PCA 93-V-028
Bank of Alexandria, Inc.
January 24, 1997

PROFFERS

Pursuant to Section 15.1-491(a) of the 1950 Code of Virginia, as amended, the undersigned proffer the following conditions provided the Board of Supervisors approves PCA 93-V-028 as proffered herein. For the purposes of these proffers, the term "Developer" refers to the Bank of Alexandria or their successors or assigns.

1. If accepted, these proffers supersede the proffers in RZ 93-V-028.

2. Subject to the provisions of Section 18-204 of the Zoning Ordinance of Fairfax County, development of the property shall be in substantial conformance with the Proffered Condition Amendment Plan ("PCA Plan") entitled "Proffered Condition Amendment RZ 93-V-028", consisting of four (4) sheets and prepared by Huntley, Nyce and Associates, Ltd., revised as of October 29, 1996.

3. The footprints of the buildings shown on the PCA Plan may be modified in the following manner subject to the following conditions:

   a. The three (3) buildings shown on the PCA Plan may be combined into two (2) buildings or one (1) building and footprint size(s) and shape(s) may vary within the area designated as "Building Envelope" on the plan, provided that the total combined gross floor area proposed for the subject site, does not exceed 39,350 square feet; and the open space provided in the tabulations, the minimum dimensions to the peripheral lot lines from the building envelope and landscaping are maintained;

   b. The parking shown as "Required" and "Provided" in the tabulations on the PCA Plan may change as a result of final engineering design, architectural design, and user needs resulting from final tenant/purchaser negotiations. However, the parking requirements of the Zoning Ordinance shall be met, as approved by the Department of Environmental Management ("DEM").

4. The Developer shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of sixty-nine (69) feet from the centerline along the Route 1 frontage of the property as shown on the PCA Plan. Such dedication and conveyance shall be made upon demand by Fairfax County or at the time of site plan approval, whichever first occurs. Prior to the issuance of the first non-RUP, the Developer shall construct all frontage improvements along Route 1, as shown on the PCA Plan.

5. The Developer shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of fifty-seven (57) feet from the centerline along the Lorton Road (Route 642) frontage of the property, as shown on the PCA Plan. Such dedication and conveyance shall be made upon demand by Fairfax County or at the time of site plan approval, whichever first occurs. Such dedication and such improvements shall be constructed in accordance with Virginia Department of Transportation ("VDOT") plans referenced in VDOT project 0642-029-221-C 502, dated September 9, 1992, subject to the approval of DEM. Prior to the issuance of the first non-RUP, the Developer shall construct all frontage improvements along Lorton Road (Route 642), in accordance with said VDOT Plan.

6. Amusement arcades, fast food restaurants containing drive-through windows, churches, chapels, other places of worship, and mobile or land based telecommunication facilities will not be permitted on the property. No more than two (2) delivery-oriented fast food restaurants, i.e., whose primary service is providing off-site delivery, will be permitted on the site at any given time.

7. All businesses operating on site shall be advised of the need to comply with local, state, and federal laws pertaining to utilization of toxic or hazardous substances. Notice of said compliance requirements shall be provided in italicized print in every tenant's lease. Retail sales of auto supplies, dry cleaning establishments, wherein cleaning is done on-site, and businesses whose primary functions involve the routine use of large amounts of hazardous or toxic materials on the premises (other than materials used to clean said premises) shall not be permitted.

8. The Developer shall file a Proffered Condition Amendment to revise the PCA Plan if any portions of the right-of-way proposed for abandonment or vacation are disapproved by the Board of Supervisors, and this disapproval requires modifications to the PCA Plan which are beyond the scope of the minor modifications permitted by Zoning Administrator determination under Section 18-204 of the Zoning Ordinance.

9. The architectural treatment of the buildings on the Property shall be harmonious and compatible with architectural treatments now in place in Gunston Plaza. To this end, all building facades will be substantially composed of brick consistent with the composition ratio of Gunston Plaza. The shading of the brick will be similar to brick currently installed in Gunston Plaza. The architectural treatment of walls on the rear of the center shall be the same as the architectural treatment on the front of the center.

10. Architectural screening techniques will be utilized to screen air conditioning units and other rooftop mechanical equipment.

11. Dumpsters will be located in the rear of the center and screened from view with wooden fences and landscaping subject to the approval of DEM.

12. Parking lot lighting shall be directional and directed downward and inward so as to minimize glare on adjacent properties. A "carriage light" design shall be utilized for the light standards that are located at the entrances to the Subject Property.

13. All signs shall conform with the requirements of Article 12 of the Zoning Ordinance. No more than two (2) free-standing signs shall be established on-site. These free-standing signs shall be architecturally designed so as to be compatible with other signs in the center and with the architectural treatments of buildings on-site.

14. A mixture of plantings shall be provided so as to insure seasonal coloring and flowering on-site. To this end, flowering trees and other deciduous trees will be interspersed with evergreen trees and low-lying shrubs and flowers. The location and mixture of the tree plantings shall be subject to approval by the Urban Forester of Fairfax County and shall be in substantial conformance with the Landscape Plan, revised as of October 3, 1996. Subject to Urban Forester approval, no white pines shall be provided along the frontage of Route 1 or Lorton Road (Route 642). In the event any of the protected limits of clearing and grading areas are disturbed by grading and/or other related construction activities, the Developer shall replant or otherwise landscape said disturbed areas with an appropriate mix of vegetation according to the directions of the Urban Forester pursuant to the Public Facilities Manual. Subject to the approval of DEM, a landscaped garden, with a possible water feature, shall be located on-site near the intersection of Route 1 and Lorton Road (Route 642), as generally described on Exhibit "A" attached hereto, provided said garden does not interfere with the provision of stormwater management.

15. The maximum hours that any restaurant established on the site is open to the public for business shall be 6:00 A.M. to 12:00 midnight, seven (7) days per week.

BANK OF ALEXANDRIA, INC.

By: _____
Stephen P. Tees

Its: President

Attachment
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1/24/97 4:08 pm

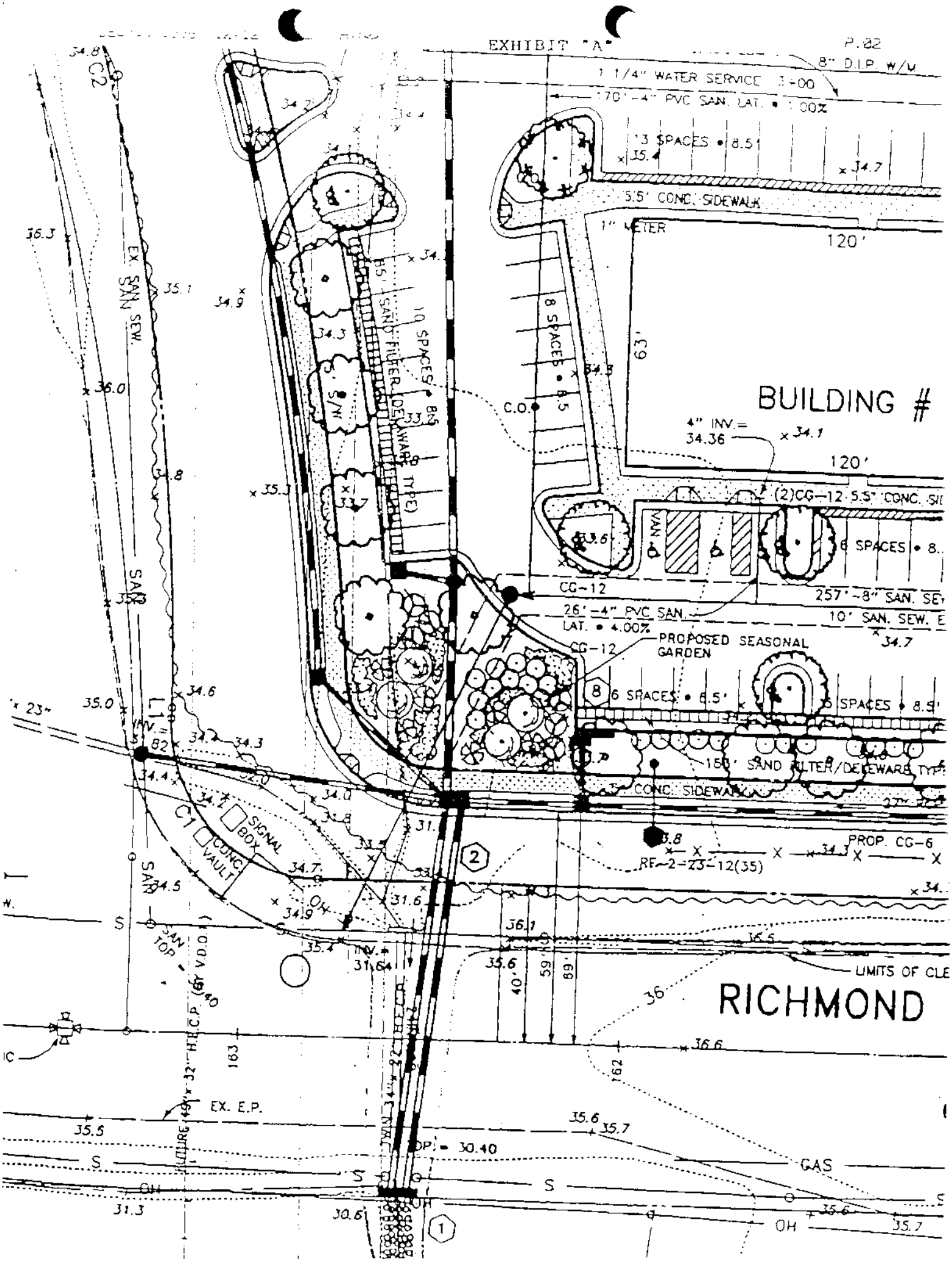
EXHIBIT "A"
P.02
8" D.I.P. W/M
1 1/4" WATER SERVICE 3+00
170'-4" PVC SAN. LAT. • 1.00%
13 SPACES • 8.5'
5.5' CONC. SIDEWALK
1" METER
120'
63'
BUILDING #
4" INV.= 34.36
(2)CG-12 5.5' CONC. SI
6 SPACES • 8.
CG-12
257'-8" SAN. SE
26'-4" PVC SAN. LAT. • 4.00%
10' SAN. SEW. E
PROPOSED SEASONAL GARDEN
6 SPACES • 8.5'
SAND FILTER/DELEWARE TYP
CONC. SIDEWALK
PROP. CG-6
RF-2-23-12(35)
SIGNAL BOX
CONC. VAULT
EX. SAN. SEW.
SAN
SAN TOP
LIMITS OF CLE
RICHMOND
EX. E.P.
TOP = 30.40
GAS
OH
S
C2
C1
L1
INV.= 31.82
INV.= 31.64
40'
59'
89'
163
162
36
1
2