SPACE RECREATION ELEMENTS"

The Recreation Area provides a "common space" where residents of the Potter's Glen Community can leisurely enjoy the outdoors. The area provides elements for all ages from youth to elderly

PLAYGROUND AREA

- Mulch/chipped wood surface
- All equipment will be modular, resin-based, enameled metal or wood meeting all NATIONAL safety standards
- Particular elements will be selected, installed, and/or replaced upon approval of the Community Association Board of Directors.
- One or two benches
- Swing set (adult & child)
- Two or three bar pullup
- Two (2) pushup bars (one foot & 6 inches)
- Situp slat board
- One (1) pole stretching station

GAZEBO

- Professionally constructed and installed
- Incorporate a multi-purpose game table with benches
- Handicapped accessible with handrail

TRAIL

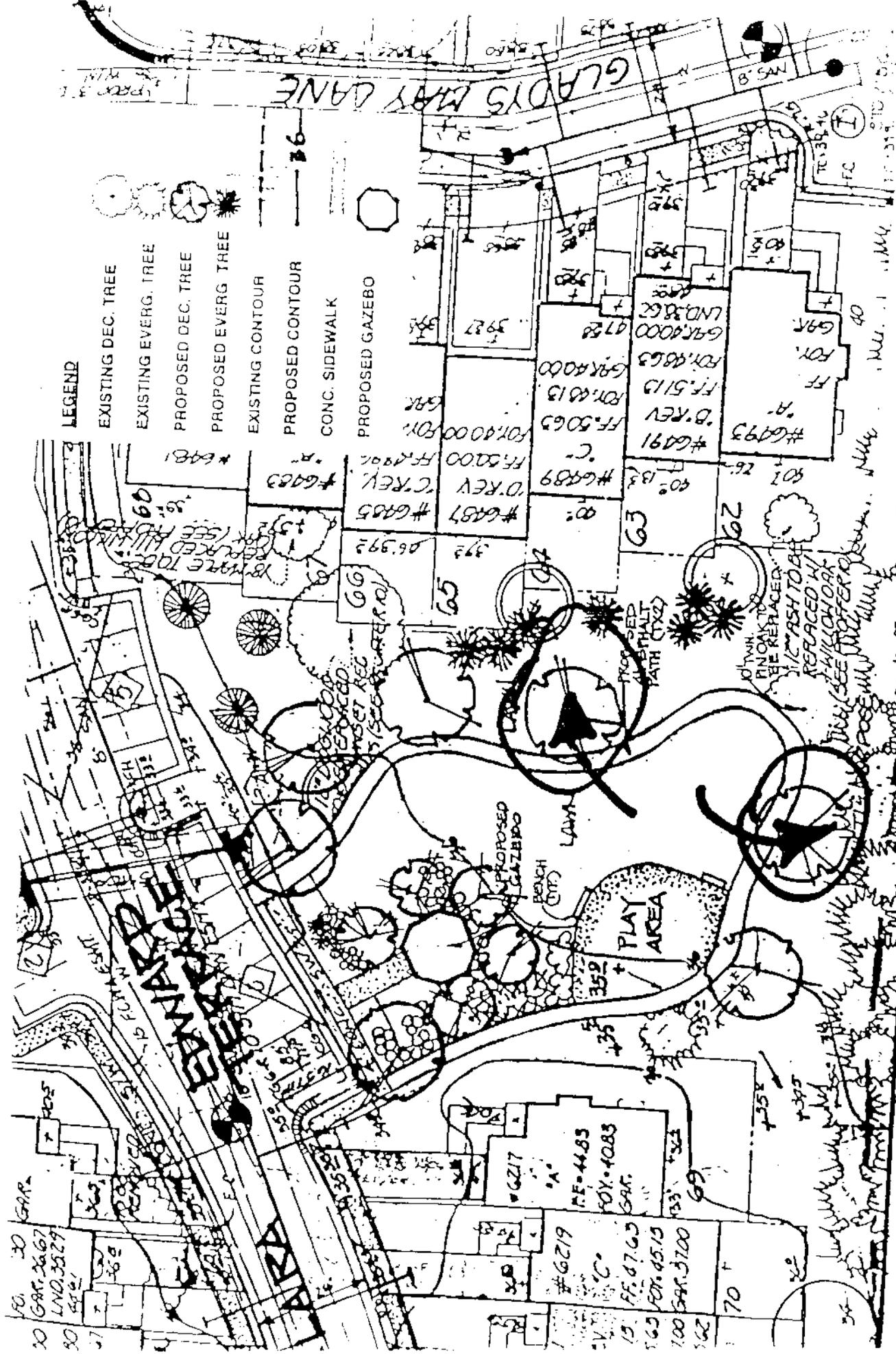
- Four (4) feet wide asphalt (TX 2)
- Surround entire "common space area"
- Three (3) "exercise stations" immediately adjacent to Trail, location selected by Board of Directors

EQUIPMENT ANCILLARY TO COMMON SPACE

- Minimum of 2 x 3 passenger benches
- One set of in-ground metal sleeves to facilitate "net games" e.g. Badminton, volley ball, etc.

LANDSCAPING

- Trees, bushes, and shrubs as per plan by VIKA Inc., submitted to Fairfax County
- Location changes as agreed to by the Lee District Land Use Commission as directed by County staff



LEGEND

- EXISTING DEC. TREE
- EXISTING EVERG. TREE
- PROPOSED DEC. TREE
- PROPOSED EVERG TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CONC. SIDEWALK
- PROPOSED GAZEBO

POTTER'S GLEN

PASSIVE RECREATION AREA



VIKA INCORPORATED
4350 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102

1-97 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
MCLEAN, VA
703-442-7800
GATHERSBURG, MD

587' x 02' 19" W

10'