

**PROFFERS - RZ 1996 SU-033 (Townhouse Section)**

**Revised: March 3, 1997**

**Pursuant to Section 15.1-491(a), Code of Virginia (1950 as amended), subject to the Board of Supervisors rezoning the application property to the R-12 district, the applicant proffers to the following relating to the development of the townhouse site:**

**GENERALIZED DEVELOPMENT PLAN**

1. Except as otherwise provided below, the Property shall be developed in substantial conformance with the Generalized Development Plan (GDP) prepared by Bengtson DeBell & Elkin, Ltd., dated July 26, 1996, as revised February 26, 1997 (Sheet 1) and January 27 (Sheet 2). It is noted that the architectural elevations shown on Sheet Number 3 are for illustrative purposes. Units will be constructed in general conformance with the style and details shown.

2. Minor modifications to the approved development plan may be permitted pursuant to the provisions of Section 18-204 to accommodate sound engineering/architectural and design practices as may be determined by the Department of Environmental Management (DEM).

**SCREENING/BUFFERING**

3. Transitional screening shall be provided in accordance with the requirement for Transitional Screening 1 as contained in Article 13 of the Zoning Ordinance along a portion of the Southerly property line on the townhouse site lot line, as depicted on the GDP, unless, prior to submittal of a site plan for the subject property, the adjacent residentially-zoned property to the south shall have been rezoned for a use which would not require transitional screening on the subject property. In that instance, the area between the most Southern townhouse unit and the Southern property line may be used as shown on the Alternative Concept for the Southern portion of the property shown on the GDP., if appropriate, or otherwise used as landscaped open space. At the time of site plan review, the location and/or spacing of the required plantings may be adjusted from that required by Article 13 to accommodate tree preservation efforts or easements and similar encumbrances as determined by the Urban Forester.

Along all remaining lot lines, screening and landscaping shall be generally as shown on the GDP. The species and location of all required plantings shall be subject to approval by DEM. Sizes of plant materials will exceed the size requirements of the PFM.

4. The applicant shall provide landscaping within the parking areas and around the foundation of the buildings. At a minimum, said landscaping shall be of the density generally represented on the GDP, and shall include an appropriate mixture of plantings as generally shown on the GDP provided that specific species and densities of plantings shall be approved by DEM at the time of site plan approval.

## TRANSPORTATION

5. At the time of site plan approval, the applicant shall make an appropriate monetary contribution to the Fairfax Center Road Fund in conformance with the procedural guidelines in place at the time of site plan approval. The developer shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way up to a width of 26 feet from the existing centerline along the Stevenson Street frontage of the property, subject to Virginia Department of Transportation (VDOT) approval. Such dedication and conveyance shall be made upon demand by Fairfax County or VDOT or at the time of site plan approval. Along the Stevenson Street property frontage, the Developer shall construct road widening to include curb, gutter, and sidewalk with face of curb set nineteen (19) feet from the existing centerline of Stevenson Street.

## ENVIRONMENT

6. At the time of site plan review, the applicant shall prepare a tree preservation plan for review and approval by DEM. This plan shall provide for the preservation of specific quality trees and/or stands of trees to the extent feasible within the constraints imposed by the proposed development layout and grading. DEM may require modifications to the tree preservation plan to the extent that these modifications do not alter the proposed layout or the number of dwelling units, require the installation of significant retaining walls, or significantly increase the cost of construction of the dwelling units. If determined to be feasible by DEM, the tree preservation plan may incorporate the transplanting of plant materials to designated areas. Tree preservation may be used to fulfill requirements of Article 13 for screening and landscaping.

7. If DEM determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:

- a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
- b. Commit to appropriate construction techniques as determined by DEM, in coordination with the Health Department, to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.

8. If not already completed, a noise study, acceptable to DEM, shall be submitted at the time of site plan approval. In order to achieve a maximum interior noise level of 45 dBA Ldn, if the buildings are determined at the time of site plan approval to be located within dBA noise level impact ranges specified below relating to Route 29 (Lee Highway) they shall have the following acoustical attributes:

- a. For highway noise impacts between 65 and 70 dBA Ldn:
  1. Exterior walls shall have a laboratory sound transmission classification (STC) rating of at least 39.
  2. Doors and windows shall have a laboratory sound transmission classification (STC) rating of at least 28. If windows constitute more than twenty percent (20%) of an facade, they shall have the same laboratory STC rating as walls.
- b. For highway noise impacts between 70 and 75 dBA Ldn:
  1. Exterior walls shall have a laboratory sound transmission classification (STC) of at least 45;
  2. Doors and windows shall have a laboratory sound transmission classification (STC) rating of at least 37. If windows constitute more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.

Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing Materials to minimize sound transmission.

The following is proffered in the event residential development of Lots 14 and/or Lot 15 occurs in conjunction with this proposed development. In order to achieve a maximum exterior noise level of 65 dBA Ldn in the rear yards of residential structures proposed on Lot 14 and/or Lot 15, a landscaped berm shall be constructed between the highway and the residential units. The berm shall be a minimum of three feet tall and planted with 6-7 foot tall evergreen trees.

9. Prior to any construction or grading, the applicant shall perform a Phase I Archeological Survey. If, based on the Phase I Survey, the County Archaeologist determines that further study is warranted, the applicant shall conduct a Phase II and/or a Phase III Archeological Survey acceptable to the Fairfax County Archeologist.

10. All residential units on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy efficient homes or its equivalent, as determined by DEM for either electric or gas energy systems as applicable.

11. In the event that a homeowners association is established on the subject property, the homeowners association shall incorporate Tax Map Parcel 56-2 ((3)) 14 and/or Tax Map Parcel 56-2 ((3)) 15 if either or both of these parcels are zoned and developed for townhouse residential uses and a request is made by the owner of the applicable parcel. Said incorporation shall be subject to the requirement that these properties satisfy all prorata payment obligations for construction, operation and maintenance of the common areas of said homeowners association.

12. **AFFORDABLE HOUSING** - At time of final subdivision plan approval, the applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one percent (1%) of the projected sales price of the house to be built on each lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development and DEM.

13. **PARKS AND RECREATION.** A payment of \$711 will be made at the time Building Permits are issued for each townhouse in the development.

**APPLICANT**  
**FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**

By:  \_\_\_\_\_

Walter D. Webdale,  
Its: Assistant Secretary