

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



September 11, 1985

Mr. Robert A. Lawrence
Hazel, Beckhorn and Hanes
Post Office Box 547
Fairfax, Virginia 22030

Re: Rezoning Application
Number RZ 84-L-020
SECOND AMENDED LETTER

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 17, 1985, granting, as proffered, Rezoning Application RZ 84-L-020 in the name of Greendale Development Company, Incorporated, to rezone certain property in the Lee District from the R-1, I-4 and PDH-4 Districts to the PDH-4 (147.30 acres), PDC (124.58 acres), and I-4 (26.34 acres) Districts on subject parcels 81-4 ((1)) 52A; 91-2 ((1)) 4, 12, 13, and pt. 26; 91-2 ((4)) 29; 91-2 ((5)) pt. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, pt. 16, 19, 20, 21, 22, and pt. 23; 91-4 ((1)) 1 and 19; 99-2 ((1)) 37 and 38 and 100-1 ((1)) pt. 10 and pt. 11 consisting of approximately 298.22 acres.

The Development Plan Amendment DPA C-448-2 and the associated Conceptual Development Plan for the PDH-4 District (893.67 acres including 23.22 acres rezoned under RZ 84-L-020) were approved. The Board of Supervisors also approved the Conceptual Development Plan for the PDC district. These three actions are related to the Kingstowne development. In addition, the Board of Supervisors approved the Conceptual Development Plan for the PDH-4 District for Landsdowne.

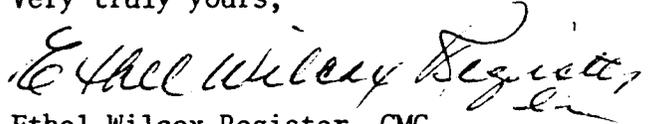
In further actions, the Board of Supervisors (1) directed the Director of the Department of Environmental Management to modify the private street length standards in favor of the approved Conceptual Development Plans and those Final Development Plans enumerated on the Conceptual Development Plans; (2) directed the Director of the Department of Environmental Management to submit requests for waivers or modifications to County regulations and standards, not explicitly shown on the conceptual or final development plans, or requested in conjunction with the applications discussed herein, to the Office of Comprehensive Planning and the Planning Commission for review prior to final approval; (3) directed that the County establish and operate a water

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quality monitoring project in Dogue Creek in the vicinity of Huntley Meadows Park and accept the contribution of \$12,000 from the developer therefor; (4) directed the Transportation Staff to investigate noise attenuation measures on the section of Van Dorn Street Extended, adjacent to Tartan Village, and recommend mitigation procedures prior to the approval of the final design by the Virginia Department of Highways and Transportation, and that the final design of the road be coordinated with the Lee District Land Use Advisory Committee and the Planning Commission; (5) directed staff to expedite plans for South Van Dorn Street Extended from Franconia Road to Telegraph Road, and Kingstowne Boulevard from South Van Dorn Street Extended to Manchester Lakes Boulevard and (6) directed that the Fairfax County School Board be requested to reevaluate the need for elementary schools in the Kingstowne area and provide that information to the Lee District Land Use Advisory Committee and the Planning Commission.

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR:lc

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Richard D. Faubion, Director
Zoning Evaluation Division
Fred R. Beales, Supervisor
Base Property Mapping/Overlay
Ted Austell, III
Executive Assistant to the County Executive

Greendale Development Company, Inc.
DPA-C-448-2
RZ-84-L-020

PROFFER OF DEVELOPMENT CONDITIONS
June 17, 1985

The following Proffers of Development Conditions are contingent upon all of the following events occurring:

- (1) rezoning of 23.2216 acres which are the subject of Rezoning Application 84-L-020 to the PDH-4 District;
- (2) rezoning of 124.5781 acres which are the subject of Rezoning Application 84-L-020 to the PDC District;
- (3) rezoning of 26.3409 acres which are the subject of Rezoning Application 84-L-020 to the I-4 District;
- (4) rezoning of 124.0826 acres (Landsdowne) which are the subject of Rezoning Application 84-L-020 to the PDH-4 District;
- (5) Conceptual Plan approval of all sections and Final Development Plan approval of all Sections except Sections 1, 6, 7, 12, the day care center portion of Section 17, 18, 19, 25, 33B, 37, 41, 47, 48, 50, and 52, for the 893.6719 acres which are the subject of Application DPA-C-448-2, which includes the 23.22 acres cited in 1 above;
- (6) Conceptual Development Plan approval for the 124.5781 acre PDC District and Final Development Plan approval for Section 32 of said PDC application;
- and (7) Conceptual Development Plan approval for Sections 55, 55A, 56, 58, 59, and 60 and Final Development Plan approval for Sections 55, 55A, 56, and 60 as set forth hereinafter, for the Landsdowne PDH-4 request.

In instances where inconsistencies exist between the foregoing Conceptual and Final Development Plans and these conditions, these conditions shall govern and development will occur as set forth herein.

I. DEFINITIONS

- A. Kingstowne: The 1,045± acre tract, which contains a proposal for 26.3409 acres in the I-4 District, 124.5781 acres in the PDC District, and 893.6719 acres in the PDH District, is hereinafter collectively referred to as "Kingstowne."
- B. Town Center: The PDC District, the I-4 District, and the retail area shown as the Village Center on Sheet A-3 of the PDH-4 Final Development Plan are hereinafter collectively referred to as the "Town Center."
- C. North Village: All sections of Kingstowne north and east of South Van Dorn Street Extended.
- D. Middle Village: All sections of Kingstowne between South Van Dorn Street Extended and Hayfield Road.
- E. South Village: All sections of Kingstowne south and west of Hayfield Road.
- F. KCA: Kingstowne Community Association; the umbrella organization for all property owners within Kingstowne.
- G. Greendale: Greendale Development Company, Inc., the developer of Kingstowne, or its successor in title or interest.

- H. Landsdowne: The 124.0826± acre tract on the western side of Beulah Street.
 - I. The above nomenclature is subject to change for marketing purposes.
 - J. Phasing: The coordination of building construction (building permits) and non-residential use permits with provision for roadways to serve said buildings, as set forth in Exhibit A attached hereto. Phasing of building construction with recreation, stormwater management facilities, and land dedication for facilities, shall be in accord with proffers herein.
- II. DPA-C-448-2 DEVELOPMENT PLAN CONDITIONS (893.6719 acres)
- A. Conceptual Development Plan Proffered Conditions
 - Design and Land Use
 - 1. Development of the subject property shall be in substantial conformance with the Conceptual Development Plan dated June 4, 1985 (Sheet A-1). Densities (residential) and intensities (non-residential) shall not exceed those shown on the Conceptual Development Plan.
 - 2. In situations where fronts of attached units are facing sides of attached units, the developer will provide additional landscaping generally in accordance with Exhibit B attached hereto in coordination with the County Arborist, or the side of the unit will be converted to a side-entrance unit.
 - 3. The design and appearance of the Whisperwood, back-to-back and zero lot line models shall be in

substantial conformance with Exhibit A-12-F, Exhibit A-12-B, and Exhibit A-12-E, respectively.

4. Phasing of the construction of the uses and improvements shown on the Final Development Plans shall be in accordance with Exhibit A attached hereto.
5. Sidewalks shall provide a continuous system for access to the public trails shown on Exhibit C. In addition, in Section 42, the developer shall provide a 4-foot sidewalk on the north side of the entrance road, extending from South Van Dorn Street to the building in Section 42. Also, the developer shall provide painted crosswalks crossing South Van Dorn Street at its intersection with Kingstowne Boulevard, so as to provide crosswalk connections from the north side of South Van Dorn Street to the 8-foot trail parallel with the southern border of Kingstowne Boulevard and the sidewalk on the north side of Kingstowne Boulevard which will carry pedestrian traffic into the Village Center. Also, the developer will provide crosswalks across Kingstowne Boulevard where North and South King Center Drives intersect with Kingstowne Boulevard. The above crosswalk provision commitments are contingent upon VDH&T approval.
6. Pull-off and bus stop shelter features will be provided at three key locations within Kingstowne as determined by WMATA in consultation with the Office of Transportation.

7. Landscaping schemes shall be in substantial conformance with Sheets A-12 (A-12-A through A-12-F), A-13, and A-14, and in general conformance with the conceptual designs set forth in Sheets A-17 through A-26, attached hereto. Prior to final plat approval for any section by the Department of Environmental Management, a final landscaping scheme for such section shall be submitted to the Department of Environmental Management for review and approval by the County Arborist and representatives of the Office of Comprehensive Planning. The streetscape shall be in substantial conformance with the design shown in Exhibits A-12, A-13, and A-14 if VDH&T approves the design and layout. Landscaping plans for the Town Center, including the residential portion of the PDC, shall include urban design details including pedestrian access treatments, street furniture, lighting, etc.
8. Parking lot landscaping shall be provided in accordance with Zoning Ordinance provisions at a minimum.
9. In areas marked as "limits of clearing and grading," additional landscaping will be provided where required to meet the intent of the landscaping zones depicted on Sheets A-12 through A-13. In areas where transitional screening is required,

the existing vegetation will be preserved to the extent reasonably possible, and supplemented as necessary to comply with the intent of the transitional screening requirements. Transitional screening shall be depicted on the final landscape plans referenced in No. 7 above.

10. The hatchmarked areas depicted on the plans and described below are areas of Kingstowne that are on the property line of the subject property. The developer shall provide additional landscaping in these areas, if necessary, to supplement existing vegetation, so as to provide a visual break between the units of the subject property in this area and any potential off-site development immediately adjacent to these areas. Said supplemental planting, together with existing vegetation to be maintained, shall provide the equivalent of a staggered row of evergreen and deciduous trees planted approximately 10 to 15 feet on center. These supplemental planting areas are identified as follows:

- Section 33A (see Exhibit D attached)
- Section 54 (see Exhibit E attached)
- Section 3 (see Exhibit F attached)
- Section 16 (see Exhibit G attached)
- Section 53 (see Exhibit H attached)

11. Any builder proposing new construction within Kingstowne shall be subject to architectural design review and approval by Greendale. When new

construction in a given residential section is completed, architectural control and review in that section shall be turned over to the KCA Residential Architectural Review Board. Thereafter, all modifications to existing improvements within that section shall be subject to review and approval by the KCA Residential Architectural Review Board.

12. The developer shall post no illegal signs.

Environment

13. Within the noise attenuation areas set forth hereinafter, the developer shall construct proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:

- a. Four (4) inch brick walls, or walls composed of aluminum siding, sheathing, studding, fiberglass insulation, and wallboard; or other construction materials and techniques known to have physical properties or characteristics suitable to achieve a sound transmission classification (STC) of 39 for exterior walls.
- b. Windows will be either double-glazed or fitted with storm windows and storm doors will be provided.
- c. In order to achieve a maximum exterior noise level of 65 dBA LdN, noise attenuation measures such as acoustical (architecturally

solid, no gaps) fencing, walls, earthen berms, or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography, or built structures. Such barriers shall break a continuous line of sight between the noise source, i.e., tires and the receiver, i.e., the human ear 5 feet above ground level.

The above items shall be installed in the following noise attenuation areas:

- i. In Section 30, in the area 380 feet from the centerline of Telegraph Road.
 - ii. In Sections 21, 22, 16, and 18, in the area within 120 feet from the centerline of Hayfield Road.
14. The developer will provide Best Management Practices within the Dogue Creek Stream Watershed, including the Dogue Creek Stream Valley, for the protection of Huntley Meadows. All BMP designs and locations shall be submitted to DEM for review and approval. All BMP designs and locations within the stream valley shall also be forwarded to the FCPA for review. All BMPs within land owned by or to be dedicated to the Park Authority, or Fairfax County, shall also be submitted to the FCPA for review and approval of design and location.

15. The developer will provide Best Management Practices within the Piney Run Watershed for the protection of the ponds located within the 74-acre park. All BMP designs and locations shall be submitted to DEM for review and approval. All BMP designs and locations within the stream valley shall also be forwarded to the FCPA for review. All BMPs within land owned by or to be dedicated to the Park Authority, or Fairfax County, shall also be submitted to the FCPA for review and approval of design and location. If sedimentation/siltation of the two existing ponds within the 74-acre parcel occurs as a result of development of Kingstowne, immediately prior to their conveyance to the FCPA, the developer shall be responsible for returning these water bodies to the condition which existed prior to the development of Kingstowne. A report will be filed prior to the commencement of construction at Kingstowne specifying the predevelopment condition with respect to depth, water clarity, aquatic vegetation, and shoreline contours, shoreline stabilization, shoreline vegetation, fish, and other factors, so that these factors can be compared at the conclusion of construction to determine whether any restoration is warranted.
16. EQC areas shall be preserved in an undisturbed natural state, except that the developer shall

have the right to construct and provide for utilities, stormwater detention facilities, siltation and erosion devices, trash and debris removal, recreational facilities, and such other improvements with prior approval by the County. Where disturbance of an EQC and quality vegetated open space is unavoidable, a tree preservation and limits of clearing plan shall be submitted to and approved by the County Arborist prior to any such encroachments. The plan shall also be returned to FCPA for review and approval prior to approval by the Arborist, when said land is to be dedicated to the FCPA.

17. In the event that the Board of Supervisors authorizes and fully funds a monitoring program for water quality control between the proposed lake and Huntley Meadows, the developer, or its successor or assigns, will contribute \$12,000 towards the purchasing of monitoring equipment for use in that area, and will grant all necessary on-site easements to the County for operation, maintenance and program implementation.
18. All trash and debris will be removed from the EQCs prior to the dedication of such areas to either the Kingstowne Homeowners Association or the Fairfax County Park Authority. In instances where large debris removal requires the need for tree clearing or other significant disturbances to the

existing vegetation, plans for such disturbances will be submitted to and approved by the County Arborist with review and comment by the OCP.

19. The developer will implement a cleanup plan, if needed, and as determined as a result of the findings of the Phase II investigation of the toxic waste study. The developer/builder or their successor or assigns will remain observant for discolored water or soil and for chemical odors during construction activities on the entire site. Should excavation or other construction activities produce suspicious material, i.e., discolored or odiferous water or soil, all activity within the affected area will cease immediately until a determination can be made about the nature of a toxic potential of the material by the County, Commonwealth or Federal officials. Written information on this matter will be provided to all construction crews and field workers by providing a copy of this condition with all building contracts.
20. The area of the Dogue Creek 100-year floodplain northeast of South Van Dorn Street and south of Greendale Village Drive, and slopes exceeding 15% adjacent thereto, containing approximately nine (9) acres, as depicted on the Conceptual and Final Development Plans, shall be dedicated to the Fairfax County Park Authority, subject to the provision of stormwater management and/or water

quality management facilities within the dedicated area, as required by DEM.

21. The developer hereby commits to a lake management plan for the 14+ acre lake adjacent to the Village Center. This plan shall include the provisions set forth in Exhibit I attached hereto.
22. The design of the lake shall include the following sediment control items:
 - a. Sediment basins on the tributaries with reasonable access for maintenance of these basins.
 - b. Provision for an "over-excavated forebay settling area."
 - c. Provision for a sediment de-watering and disposal basin, i.e., a decanting basin.

The design of these items will be provided at the time of Plan review by DEM.

23. Design, construction, operation, and maintenance of the dam for the 14-acre lake shall be in compliance with all state, federal, and local regulations. The Kingstowne Lake Maintenance Committee will work closely with the Fairfax County Dam Safety Committee to ensure continuing safe maintenance and operation of dams in Kingstowne. Further, developer will execute an agreement with Fairfax County pursuant to Section 6-1602, paragraph 6 and paragraph 8 of the Fairfax

County Public Facilities Manual. For purposes of this proffer, the word "development" in paragraph 8 of Section 6-1602 is construed to mean buildings which require residential or non-residential use permits for occupancy thereof.

24. The developer agrees to implement all Geotechnical Review Board (GTRB) recommendations. In the event there is any disagreement with the requirements prescribed by the GTRB, the developer will resolve issues to the satisfaction of the GTRB, and the Director of DEM's consultant, if appropriate.
25. The developer will submit to GTRB review for fill soil areas and implement GTRB's recommendations.
26. Prior to Final Development Plan approval, each of the following sections will be subjected to GTRB review and recommendations for approval of construction procedures: Sections 37, 6, 7, 12, 18, 25, 33B, 47, 48, 50, and 52.
27. Innovative erosion and sediment control measures shall be implemented during construction in the Dogue Creek and Piney Run Watersheds to help protect this sensitive environmental area. Erosion and sediment control measures shall be designed, under the guidance of DEM and the Virginia SWCC, to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the

Virginia Erosion and Sediment Control Handbook.
Where feasible, controls shall be designed and maintained to achieve sediment trapping efficiencies of 80%.

28. To meet energy conservation concerns, all residential builders within the Kingstowne project will meet the "basic requirements" required by one of the approved energy efficiency programs recognized by the Federal Home Loan Mortgage Corporation (Freddie Mac). These approved programs are:
 - a. National Association of Home Builders Thermal Performance Guidelines
 - b. Virginia Home Builders - E-7 Program
 - c. Owings Corning Fiberglass Energy Performance Design System
 - d. Vepco Energy Saver Program
29. At least thirty days prior to the commencement of construction on-site or upon filing a grading and/or subdivision/site plan with the County, whichever is first, the developer will alert the County Planning Staff Archaeologist as to the date when construction on-site is to commence. The developer will provide the Archaeologist with a copy of the clearing and grading plan at the time of notification. The County Archaeologist will be allowed to enter the subject property until the commencement of construction to conduct archaeological

assessments and remove artifacts of significance, provided no significant vegetation is disturbed.

Recreational Facilities

30. The development of Kingstowne shall be in accordance with the trails plan submitted to the County Staff, dated April 12, 1985. In addition, an 8' wide trail shall be provided around the 14+-acre lake facility. If required by VDH&T, a sidewalk shall be provided adjacent to South Van Dorn Street on the subject property on the opposite side of the street from the side upon which the trail is depicted.
31. Trails not dedicated to the Fairfax County Park Authority will be provided substantially as shown on Exhibit C attached hereto. Trail sections and sidewalk areas of Kingstowne which are open to the public, but not dedicated to, nor accepted for maintenance by the Fairfax County Park Authority or VDH&T, shall be maintained by the KCA.
32. The Kingstowne Community Association (KCA) shall include owners of all property within Kingstowne, so that maintenance costs for the lake, stormwater management facilities, common open space maintenance, and maintenance of other common facilities, including private streets, can be apportioned on an equitable basis.

33. The developer will disclose Kingstowne Homeowner Association maintenance cost assessment procedures associated with all facilities within Kingstowne, including, but not limited to, private streets and the lake. Such disclosures shall be made in Kingstowne Homeowner Association documents and sales contracts.
34. For all recreational facilities and trails within common areas, these facilities shall be bonded prior to site plan approval and constructed prior to bond release concurrently with the section most proximate geographically to a particular recreation facility.
35. Recreational uses and facilities will be provided as shown on the Conceptual and Final Development Plans attached hereto, and contain the following facilities:

- 26 tot lots
- 15 multi-use courts
- 8 tennis courts
- 2 softball fields
- 4 soccer fields
- 3 practice soccer fields
- 1 practice tennis court
- 2 swimming pools
- 3 basketball courts

All recreational facilities shall meet Public Facilities Manual standards unless modifications are approved by the Director, DEM. They shall be owned and operated by the Kingstowne Homeowners Association and, other than the pools, shall be available to all residents of Kingstowne.

36. Additional recreational facilities will be provided in the 74±-acre park which is to be dedicated to the Park Authority. The park area will be developed with the recreational facilities shown on Sheets A-8 and A-10.

- 2 baseball/softball fields
- 4 soccer/football fields
- practice area
- 4 tennis courts
- 1 practice tennis court
- 3 multi-use courts
- picnic area
- tot lot
- play area

37. Development of the 74± acre park shall occur in two phases. Phase I: No later than five years from the date of zoning, the developer shall complete grading and development of all recreational and supporting facilities in Phase I in accordance with Sheets A-8 and A-10, which are made a condition of this zoning action. At that time, the area of Phase I shall be dedicated to the Park Authority, provided that the park shall be publicly dedicated and known as "Kingstowne Park." Phase II: Within ten years from the date of zoning, the developer shall complete grading and development of all recreational and supporting facilities in Phase II in accordance with Sheets A-8 and A-10, which are made a condition of this zoning action. At that time, the developer shall dedicate the area of Phase II to the Park Authority,

provided that this area shall be publicly dedicated and known as "Kingstowne Park." All grading and facility construction plans regarding the land to be dedicated to the Park Authority shall be reviewed and approved by the Park Authority prior to construction.

38. The developer shall complete the following reclamation tasks within the applicable park phase areas of the park in accordance with FCPA policies and standards:

- a. The sheer drop on the existing path between the large lake and the marshy area to the north shall be graded out and lowered to reduce the safety hazard. Further, the marsh area to the north of the path shall be drained and pipes installed in the new path area to drain the marsh area into the existing lake.
- b. The existing pipe connecting the two lakes will be cleaned, so that water flow between the lakes can occur.
- c. The developer shall remove all visible refuse from the site.
- d. The developer shall remove the old docks from the east lakes.
- e. The wood shed on the east side of the east lake and the concrete structure on the northern corner of the west lake shall be removed.

39. The development of Kingstowne shall cause no substantial change in the average water levels within the two ponds located within the 74±-park area.

Road Improvements

40. Notwithstanding specific reference to roadway dimensions in these proffers, all road improvements shall be in substantial conformance with the Final Development Plans submitted herewith, subject to compliance with DEM and VDH&T standards and any waivers approved by Fairfax County or VDH&T subsequent to the date of zoning herein.
- a. All emergency access connections shall be approved by the Department of Fire and Rescue Services at the time of site plan or subdivision plan approval. If deemed acceptable by the Fire Marshall, these emergency access connections shall have a gravel base covered with sod.
 - b. In areas where street connections to external parcels are delayed pending development of the external parcel, developer will, at the time of subdivision or site plan approval, dedicate the right-of-way for said street connection on the subject property, and provide an escrow of funds to complete the construction of said connection to the property line. Developer will also record the easement

for said connection among the land records, as well as provide for disclosure of said connection in sales documents and homeowners association documents.

- c. In the event that the developer constructs any temporary access roads on the subject property, the developer shall provide escrow funds for pavement removal, resodding, and replanting at the time permanent access alternatives become available. The escrowed funds will be held by Fairfax County in interest-bearing escrow accounts. In the event that a temporary access road becomes permanent, the escrowed funds, plus any interest thereon, for said temporary access road, shall be refunded forthwith to the developer.
- d. Whenever land is to be dedicated or acquired for roads, said dedication or acquisition shall include necessary grading and construction easements.
- e. In instances where inconsistencies exist between said FDPs and these proffers, these proffers shall govern, and roads shall be constructed as set forth herein.

Road improvements are subject to and shall be coordinated with development of the adjoining PDC

and I-4 Districts in accordance with the attached Exhibit A phasing schedule. Said road improvements shall include, but not be limited to, the following:

Condemnation Provisions

41. In the event that County condemnation is necessary for the rights-of-way referred to for the road construction described in proffer numbers 43, 51, 53, 54, 55, and 59, the developer will fund all such right-of-way acquisition expenses. The developer will use best efforts to acquire right-of-way which may be needed for improvements described in proffers 43, 51, 53, 54, 55, and 59. In the event the developer is unable to do so, the developer shall request that the County acquire the right-of-way by means of its condemnation powers. It is understood that the County shall be under no obligation to do so. It is further understood that the developer's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by: (1) plans and profiles showing the necessary right-of-way property; (2) an independent appraisal, by an appraiser employed outside the County, of the value of the land taken and damages, if any, to the residue of the affected property; (3) a twenty (20) year title search certificate of the

right-of-way property to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit amount shall be paid to the County by the developer within five (5) days of said award. It is further understood that all other costs incurred by the County in acquiring the right-of-way shall be paid to the County by the developer on demand.

Beulah Street (Rt. 613)

42. The developer will dedicate right-of-way of 45 feet from centerline, and further, along the Beulah Street frontage of the subject property, the developer will build acceleration and deceleration lanes at its intersection with the Kingstowne Village Parkway, all in accordance with VDH&T standards.
43. The developer will construct a left turn lane on Beulah Street at Kingstowne Village Parkway. Additional right-of-way may be required for this construction.

Telegraph Road (Rt. 611)

44. Developer shall dedicate right-of-way 45 feet from centerline along the frontage of the subject property, together with temporary construction easements adjacent thereto.

Old Telegraph Road (Rt. 622)

45. North of Hayfield Road: the developer will dedicate right-of-way of 45 feet from centerline and, further, no lots will access directly onto Old Telegraph Road.
46. South of Hayfield Road: the developer will dedicate right-of-way of 30 feet from centerline and, further, no residential lots will access directly onto Old Telegraph Road.
47. The developer will revise the plan to show right-of-way dedication 30 feet from centerline on Old Telegraph Road adjacent to Section 16; further, the developer will dedicate temporary construction and grading easements for road construction within this area.

Hayfield Road (Rt. 635)

48. The developer will dedicate additional right-of-way along existing Hayfield Road for the full frontage in Kingstowne in such an amount as to provide for a total right-of-way width of 90 feet.
49. Developer will reconstruct a two-lane Hayfield Road with revised vertical and horizontal alignment,

from Old Telegraph Road to the northern boundary of the subject property with Manchester Lakes. Further, the developer will construct additional pavement or roadway widening at the intersection of Hayfield Road and Kingstowne Village Parkway in such a manner as to provide a four-lane divided cross-section for a distance of at least 350 feet on either side of such street intersection, and inclusive of the necessary transition between the four- and two-lane pavement sections. Left turn storage lanes shall be provided for entrances to Sections 17, 18, 19, and 20 if required by VDH&T.

50. The developer shall provide right turn lanes at all access points of the development on Hayfield Road. In addition to dedication of right-of-way along Hayfield Road as set forth hereinabove, the developer shall dedicate construction easements at the same time.

South Van Dorn Street (Rt. 613)

51. From Franconia Road to the southern boundary of Edison High School: the developer will acquire rights-of-way north of and offsite from its property in a width and location sufficient to permit construction of a four-lane divided street in general accordance with existing VDH&T preliminary design. Further, the developer will, at its expense, construct a four-lane street which will

include a raised median at its intersection with Franconia Road for a distance southward to the northern property line of Kingstowne. The developer will use best efforts to acquire right-of-way which may be needed for the improvements described herein. In the event the developer is unable to acquire said right-of-way, the developer will request that the County acquire the right-of-way by means of its condemnation powers. It is understood that the County shall be under no obligation to do so. If the County elects to proceed with condemnation, the developer will comply with the requirements set forth in paragraph 41 herein.

52. From the northern border of Kingstowne to the intersection with Kingstowne Boulevard, the developer will dedicate a right-of-way of varying widths and construct a bifurcated roadway in general conformance with plans shown on Final Development Plan Sheet A-3.
53. The developer will dedicate variable right-of-way from Kingstowne Boulevard to the southeastern border of Kingstowne as shown on Final Development Plan Sheet Nos. A-3 and A-4. The developer will construct a four-lane divided road facility from Kingstowne Boulevard to Telegraph Road utilizing off-site land previously dedicated in Proffered Condition Amendment No. PCA-77-L-006.

54. At the approach to the intersection of South Van Dorn Street with Telegraph Road, developer will construct an additional right turn lane for southbound Telegraph Road onto South Van Dorn and restripe the existing paving on Telegraph Road to facilitate a left turn lane for northbound Telegraph Road traffic onto South Van Dorn Street, in accordance with the separate sketch, attached hereto as Exhibit J.

55. The developer will construct improvements to the northwest quadrant of Franconia Road and Van Dorn Street providing additional widening to facilitate a four-lane South Van Dorn Street plus a left turn lane for southbound South Van Dorn traffic onto eastbound Franconia Road, in accordance with the Conceptual Plan attached hereto as Exhibit K. Improvements to the northwest quadrant shall be provided by others.

Interchange: South Van Dorn Street at Franconia Road

56. a. The developer has already submitted a conceptual sketch of the proposed interchange to VDH&T for review and approval. Within four (4) months of approval of this conceptual sketch by VDH&T, developer shall submit a maximum of two (2) alternative conceptual designs in locations determined by Fairfax County, reflecting general horizontal and vertical alignments of the interchange configuration

- and in sufficient detail to allow VDH&T to determine the traffic adequacy and engineering acceptability of the proposed interchange.
- b. Upon receiving written notice of approval from VDH&T of the conceptual design referred to in paragraph a above, the developer agrees to fund design of the interchange by employing engineers acceptable to Fairfax County who will be instructed to design the interchange to meet Fairfax County and VDH&T standards. The developer shall cause the plans and profiles for the design of said interchange to be prepared and filed with VDH&T and Fairfax County within six (6) months of the date of receiving said written approval. Thereafter, the developer shall use its best efforts to expedite the review of said plans by VDH&T and Fairfax County to obtain approval of said plans and profiles by said jurisdictions within eighteen (18) months from the date of receiving written approval of the preliminary drawing.
- c. Sections 33A, 33B, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, and 57 contain a total of 1640 dwelling units. Prior to the issuance of a given building permit for the 1141st through 1640th dwelling units, the developer shall pay \$500 per

dwelling unit into an interest-bearing escrow account. This escrow account shall be held by Fairfax County so that said funds can be applied towards the construction of the interchange. Further, the commercial portion of the PDC District and the I-4 District area contain a total of 2,124,000 square feet. Upon the issuance of any building permit calling for development in excess of a collective total of 1,624,000 square feet for said PDC and I-4 areas, the developer shall pay \$.50 per FAR foot for each foot in excess of 1,624,000 square feet. These funds shall be paid at the time of issuance of any building permits calling for construction in excess of the 1,624,000 level. These funds shall also be paid into the previously mentioned escrow account so that said funds can be applied towards the construction of said interchange.

- d. The funds set forth in paragraph c above shall total \$500,000. In the event that said payments of \$500,000 are not made in full by July 1, 1990, then, on that date, the full balance of the \$500,000 sum shall be paid into the aforementioned escrow account by the developer.

e. In the event that construction of said interchange is not fully funded and commenced by Fairfax County or the Commonwealth of Virginia within five (5) years after the issuance of a building permit for the last dwelling unit within said sections and the issuance of a building permit for the last commercial building within said PDC and I-4 areas, all as set forth in paragraph c above, then in that event, the money posted in said escrow account, together with the interest accrued thereon, shall be transferred to planned road improvements in the area which can be implemented and will benefit the Kingstowne community.

Kingstowne Village Parkway

57. From Kingstowne Boulevard to Beulah Street, the developer shall dedicate a variable right-of-way and construct a roadway in accordance with the Final Development Plans attached hereto.
58. The developer will dedicate to the Board of Supervisors additional land outside the dedicated right-of-way shown on the Final Development Plan for Kingstowne Village Parkway. This additional area of dedication, when added to the dedicated right-of-way, will provide a total right-of-way width of 70 feet available for public use as a part of Kingstowne Village Parkway.

Greendale Village Drive

59. The developer will attempt to acquire additional right-of-way in the area adjacent to the existing 33±-foot strip which now joins Van Dorn Extended eastward to the subject property so as to provide a continuous 52-foot right-of-way for Greendale Village Drive. The developer will use best efforts to acquire right-of-way which may be needed for the improvements described herein. In the event the developer is unable to acquire said right-of-way, and requests that the County acquire the right-of-way by means of its condemnation powers, it is understood that the County shall be under no obligation to do so. If the County elects to proceed with condemnation, the developer will comply with the requirements set forth in paragraph 41 herein. If said additional right-of-way is acquired, the developer shall construct a 38-foot roadway within said right-of-way, connecting South Van Dorn Street to Greendale Village Drive as shown on the Conceptual Development Plan (Sheet A-1). In any event, Greendale Village Drive, on the subject property, shall be constructed within a 52-foot dedicated right-of-way with a road width of 38 feet.
60. The developer will provide documentation reflecting the contract rights obtained by the developer for right-of-way for portions of South Van Dorn Street and Greendale Village Drive.

Kingstowne Boulevard

61. From the southwestern property line adjacent to Manchester Lakes to the intersection with Van Dorn Street, the developer will dedicate right-of-way 120 feet in width and construct a four-lane divided roadway in accordance with VDH&T standards.

Public Facility

62. Within sixty (60) days of written demand by Fairfax County, the developer will dedicate to Fairfax County for public facility purposes the 5 acres located as Section 19. All trash and debris will be removed from Section 19 prior to dedication to Fairfax County. In the event that large debris removal requires the need for tree clearing or other significant disturbances to the existing vegetation, plans for such disturbances will be submitted to and approved by the County Arborist with review and comment by OCP. In the event that construction is not programmed within the Fairfax County Capital Improvement Program within five years from the date of these rezoning actions, ownership of this land shall automatically revert back to Greendale. Prior to the construction of any such public facility, the architectural design of the facility will be submitted to Greendale for review and approval.

Low and Moderate Cost Housing

63. .A. The developer shall provide 223 residential units, or 5% of the total residential units constructed in the PDC, Landsdowne and Kingstowne PDH Districts, whichever is greater, for a low and moderate income housing program, as follows:
1. Up to one-third of these units will be provided for low income households whose income does not exceed 50% of the Metropolitan Statistical Area median income as defined by the Fairfax County Redevelopment Housing Authority.
 2. The remainder of these units will be available for selected applicants whose income does not exceed 70% of the Metropolitan Statistical Area median income as defined by the Fairfax County Redevelopment Housing Authority.
 3. For both 1 and 2 above, within three (3) years of the date of zoning a market study shall be conducted, at the developer's expense, by a mutually agreeable marketing consultant to determine market demand for said units. Within five (5) years of the date of Fairfax County's acceptance of the market study, the developer shall

make available for occupancy not less than 75 percent of the units determined to be in demand at the time of development by said market study, not to exceed the total number of units established above.

4. In the event that 75 percent of the units then in current demand as determined by the market study is less than the total number of units committed to in paragraph A above, the developer shall update, in two (2) year intervals, if necessary, said market study to determine when construction and occupancy of remaining units shall occur based upon additional demand. Not less than seventy-five (75) percent of the units determined by any additional market study shall be made available within three (3) years of the date of acceptance by Fairfax County of any additional market study. Provided, however, that the developer's commitment herein shall be fulfilled when 223 units or 5% of the total residential units constructed in the PDC, Landsdowne and Kingstowne PDH District, whichever is greater, has been provided.

- B. The developer shall provide 223 units or 5% of the total residential units constructed in the PDC, Landsdowne, and Kingstowne PDH Districts, whichever is greater, for a low and moderate income level elderly housing program, as follows:
1. All of these units will be made available for applicants who receive incomes not exceeding 80% of the Metropolitan Statistical Area median income as defined by the Fairfax County Redevelopment Housing Authority.
 2. Within five (5) years of the date of zoning, a market study shall be conducted, at developer's expense, by a mutually agreeable marketing consultant to determine market demand for said units. Within five (5) years of the date of Fairfax County's acceptance of the market study, the developer shall make available for occupancy not less than 75 percent of the units determined to be in demand at the time of development by said market study, not to exceed the total number of units established above.
 3. In the event that 75 percent of the units then in current demand as determined

by the market study is less than the total number of units committed to in paragraph B above, the developer shall update, in two (2) year intervals, if necessary, said market study to determine when construction and occupancy of remaining units shall occur based upon additional demand. Not less than seventy-five (75) percent of the units determined by any additional market study shall be made available within five (5) years of the date of acceptance by Fairfax County of any additional market study. Provided, however, that when the developer's commitment herein shall be fulfilled when 223 units or 5% of the residential units constructed in the PDC, Landsdowne, and Kingstowne PDH District, whichever is greater, has been provided.

C. At developer's option, the units provided under paragraph B above may be constructed in the PDC portion of Kingstowne.

B. Final Development Plan Conditions

Design and Land Use

64. Development of the subject property shall be in substantial conformance with the Final Development Plans and notations thereon (Sheets A-2 through

A-12, including Sheet A-3-A, A-3-B, A-3-C, A-3-D, A-12-A, A-12-B, A-12-C, A-12-D, A-12-E and A-12-F), as amended May 30, 1985, all as attached hereto.

65. In the event that Sections 26 and 27 or Sections 29 and 30 are developed without interparcel access to roadways on adjoining properties because of timing of development of these adjoining properties, then in that event, emergency access shall be provided to Telegraph Road or Old Telegraph Road, as the case may be.

Environmental

66. The Kingstowne Homeowners Association landscaping facility in Section 15 shall be constructed subject to the following limitations:
- a. The proposed building shall not exceed 10,000 square feet in gross floor area.
 - b. The storage yard area shall not exceed 30,000 square feet.
 - c. All fertilizers, chemicals, and any other materials which could adversely affect the EQC, if allowed to wash off-site, shall be stored within the enclosed building.
 - d. The entire facility shall not exceed one acre in size.

III. PDC DEVELOPMENT PLAN CONDITIONS

A. Conceptual Development Plan Proffered Conditions Design and Land Use

67. Development of the subject property shall be in substantial conformance with the Conceptual Development Plan dated June 4, 1985 (Sheets B-2 and B-3) and Exhibit A-3A. Densities (residential) and intensities (non-residential) shall not exceed those depicted on the CDP.
68. Phasing of the construction of the uses shown on the Conceptual Development Plans shall be in accordance with Exhibit A attached hereto.
69. Sidewalks shall provide a continuous system for access to public trails. Crosswalks will be provided in accordance with Proffer No. 5 as applicable.
70. Owners of commercial property within the PDC District shall be members of the KCA and subject to a Commercial Architectural Review Board. Owners of residential property within the PDC District shall be members of the KCA. Any builder proposing new construction within Kingstowne shall be subject to architectural design review and approval by Greendale. When new construction in a given residential section is completed, architectural control and review in that section shall be turned over to the KCA Residential Architectural Review

Board. Thereafter, all modifications to existing improvements within that section shall be subject to review and approval by the KCA Residential Architectural Review Board.

71. The developer will post no illegal signs.
72. At the time of Final Development Plan approval, commercial buildings, to the extent possible, will be clustered around central open space areas, including plazas and other landscaped areas.

Recreational Facilities

73. The following recreational facilities shall be provided in the PDC District:
 - a. One exer-trail;
 - b. Four tennis courts;
 - c. Park paths (as shown);
 - d. Lake/skating rink.
74. The exer-trail located in the PDC District shall consist of equipment substantially similar to the items set forth in the attached Exhibit L.
75. For all recreational facilities and trails within common areas, these facilities shall be bonded prior to site plan approval and constructed prior to bond release concurrently with the section most proximate geographically to a particular recreation facility.

Roads

76. Notwithstanding specific reference to roadway dimensions in these proffers, all road improvements

shall be provided as shown on the Conceptual Development Plan submitted herewith, subject to compliance with DEM and VDH&T standards and any waivers approved by Fairfax County or VDH&T subsequent to the date of zoning. Emergency access connections, if any, shall be approved by the Department of Fire and Rescue Services at the time of site plan approval. If deemed acceptable by the Fire Marshall, these emergency access connections shall have a gravel base covered with sod. Whenever land is to be dedicated or acquired for roads, said dedication or acquisition shall include necessary grading and construction easements. Road improvements are subject to and shall be coordinated with development of the adjoining PDH and I-4 Districts in accordance with the attached Exhibit A phasing schedule. In instances where inconsistencies exist between the Conceptual Development Plan and these proffers, these proffers shall govern and roads shall be constructed as set forth herein, subject to compliance with DEM and VDH&T standards.

77. a. At such time as 1,062,000 square feet of the gross floor area of the I-4 District and the commercial office portion of the PDC District is constructed, the developer's consultant shall prepare a traffic analysis to the

mutual satisfaction of the applicant and the Fairfax County Office of Transportation comparing traffic generated by the then existing development within these areas with traffic projections made by the developer's traffic consultant in his traffic study, dated February 5, 1985, as modified by memo dated February 12, 1985, for DPA-C-448-2 and RZ-84-L-020. In the event that this analysis indicates that traffic generation from such existing development within the said areas is in excess of the projected traffic generation for comparable square footage of development in said traffic studies, one or more of the following transportation management strategies shall be implemented in coordination with the Office of Transportation:

- (1) Car pool/van pool programs established for employees occupying structures on the property and a program under the direction of a transportation coordinator provided by and at the expense of the occupants of additional established uses within said areas.
- (2) A program for matching car pool and van pool service coordinated with various governmental agencies and other private employers.

- (3) Convenient parking in preferred locations designated for car pool/van pool use.
- (4) A pay parking policy providing incentives for ride-sharing participants.
- (5) Mass transit usage encouraged by construction of bus shelters and pedestrian walkways linking access to adjacent communities.
- (6) In the event a direct feeder bus service between the subject property, other area developments, and the Springfield Metro Station is not provided by the public sector, a peak-hour shuttle bus service to the Springfield Metro Station may be implemented in cooperation with other major developments in the immediate area.

b. If the above TSM strategies are not effective, additional Transportation System Management (TSM) techniques acceptable to the developer and to the Fairfax County Office of Transportation shall be implemented to achieve the projected level of trip generation. If the developer and the County Office of Transportation cannot agree upon the appropriate TSMs, then TSMs recommended by a mutually acceptable traffic consultant (employed at the cost of the developer or its successor

or successors) which achieve the projected level of trip generation shall be implemented and maintained.

- c. Developer agrees that the peak-hour traffic generation from the office and industrial uses for the subject property shall at no time exceed the total projections set forth in the Kellerco traffic study dated February 5, 1985, as modified by memo dated February 12, 1985. If vehicle counts taken by the County or VDH&T indicate that these projections are being exceeded, the actions described in paragraphs a and b shall be implemented and no additional building permits shall be issued within the PDC District unless the developer can show that, through the use of additional TSM actions, that said projections will not be exceeded by the issuance of said additional building permits.

Environment

78. The developer will provide Best Management Practices within the Dogue Creek Stream Watershed, including the Dogue Creek Stream Valley, for the protection of Huntley Meadows. All BMP designs and locations shall be submitted to DEM for review and approval. All BMP designs and locations within the stream valley shall also be forwarded to the FCPA for

review. All BMPs within land owned by or to be dedicated to the Park Authority, or Fairfax County, shall also be submitted to the FCPA for review and approval of design and location.

79. The developer will implement a cleanup plan, if needed, and as determined as a result of the findings of the Phase II investigation of the toxic waste study. The developer/builder or their successor or assigns will remain observant for discolored water or soil and for chemical odors during construction activities on the entire site. Should excavation or other construction activities produce suspicious material, i.e., discolored or odiferous water or soil, all activity within the affected area will cease immediately until a determination can be made about the nature of a toxic potential of the material by the County, Commonwealth or Federal officials. Written information on this matter will be provided to all construction crews and field workers by providing a copy of this condition with all building contracts.
80. The developer agrees to comply with all Geotechnical Review Board (GTRB) requirements. In the event there is any disagreement with the requirements prescribed by the GTRB, the developer will resolve issues to the satisfaction of the GTRB, and their consultant, if appropriate. Final Development

Plans within the PDC District will provide limits of clearing, ensuring protection of steep slopes, shorelines, and marine clay areas.

81. The developer will submit to GTRB review for fill soil areas and implement GTRB's recommendations.
82. Landscaping schemes shall be in substantial conformance with Sheets A-12 (A-12-A through A-12-F), A-13, and A-14, attached hereto. Prior to final plat approval for any section by the Department of Environmental Management, a final landscaping scheme for such section shall be submitted to the Department of Environmental Management for review and approval by the County Arborist and representatives of the Office of Comprehensive Planning. The streetscape shall be in substantial conformance with the design shown in Exhibits A-12, A-13, and A-14 and in a general conformance with Sheets B-7 through B-10 and Sheet A-3-D if VDH&T approves the design and layout for said plans. Landscaping plans for the Town Center, including the residential portion of the PDC, shall include urban design details including pedestrian access treatments, street furniture, lighting, etc.
83. Parking lot landscaping shall be provided in accordance with Zoning Ordinance provisions at a minimum.

84. In areas marked as "limits of clearing and grading," additional landscaping will be provided where required to meet the intent of the landscaping zones depicted on Sheets A-12 through A-13. In areas where transitional screening is required, the existing vegetation will be preserved to the extent reasonably possible, and supplemented as necessary to comply with the intent of the transitional screening requirements. Transitional screening shall be depicted on the final landscape plans referenced in No. 81 above.
85. Innovative erosion and sediment control measures shall be implemented during construction in the Dogue Creek and Piney Run Watersheds to help protect this sensitive environmental area. Erosion and sediment control measures shall be designed, under the guidance of DEM and the Virginia SWCC, to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook. Where feasible, controls shall be designed and maintained to achieve sediment trapping efficiencies of 80%.
86. To meet energy conservation concerns, all residential builders within the Kingstowne project will meet the "basic requirements" required by one of the approved energy efficiency programs recognized by

the Federal Home Loan Mortgage Corporation (Freddie Mac). These approved programs are:

- a. National Association of Home Builders Thermal Performance Guidelines
- b. Virginia Home Builders - E-7 Program
- c. Owings Corning Fiberglass Energy Performance Design System
- d. Vepco Energy Saver Program

87. At least thirty days prior to the commencement of construction on-site or upon filing a grading and/or subdivision/site plan with the County, whichever is first, the developer will alert the County Planning Staff Archaeologist as to the date when construction on-site is to commence. The developer will provide the Archaeologist with a copy of the clearing and grading plan at the time of notification. The County Archaeologist will be allowed to enter the subject property until the commencement of construction to conduct archaeological assessments and remove artifacts of significance, provided no significant vegetation is disturbed.
88. Trails not dedicated to the Fairfax County Park Authority will be provided substantially as shown on Exhibit C attached hereto. Trail sections and sidewalk areas of Kingstowne which are open to the public, but not dedicated to, nor accepted for maintenance by the Fairfax County Park Authority or VDH&T, shall be maintained by the KCA.

89. The Kingstowne Community Association (KCA) shall include owners of all property within Kingstowne, so that maintenance costs for the lake, stormwater management facilities, common open space maintenance, and maintenance of other common facilities, including private streets, can be apportioned on an equitable basis.

90. The developer will disclose Kingstowne Homeowner Association maintenance cost assessment procedures associated with all facilities within Kingstowne, including, but not limited to, private streets and the lake. Such disclosures shall be made in Kingstowne Homeowner Association documents and sales contracts.

B. Final Development Plan and Conditions - Section 32

91. Development of the subject property shall be in substantial conformance with the Final Development Plans and notations shown thereon (Sheet B-4).

IV. I-4 DISTRICT PROFFERS

Design and Land Use

92. Development shall be in general conformance with the Generalized Development Plan, by The Martin Organization dated June 4, 1985. The overall intensity shall not exceed that shown on said Generalized Development Plan.

93. Prior to the construction of any building on the subject property, a more detailed Generalized

Development Plan for said building and the accompanying area necessary for said development, shall be submitted for Proffered Condition Amendment approval. Densities and building configurations may vary from the Generalized Development Plan, provided the overall density set forth thereon is not exceeded.

94. Phasing of development of the subject property shall be in substantial conformance with Exhibit A attached hereto.
95. Owners of property within this I-4 District shall be members of the KCA and subject to a Commercial Architectural Review Board. Concurrent with County review of a PCA for the mini-warehousing depicted on the GDP, information shall be provided to OCP for their review and determination of the appropriateness of the location, design, and circulation patterns related to the use.
96. The following uses shall be precluded:
 - a. Motor freight terminal;
 - b. Motor vehicle storage and impoundment yards (except for recreational vehicles owned by residents of the community).
97. The developer will post no illegal signs.
98. Parking lot landscaping shall be provided in accordance with Zoning Ordinance provisions at a minimum.

99. Landscaping schemes shall be in substantial conformance with Sheets A-12 (A-12-A through A-12-F), A-13, and A-14, and in general conformance with Sheets C-4 through C-6, attached hereto. Prior to final plat approval for any section by the Department of Environmental Management, a final landscaping scheme for such section shall be submitted to the Department of Environmental Management for review and approval by the County Arborist and representatives of the Office of Comprehensive Planning. The streetscape shall be in substantial conformance with the design shown in Exhibits A-12, A-13, and A-14 if VDH&T approves the design and layout. Landscaping plans for the Town Center, including the residential portion of the PDC, shall include urban design details including pedestrian access treatments, street furniture, lighting, etc.
100. In areas marked as "limits of clearing and grading," additional landscaping will be provided where required to meet the intent of the landscaping zones depicted on Sheets A-12 through A-13. In areas where transitional screening is required, the existing vegetation will be preserved to the extent reasonably possible, and supplemented as necessary to comply with the intent of the transitional screening requirements. Transitional

screening shall be depicted on the final landscape plans referenced in No. 99 above.

Environment

101. The developer will provide Best Management Practices within the Dogue Creek Stream Watershed, including the Dogue Creek Stream Valley, for the protection of Huntley Meadows. All BMP designs and locations shall be submitted to DEM for review and approval. All BMP designs and locations within the stream valley shall also be forwarded to the FCPA for review. All BMPs within land owned by or to be dedicated to the Park Authority, or Fairfax County, shall also be submitted to the FCPA for review and approval of design and location.
102. The developer will implement a cleanup plan, if needed, and as determined as a result of the findings of the Phase II investigation of the toxic waste study. The developer/builder or their successor or assigns will remain observant for discolored water or soil and for chemical odors during construction activities on the entire site. Should excavation or other construction activities produce suspicious material, i.e., discolored or odiferous water or soil, all activity within the affected area will cease immediately until a determination can be made about the nature of a toxic potential of the material by the County,

- Commonwealth or Federal officials. Written information on this matter will be provided to all construction crews and field workers by providing a copy of this condition with all building contracts.
103. The developer agrees to comply with all Geotechnical Review Board (GTRB) requirements. In the event there is any disagreement with the requirements prescribed by the GTRB, the developer will resolve issues to the satisfaction of the GTRB, and the Director of DEM's consultant, if appropriate.
 104. The developer will submit to GTRB review for fill soil areas and implement GTRB's recommendations.
 105. Uses within the I-4 District that discharge water effluent shall obtain approval from the State Water Control Board and approvals as required by County regulations in effect at the time prior to operation.
 106. Industrial uses emitting air contaminants will seek approval from the Virginia Air Pollution Control Unit prior to operation.
 107. In the event that any toxic substances are used in the manufacturing or processing of materials, the manufacturer or processor shall first satisfy all state and County regulations regarding the handling of toxic substances.
 108. Innovative erosion and sediment control measures shall be implemented during construction in the

Dogue Creek and Piney Run Watersheds to help protect this sensitive environmental area. Erosion and sediment control measures shall be designed, under the guidance of DEM and the Virginia SWCC, to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook. Where feasible, controls shall be designed and maintained to achieve sediment trapping efficiencies of 80%.

109. At least thirty days prior to the commencement of construction on-site or upon filing a grading and/or subdivision/site plan with the County, whichever is first, the developer will alert the County Planning Staff Archaeologist as to the date when construction on-site is to commence. The developer will provide the Archaeologist with a copy of the clearing and grading plan at the time of notification. The County Archaeologist will be allowed to enter the subject property until the commencement of construction to conduct archaeological assessments and remove artifacts of significance, provided no significant vegetation is disturbed.

Transportation

110. a. At such time as 1,062,000 square feet of the gross floor area of the I-4 District and the

commercial office portion of the PDC District is constructed, the developer's consultant shall prepare a traffic analysis to the mutual satisfaction of the applicant and the Fairfax County Office of Transportation comparing traffic generated by the then existing development within these areas with traffic projections made by the developer's traffic consultant in his traffic studies for DPA-C-448-2 and RZ-84-L020. In the event that this analysis indicates that traffic generation from such existing development within the said areas is in excess of the projected traffic generation for comparable square footage of development in said traffic studies, one or more of the following transportation management strategies shall be implemented in coordination with the Office of Transportation:

- (1) Car pool/van pool programs established for employees occupying structures on the property and a program under the direction of a transportation coordinator provided by and at the expense of the occupants of additional established uses within said areas.
- (2) A program for matching car pool and van pool service coordinated with various

governmental agencies and other private employers.

- (3) Convenient parking in preferred locations designated for car pool/van pool use.
- (4) A pay parking policy providing incentives for ride-sharing participants.
- (5) Mass transit usage encouraged by construction of bus shelters and pedestrian walkways linking access to adjacent communities.
- (6) In the event a direct feeder bus service between the subject property, other area developments, and the Springfield Metro Station is not provided by the public sector, a peak-hour shuttle bus service to the Springfield Metro Station may be implemented in cooperation with other major developments in the immediate area.

- b. If the above TSM strategies are not effective, additional Transportation System Management (TSM) techniques acceptable to the developer and to the Fairfax County Office of Transportation shall be implemented to achieve the projected level of trip generation. If the developer and the County Office of Transportation cannot agree upon the appropriate TSMs, then TSMs recommended by a mutually acceptable

traffic consultant (employed at the cost of the developer or its successor or successors) which achieve the projected level of trip generation shall be implemented and maintained.

- c. Developer agrees that the peak-hour traffic generation from the office and industrial uses for the subject property shall at no time exceed the total projections set forth in the Kellerco traffic study dated February 5, 1985, as modified by memo dated February 12, 1985. If vehicle counts taken by the County or VDH&T indicate that these projections are being exceeded, the actions described in paragraphs a and b shall be implemented and no additional building permits shall be issued within the I-4 District unless the developer can show that, through the use of additional TSM actions, that said projections will not be exceeded by the issuance of said additional building permits.

V. LANDSDOWNE DEVELOPMENT PLAN CONDITIONS

A. Conceptual Development Plan Proffered Conditions

111. Development of the subject property shall be in substantial conformance with the Conceptual Development Plan as revised May 30, 1985 (Sheet D-1). Densities shall not exceed those depicted on the Plan.

Design and Land Use

112. The Landsdowne Homeowners Association (LHOA) shall include owners of all residential property within Landsdowne, so that maintenance costs for the stormwater management facilities, common open space maintenance, and maintenance of other common facilities, including private streets, within the boundaries of Landsdowne can be apportioned on an equitable basis. The developer shall disclose Landsdowne Homeowner Association maintenance cost assessment procedures associated with all facilities within Landsdowne, including, but not limited to, private streets. Such disclosures shall be made in Landsdowne Homeowner Association documents and sales contracts.
113. Landscaping schemes shall be in substantial conformance with the design shown on Sheets D-4 through D-8. Prior to final subdivision/site plan approval for any portion of Landsdowne by the Department of Environmental Management, a final landscaping scheme for such portion shall be submitted to the Department of Environmental Management for review and approval by the County Arborist and the Office of Comprehensive Planning. The streetscape shall be in substantial conformance with the design shown on Sheet D-4 provided VDH&T approves the design and layout.

114. Any builder proposing new construction within Landsdowne shall be subject to architectural design review and approval by Greendale. When new construction in a given residential section is completed, architectural control and review in that section shall be turned over to the LHOA Architectural Review Board. Thereafter, all modifications to existing improvements within that section shall be subject to review and approval by the LHOA Architectural Review Board.
115. In situations where fronts of attached units are facing sides of attached units, the developer will provide additional landscaping generally in accordance with Exhibit B attached hereto in coordination with the County Arborist or the side of the unit will be converted to a side-entrance unit.
116. In areas marked as "limits of clearing and grading," additional landscaping will be provided where required to meet the intent of the landscaping zones depicted on Sheets A-12 through A-13. In areas where transitional screening is required, the existing vegetation will be preserved to the extent reasonably possible, and supplemented as necessary to comply with the intent of the transitional screening requirements. Transitional screening shall be depicted on the final landscape plans referenced in No. 113 above.

117. A streetscape shall be provided along Morning View Lane in Landsdowne with canopy-type trees planted 50 feet on center.
118. The hatchmarked areas depicted on the plans and described below are areas of Landsdowne that are on the property line of the subject property. The developer shall provide additional landscaping in these areas, if necessary to supplement existing vegetation, so as to provide a visual break between the units of the subject property in this area and any potential off-site development immediate adjacent to these areas. Said supplemental planting, together with existing vegetation to be maintained, shall provide the equivalent of a staggered row of evergreen and deciduous trees planted approximately 10 to 15 feet on center. These supplemental planting areas are located in Sections 55 and 56 of Landsdowne, as shown on Exhibit M attached hereto:

Section 55 and 56-see Exhibit M attached

Environment

119. Within the noise attenuation areas set forth hereinafter, the developer shall construct proposed dwelling units utilizing the following measures to mitigate the impact of highway noise:
- a. Four (4) inch brick walls, or walls composed of aluminum siding, sheathing, studding,

fiberglass insulation, and wallboard; or other construction materials and techniques known to have physical properties or characteristics suitable to achieve a sound transmission classification (STC) of 39 for exterior walls.

- b. Windows will be either double-glazed or fitted with storm windows and storm doors will be provided.
- c. In order to achieve a maximum exterior noise level of 65 dBA LdN, noise attenuation measures such as acoustical (architecturally solid, no gaps) fencing, walls, earthen berms, or combinations thereof, shall be provided for those outdoor recreation areas including rear yards, unshielded by topography, or built structures. Such barriers shall break a continuous line of sight between the noise source, i.e., tires and the receiver, i.e., human ears 5 feet above ground level.

The above items shall be installed in Section 55 of Landsdowne, in the area 220 feet from the centerline of Beulah Street.

- 120. The developer will post no illegal signs.
- 121. All trash and debris will be removed from the EQCs prior to the dedication of such areas to either the Landsdowne Homeowners Association or the

Fairfax County Park Authority. In instances where large debris removal requires the need for tree clearing or other significant disturbances to the existing vegetation, plans for such disturbances will be submitted to and approved by the County Arborist with review and comment by the OCP.

122. At least thirty days prior to the commence of construction on-site or upon filing a grading and/or subdivision/site plan with the County, whichever is first, the developer will alert the County Planning Staff Archaeologist as to the date when construction on-site is to commence. The developer will provide the Archaeologist with a copy of the clearing and grading plan at the time of notification. The County Archaeologist will be allowed to enter the subject property until the commencement of construction to conduct archaeological assessments and remove artifacts of significance, provided no significant vegetation is disturbed.
123. The developer will submit to GTRB review for fill soil areas and implement GTRB's recommendations.
124. The developer will implement a cleanup plan, if needed, and as determined as a result of the findings of the Phase II investigation of the toxic waste study. The developer/builder or their successor or assigns will remain observant for discolored water or soil and for chemical odors during construction activities on the entire site.

Should excavation or other construction activities produce suspicious material, i.e., discolored or odiferous water or soil, all activity within the affected area will cease immediately until a determination can be made about the nature of a toxic potential of the material by the County, Commonwealth or Federal officials. Written information on this matter will be provided to all construction crews and field workers by providing a copy of this condition with all building contracts.

125. To meet energy conservation concerns, all residential builders within the Landsdowne project will meet the "basic requirements" required by one of the approved energy efficiency programs recognized by the Federal Home Loan Mortgage Corporation (Freddie Mac). These approved programs are:
- a. National Association of Home Builders Thermal Performance Guidelines
 - b. Virginia Home Builders - E-7 Program
 - c. Owings Corning Fiberglass Energy Performance Design System
 - d. Vepco Energy Saver Program

Roads

126. Notwithstanding specific reference to roadway dimensions in these proffers, all road improvements shall be in substantial conformance with the Final Development Plans submitted herewith, subject to compliance with DEM and VDH&T standards and any

waivers approved by Fairfax County or VDH&T subsequent to the date of zoning herein.

- a. All emergency access connections shall be approved by the Department of Fire and Rescue Services at the time of site plan or subdivision plan approval. If deemed acceptable by the Fire Marshall, these emergency access connections shall have a gravel base covered with sod.
- b. In areas where street connections to external parcels are delayed pending development of the external parcel, developer will, at the time of subdivision or site plan approval, dedicate the right-of-way for said street connection on the subject property, and provide an escrow of funds to complete the construction of said connection to the property line. Developer will also record the easement for said connection among the land records, as well as provide for disclosure of said connection in sales documents and homeowners association documents.
- c. In the event that the developer constructs any temporary access roads on the subject property, the developer shall provide escrow funds for pavement removal, resodding, and replanting at the time permanent access

alternatives become available. The escrowed funds will be held by Fairfax County in interest-bearing escrow accounts. In the event that a temporary access road becomes permanent, the escrowed funds, plus any interest thereon, for said temporary access road, shall be refunded forthwith to the developer.

- d. Whenever land is to be dedicated or acquired for roads, said dedication or acquisition shall include necessary grading and construction easements.
- e. In instances where inconsistencies exist between said FDPs and these proffers, these proffers shall govern, and roads shall be constructed as set forth herein.

127. The developer will dedicate the right-of-way for realigned Beulah Street as shown on the Conceptual Development Plan for Landsdowne. At the proposed intersection for the new alignment for the intersection of Beulah Street Extended and Telegraph Road, additional right-of-way will be provided for eventual construction of a right turn lane and a transition lane by others. Grading and construction easements will also be provided for this road construction. Easements and dedications will be provided at the time of final plat review.

128. The curbing on the southern side of the entrance to Landsdowne has not been provided so as to allow flexibility for the eventual alignment of Beulah Street. Funds that would have been spent on this curbing will be escrowed with Fairfax County for construction at a later date or placed in a general fund for use at other locations directly related to Kingstowne, as may be determined by the Office of Transportation.
129. The developer will dedicate right-of-way 45 feet from centerline along the Landsdowne frontage of Telegraph Road, together with temporary construction easements.

Recreational Facilities

130. Trails not dedicated to the Fairfax County Park Authority will be provided as shown on Exhibit C attached hereto. Trail sections within Landsdowne which are open to the public, but not dedicated to, nor accepted for maintenance by, the Fairfax County Park Authority, shall be maintained by the LHOA.
131. Recreational facilities shall be in substantial conformance with the Conceptual and Final Development Plans attached hereto.
132. All recreational facilities shall be owned and operated by the Landsdowne Homeowners Association, other than the pools, and shall be available to all residents of Landsdowne.

133. The following recreational facilities shall be provided in Landsdowne:

- a. One swimming pool;
- b. Two tennis courts;
- c. Three tot lots;
- d. One multi-use court;
- e. One practice soccer field.

B. Final Development Plan Conditions

134. Development of the subject property shall be in substantial conformance with the Final Development Plan and notations thereon (Sheets D-2 and D-3), dated May 30, 1985, all as attached hereto. In the event that the planned roadway over the Hunter tract to the north, connecting the stub street on the northern border of Landsdowne with Beulah Street, is not subject to approved construction plans and bonded at the time that the developer of Landsdowne seeks subdivision plan approval of any portion of the single-family detached units in Section 55 fronting on Morning Ride Lane, Old Marsh Lane, Old Parsonage, as well as the cul-de-sacs extending from these roadways, or any portion of the attached units in Section 56 south of the Vepco line, then prior to approval of residential occupancy permits for such units, the developer of Landsdowne shall bond and base-pave a temporary private road connecting Morning View Lane and

- Morning Glen Lane to provide a loop road. At such time the developer shall also provide an emergency access road from said private portion of the loop road to an additional temporary entrance onto Beulah Street. The temporary private road emergency access road and the private entranceway may be vacated at such time as the aforesaid offsite road over the Hunter Tract is bonded and base-paved.
135. Sidewalks shall provide a continuous system for access to the public trails.

Exhibit A

June 17, 1985

KINGSTOWNE - PHASING SCHEDULE

TOWN CENTER PHASING:

136. Full design of the Village Center (Section 37) shall be commenced immediately upon the approval of DPA-C-448-2, RZ-84-L-020, and Final Development Plan approval of Section 37. As soon as final design of the Village Center is approved by reviewing authorities, construction will commence on the Village Center, and this construction will be completed at the earliest reasonable time.

North and South King Center Drive

137. Prior to issuance of non-residential use permits in excess of 384,500 square feet of the total gross floor area of the office and commercial

areas of the PDC District north of Kingstowne Boulevard, the entire loop constituting North King Center Drive shall be bonded and base-paved. Prior to issuance of non-residential use permits for more than 677,800 square feet of the gross floor area of the PDC and I-4 Districts south of Kingstowne Boulevard, the entire loop constituting South King Center Drive shall be bonded and base-paved. Any building constructed prior to completion of North and South King Center Drives shall have that portion of said roadway bonded and base-paved so as to provide direct access to said building. Kingstowne theme amenities will be provided concurrently with the construction of King Center Drive, namely, pedestrian walkways, streetscaping and theme lighting will all be installed coincidentally with street construction.

South Van Dorn Street

138. South Van Dorn Street from Franconia Road to Telegraph Road shall be constructed in three segments, as follows:
- a. Franconia Road to the northern boundary of the subject property.
 - b. From the northern boundary of the subject property to the property line of the subject property which borders on Tartan Village.

- c. From the property line with Tartan Village to Telegraph Road.
139. Within one year from the zoning approval for DPA-C-448-2 and RZ-84-L-020, construction plans and profiles for the three segments of South Van Dorn Street shall be submitted to the County. Plan revisions requested by VDH&T shall be prepared and filed by the developer within sixty (60) days of receipt of written notice of said plan revision requests from VDH&T. Within sixty (60) days of plan approval, developer shall apply for the necessary construction and grading permits.
140. Subject to right-of-way availability and seasonal weather conditions, construction of the three segments of South Van Dorn Street shall be completed within twenty-four months from the approval of said plans and permits by applicable authorities.
141. The section of South Van Dorn Street between Kingstowne Boulevard and Telegraph Road shall be bonded and base-paved prior to issuance of non-residential use permits which would cause more than 1,062,000 square feet of the gross floor area of the office/industrial area in the PDC and I-4 Districts to be occupied.

Kingstowne Boulevard

142. Within one year from the approval of DPA-C-448-2 and RZ-84-L-020, construction plans and profiles

for construction of Kingstowne Boulevard shall be submitted to Fairfax County. Plan revisions requested by VDH&T shall be prepared and filed by the developer within sixty (60) days of receipt of written notice of said plan revision requests from VDH&T. Within sixty (60) days of plan approval, developer shall apply for the necessary construction and grading permits.

143. Subject only to the seasonal weather conditions, construction of Kingstowne Boulevard on the subject property shall be completed within twenty-four months from the approval of said plans and permits by applicable authorities.

Kingstowne Village Parkway

144. Issuance of building permits and residential use permits in Sections 10, 11, 12, 13, 14, 16, and 17 shall be governed by the following conditions:
- a. Prior to bonding for construction of Kingstowne Village Parkway from Hayfield Road to Beulah Street, no more than 313 building permits and residential use permits shall be eligible for issuance in the above sections.
 - b. At such time as Kingstowne Village Parkway is bonded from Hayfield Road to Beulah Street, an additional 209 building permits shall be eligible for issuance in these sections.

- c. The remaining building permits and the remaining residential use permits for the above sections shall be eligible for issuance when Kingstowne Village Parkway is bonded and base-paved from Hayfield Road to Beulah Street.
145. Kingstowne Village Parkway, from Hayfield Road to Kingstowne Boulevard, shall be bonded and base-paved prior to:
- a. Issuance of non-residential use permits which would cause more than 1,062,000 square feet of the gross floor area in the office/industrial area in the PDC and I-4 Districts to be occupied; and
 - b. Issuance of any building permits in Sections 24, 26, 27, 28, 29, or 30.

Hayfield Road

146. Hayfield Road shall be bonded and base-paved for the reconstruction described in paragraph 46 prior to the issuance of a building permit for the 2001st residential unit in Kingstowne. Prior to the issuance of any residential building permits in excess of 50% of the total units within Sections 16, 21, and 22, the Hayfield Road intersection with Kingstowne Village Parkway shall be bonded and base-paved.

Greendale Village Drive

147. Until the necessary easements are acquired to provide for a continuous 52-foot right-of-way for

Greendale Village Drive to connect with Van Dorn Street at two points substantially as shown on the Final Development Plan, the developer shall limit development in the North Village to Sections 43, 44, and 45. Final Development Plan approvals of Sections 42, 46, 47, 48, 49, 50, 51, and 52 in the Northern Village of Kingstowne are conditioned upon the obtainment of the necessary rights-of-way to complete Greendale Village Drive so that it shall connect at two points on South Van Dorn Street, as shown on the Final Development Plans. The subdivision/site plans shall not be approved for these sections until said rights-of-way are acquired, or until said sections are subjected to a Final Development Plan Amendment application, or applications, showing a reconfiguration of Greendale Village Drive so that said Drive, at ultimate development, provides double-ended access.

148. Prior to the issuance of a building permit for the 551st residential unit in the North Village, which is all of that residential portion of Kingstowne north of South Van Dorn Street, Greendale Village Drive shall be bonded and base-paved for its entire length between its two intersections with South Van Dorn Street.

Lake

149. The developer shall file the necessary applications with the various approving agencies within twelve

months after Fairfax County approval of DPA-C-448-2 and RZ-84-L-020. Upon issuance of the necessary construction permits by appropriate agencies, the developer will complete construction of the dam impoundment within two years.

Trails

150. Trails will be installed contemporaneously with roads running adjacent thereto. If the trails are located within a section, they will be completed at the time the section is completed. If trails are not within a Section or adjacent to a roadway, they will be completed concurrently with the Section most proximate geographically to a given trail portion.

Recreational Facilities

Kingstowne

151. For portions of the PDH in the North and Middle Villages: Prior to the issuance of a building permit for the 401st unit among the units in Sections 33B, 33A, 57, 38, 40, 42, 43, 44, 45, 47, 48, 49, 50, 51, and 52, Section 39 or 46 shall be bonded for the construction of recreational facilities contained within one of these sections. Prior to the issuance of a building permit for the 701st unit in said sections, construction of recreational facilities in either Section 39 or Section 46 shall be completed. Prior to the issuance of a building permit for the 801st unit

in said sections, either Section 39 or Section 46, whichever remains, shall be bonded for the construction of recreational facilities. Prior to the issuance of a building permit for the 1401st unit in said sections, construction of recreational facilities within Section 39 or Section 46, whichever remains, shall be completed.

152. For the PDC and I-4: Prior to the issuance of a building permit which would exceed a total non-residential gross floor area of .5 million square feet within the PDC and I-4, all recreational facilities within the PDC and I-4 shall be bonded or prior to the issuance of a building permit for the 301st unit in the residential portions of the PDC District, all recreational facilities within the PDC shall be bonded, whichever is first to occur. The construction of recreational facilities within said districts shall occur prior to the issuance of a building permit which would exceed a total non-residential gross floor area of 1.1 million square feet or issuance of a building permit for the 501st residential unit, whichever is first to occur.

153. For the Middle and South Village of the PDH: recreational facilities within Section 17 shall be bonded prior to the issuance of a building permit for the 550th unit for units within Sections 2-7, 9, 14, 16, 18, 20-30. Prior to the issuance of a

building permit for the 1100th unit in said sections,
construction of facilities in Section 17 shall be
completed.

Landsdowne

154. All recreational facilities shall be bonded prior
to the issuance of a building permit the 251st
unit. All facilities shall be constructed prior
to the issuance of a building permit for the 401st
building.

Stormwater Management

155. Phasing of stormwater management features - storm-
water management features will be phased in accord-
ance with Department of Environmental Management
requirements.

GREENDALE DEVELOPMENT
CO., INC.

By *Alvin D. Hall*
Title: *V. Pres.*

The undersigned affix their signatures hereto to evidence
their consent to the imposition of these proffers on the parcel
owned by them, namely: Tax Map 91-2-((4))-29.

ROBERT L. MOORE

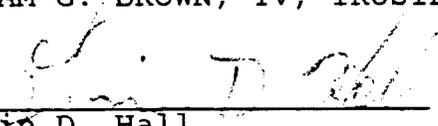
By *Alvin D. Hall*
Alvin D. Hall
Attorney-in-Fact

GRACE G. MOORE

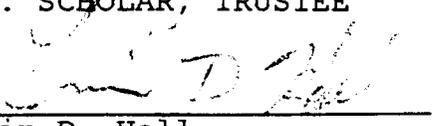
By *Alvin D. Hall*
Alvin D. Hall
Attorney-in-Fact

The undersigned affix their signatures hereto to evidence their consent to the imposition of these proffers on the parcel owned by them, namely: Tax Map 99-2-((1))-37.

WILLIAM G. BROWN, IV, TRUSTEE

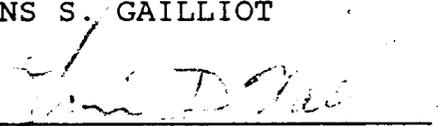
By 
Alvin D. Hall
Attorney-in-Fact

SAM D. SCHOLAR, TRUSTEE

By 
Alvin D. Hall
Attorney-in-Fact

The undersigned affixes his signature hereto to evidence his consent to the imposition of these proffers on the parcels owned by him, namely: Tax Map 100-1-((1))-10, 11.

CLEMENS S. GAILLIOT

By 
Alvin D. Hall
Attorney-in-Fact

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: RZ 84-L -020**

DECISION DATE: 6/17/1985

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE(HISTORICAL)

APPLICANT NAME GREENDALE DEVELOPMENT COMPANY INC

STAFF COORDINATOR:

ACTION: APPROVE

DECISION SUMMARY:

FP APPROVED WITH PROFFER
SEE FILES, ALSO SEE PAGES 4-1 & 4-2.

ZONING INFORMATION

EXISTING ZONING		PROPOSED ZONING		APPROVED ZONING	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
PDH- 4	26.34 ACRES	I- 4	52.68 ACRES	I- 4	52.68 ACRES
PDH- 4	124.58 ACRES	PDC	249.16 ACRES	PDC	249.16 ACRES
I- 4	74.32 ACRES	PDH- 4	294.60 ACRES	PDH- 4	294.60 ACRES
R- 1	72.98 ACRES	PDH- 4	294.60 ACRES	PDH- 4	294.60 ACRES
TOTAL	596.44 ACRES	TOTAL	294.60 ACRES	TOTAL	596.44 ACRES

TAX MAP NUMBERS

081-4- /01/ /0052-A	091-2- /01/ /0004-	091-2- /01/ /0012-	091-2- /01/ /0013-
091-2- /01/ /0026-	091-2- /04/ /0029-	091-2- /05/ /0001-	091-2- /05/ /0002-
091-2- /05/ /0003-	091-2- /05/ /0004-	091-2- /05/ /0005-	091-2- /05/ /0006-
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091-4- /01/ /0001-	091-4- /01/ /0019-	099-2- /01/ /0037-	099-2- /01/ /0038-
100-1- /01/ /0010-	100-1- /01/ /0011-		

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: I- 4

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
SFA	442			ADJ'S					
SFD	178								
TOTAL	620	124.58	ACRES						

ZONING DISTRICT: PDC

APPROVED RESIDENTIAL DEVELOPMENT

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
MFD	623			ADJ'S					

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

APROVED RESIDENTIAL DEVELOPMENT

APROVED NON-RESIDENTIAL DEVELOPMENT

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
SFA	442								
SFD	178								
TOTAL	620	124.58	ACRES						

ZONING DISTRICT: PDH- 4

APROVED RESIDENTIAL DEVELOPMENT

APROVED NON-RESIDENTIAL DEVELOPMENT

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
SFA	442								
SFD	178								
TOTAL	620	124.58	ACRES						

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED