

PROFFERS

RZ 95-P-052

December 22, 1996

RECEIVED  
OFFICE OF COMPREHENSIVE PLAN  
JAN 23 1997  
ZONING EVALUATION DIVISION

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 as amended, Del Anker and Virginia Circle L.P., the applicant in RZ 95-P-052, filed for property identified as tax map 047-2-((03)) -B, hereinafter referred to as the "Applicant Property", agree to the following proffers, provided that the Board of Supervisors approves a rezoning of the Application Property to the R-2 Zoning District, in conjunction with a General Development Plan for two (2) residential lots.

1. **GENERAL DEVELOPMENT PLAN (GDP)**

- a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, development of the Application Property shall be in substantial conformance with the GDP, prepared by Laura Lee Scott Surveys, Inc., dated December 3, 1996 .

2. **TRANSPORTATION**

- a. Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right of way measuring 68 feet from the centerline of existing Chain Bridge Road along the Application Property's frontage, as shown on the GDP. Dedication shall be made at time of subdivision plan approval or upon demand from Fairfax County , which ever shall first occur. Applicant shall grant ancillary easements to the Fairfax County Board of Supervisors to a maximum of fifteen (15) feet immediately adjacent to the right of way along the entire Chain Bridge Road frontage. Ancillary easements shall be granted by the Applicant at time of subdivision plan approval. Said easement shall not require relocation of the fence as shown on the GDP by the Applicant or replacement by the applicant of existing vegetation removed by Fairfax County or VDOT.
- b. Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way measuring 26 feet from centerline of existing Hill Road along Application Property's frontage, as shown on the GDP. Dedication shall be made at time of subdivision plan approval or upon demand from Fairfax County, which ever shall first occur. Applicant shall construct frontage improvements to Hill Road with curb and gutter set 19 feet from centerline, as approved by VDOT and as shown on the GDP. The improvements shall be constructed concurrent with the development of the Application Property.

- c. Applicant shall provide a 15 foot access easement to the stormwater management pond located on Parcel B for the access and maintenance of said pond by Fairfax County.

3. **RECREATION**

- a. Applicant shall, at time of subdivision plan approval, to contribute \$ 2,683.00 to the Fairfax County Park Authority (FCPA) for such contribution will be adjusted by any increase or decrease in the "Engineering News Record Construction Cost Index" from the date of approval to the date contribution is made.

4. **LANDSCAPING AND OPEN SPACE** - Applicant shall provide landscaping on the Application Property using a combination of existing and proposed vegetation as determined by Urban Forester.

- a. Applicant shall preserve viable trees on the Application Property to the maximum extent feasible while maintaining the number of lots and lot layout as shown on the GDP, during the development process in coordination with Fairfax County Urban Forester.
- b. A tree survey shall be submitted to Urban Forestry at the time of subdivision plan review.

5. **NOISE**

- a. Applicant shall utilize building materials with characteristics to achieve a maximum interior noise level of 45dBa Ldn.
  - i. All units shall have the following acoustical attributes:
    - (1) Exterior walls shall have a laboratory STC rating of at least 39.
    - (2) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than twenty percent (20%) of any facade, they should have the same laboratory STC as walls.
    - (3) Measures to seal and caulk between exterior wall surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

b. In order to achieve a maximum exterior noise level of 65 dBA Ldn, applicant shall construct acoustical fencing consisting of wooden boards and masonry post in that general location as shown on the GDP. The proposed fence shall be architecturally solid from the ground up with no gaps or openings and will be up to 7 feet in height to adequately shield the impacted area from the source of the noise. At the time of subdivision plan review, the individual lot lines on Chain Bridge Road shall be adjusted to ensure that the Noise Attenuation Fence will not be located on the individual lot lines.

6. **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 (%) 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 (HCD) and DEM.

OWNER OF TAX MAP PARCEL: 047-2-((03))-B

By: Del Ankers  
DEL ANKERS Owner

Virginia  
Fairfax  
January 7, 2001  
Gloria J. Furusho  
Gloria J. Furusho  
By: [Signature]  
My commission expires: June 3, 1999  
Virginia Circle L.P.  
RAEIC OMRAN as General Partner  
Owner