FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
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August 4, 1999

Martin D. Walsh, Esquire
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359

RE: Rezoning Application
Number RZ 1998-SU-057

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 12, 1999, granting Rezoning Application Number RZ 1998-SU-057 in the name of Coscan Washington, Incorporated, to rezone certain property in the Sully District from the I-5 District to the PDH-12 District subject to the proffers dated May 20, 1999, on subject parcel 56-2 ((1)) 6, consisting of approximately 10.0 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved Final Development Plan FDP 1998-SU-057 on May 19, 1999, subject to the Board's approval of RZ 1998-SU-057.

The Board also waived the 200 square foot privacy yard for the affordable dwelling units and waived the 600 foot maximum length of private streets.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lippa, Executive Director, Planning Commission

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 12th day of July, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1998-SU-057

WHEREAS, Coscan Washington, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District to the PDH-12 District; and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-12 District; and said property is subject to the use regulations of said PDH-12 District; and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 12th day of July, 1999.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERS

TIMBER RIDGE

RZ 1998-SU-057

May 20, 1999

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Coscan Washington, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns, in RZ 1998-Y-057, filed for property identified as Tax Map 56-2 ((1)) 6; (hereinafter referred to as the "Application Property"), agree to the following proffers, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-12 District. In the event this application is approved, any previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan (CDP/FDP) prepared by Bowman Consulting Group consisting of ten (10) sheets dated October 29, 1998 as revised through April 26, 1999.

2. Minor Deviations. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended CDP/FDP provided such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, agents or assigns and neither increase the total number of units nor decrease the following: amount of open space; the amount of tree preservation; limits of clearing and grading or the location of common open space areas. Such changes may include, but not be limited to, revising width of units, shifting the number of single family attached units from one group of units to another and providing garage or non-garage units.

3. Final Development Plan Amendment. Notwithstanding that the CDP/FDP is presented on ten (10) sheets and said CDP/FDP is the subject of Proffer No. 1 above, it shall be understood that the CDP shall be the entire plan shown on Sheet 2 relative to the points of access, the total number and general location and type of units, amount of open space, the general location of the recreational facilities, location of common open space areas and buffers, and limits of clearing and grading. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a part of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

4 Recreational Facilities/Amenities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance by providing a minimum expenditure of $955 per dwelling unit, excluding Affordable Dwelling Units (ADUs), for developed recreational facilities by providing the following facilities as shown on the CDP/FDP:

- one (1) tot lot.
- passive recreation area with gazebo and pedestrian pathways.
- a minimum of two (2) benches.

In the event the amount expended for these recreational facilities does not equate to $955 per unit, the Applicant shall contribute the excess funds to the "Recreational Association" to be created as referenced in Proffer 8 for the construction of the swimming pool/clubhouse to be located on the property identified on Tax Map 56-2 ((1)) 72 which is subject to RZ 1998-SU-025 ("Warren Property").

5. Private Streets. The private streets shall be constructed in conformance with Public Facilities Manual standard TS-5A with a minimum 30-foot easement and a minimum 24-foot pavement width. Said private streets shall be constructed of materials and depth of pavement consistent with Section 7-502 of the Public Facilities Manual. Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners' association shall be responsible for the maintenance of all the private streets in the development. The homeowners' association documents shall specify that the homeowners' association is responsible for the maintenance of the private streets.

6. Storm Water Management. Storm water management (SWM) and Best Management Practices (BMPs) requirements for the Application Property shall be provided off-site in the Regional Pond D-77 (the "Pond") to be constructed by others on the property identified on Tax Map 56-2 ((1)) pt. 69A which is subject to RZ 1998-SU-041 ("Carney-Smith Property"). In the event the Applicant, after consultation with DPWES, determines that the off-site facility is not feasible or if the off-site facility is not approved by DPWES, the Applicant shall provide SWM and/or BMP's on-site in one or both of the general locations shown on the CDP/FDP as approved by DPWES. If a permanent SWM/BMP facility is provided on-site, it shall be designed to reduce the two (2)-year post-development run-off to the two (2)-year pre-development run-off.

The Applicant acknowledges that the construction of a permanent on-site SWM/BMP facility may result in a reduction in the number of units. If the regional facility is to provide SWM/BMPs for the Application Property and the regional facility is not completed before commencement of construction on the Application Property, a temporary storm water management facility may be provided on site in one of the general locations shown on the CDP/FDP as approved by DPWES. It shall be understood that any temporary SWM/BMP

facility(ies) which are constructed on the Application Property may be eliminated with construction of the regional pond and the single family attached units shown within these areas may be developed as represented on the CDP/FDP as approved by DPWES.

7. Architecture/Building Landscaping. The building elevations and typical landscaping for the proposed single-family attached units shall be generally in character with the conceptual elevations and typical landscaping details as shown on Sheets 4, 8 and 9 of the CDP/FDP, or of a comparable quality as determined by DPWES. The rear elevations of the proposed single family attached units which are oriented to Government Center Parkway shall include architectural features such as, but not limited to, shutters and painted decks. Building foundation and large shade tree and ornamental plantings shall be provided for the ADUs as shown on Sheet 4 of the CDP/FDP.

8. Homeowners Association. In connection with the development of the Application Property, an umbrella organization or recreational association ("Recreational Association"), to include the Application Property, Warren Property and Land Bays C & D of the Carney-Smith Property shall be created. The responsibility of the Recreational Association shall be the funding and maintenance of the swimming pool/clubhouse to be located on the Warren Property, and funding and/or construction of the other recreational facilities proposed within the neighborhood park to be located on the Warren Property and the Carney-Smith Property The swimming pool/clubhouse to be located on the Warren Property is to be available to all of the residents of the proposed developments, with the exception of Land Bay A of the Carney-Smith Property.

   Individual neighborhoods (Lands Bays and/or development projects) may be subject to individual community associations established for the care, operation and maintenance of that individual development or Land Bay such as private streets, parking, sidewalks, pedestrian trails, common open space areas and recreational facilities.

9. Use of Garages. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the homeowners' association, which shall be established, and the Fairfax County Board of Supervisors. Purchasers shall be advised of the use restriction prior to entering into a contract of sale.

10. Transportation.

a. Ridge Top Road

i. Dedication. Subject to VDOT and DPWES approval the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way to a width of forty-seven (47) feet tapering to thirty-five (35) feet in width along the Application Property frontage of Ridge Top Road, as shown on the CDP/FDP. Dedication shall be made at time of final record plat approval or upon demand from Fairfax County, whichever occurs first.

ii. Construction.

a. In the event the following conditions are satisfied, the Applicant shall manage the construction of a four lane undivided section of Ridge Top Road along the Application Property frontage:

(i) the execution of a satisfactory cost sharing agreement and funding by the owner of Tax Map 56-2 ((1)) 37, as well as dedication of that portion of Parcel 37 providing necessary right-of-way and ancillary easements prior to site plan submission and;

(ii) acquisition of Tax Map 56-2 ((1)) 8A as referenced in Proffer 10 a (ii) (b) below;

(iii) the Applicant shall diligently pursue conditions (i) and (ii) above and shall provide documentation to DPWES that demonstrates the Applicants attempt to enter into a satisfactory cost sharing agreement and acquire Parcel 8A.

b. Prior to site plan approval, the Applicant shall attempt to acquire the necessary right-of-way from Tax Map 56-2 ((1)) Parcel 8A in order to accommodate the construction of Ridge Top Road as a 4-lane undivided roadway. If the right-of-way is unavailable at time of site plan approval or at such earlier time as determined by the Applicant, the Applicant shall request Fairfax County to acquire necessary right-of-way through its powers of eminent domain, at Applicant's expense; the pendency of such request and/or condemnation proceedings shall not delay the approval of the Applicant's site plan. The Applicant's request will be presented, in writing, to the Director of Property Management accompanied by:

i. Plans and profiles showing the necessary right-of-way property;

ii. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;

iii. A sixty (60) year title search certificate of the right-of-way property to be acquired; and

iv. 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 Fairfax 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 shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the Applicant upon demand.

c. In the event that the aforementioned cost sharing agreement with the owner of Parcel 37 is not executed and funding and right-of-way dedication and ancillary easements are not provided by said owner, and/or Parcel 8A cannot be acquired as referenced in Paragraph a and b above, or the County does not institute condemnation within 60 days of the Applicant's request then, in lieu of said full section, the Applicant shall construct a private road in accordance with PFM standard TS-5A extending from the current terminus of Ridge Top Road to the Application Property entrance on Ridge Top Road as shown on the CDP/FDP. The Applicant shall escrow sufficient funds with DPWES in order to remove the private road and construct a half section of Ridge Top Road. Said sum shall be estimated by the Applicant's engineers, subject to said estimate being approved by DPWES.

d. In the event the aforementioned cost sharing agreement with the owner of Parcel 37 is not executed by site plan approval, the Applicant shall construct to VDOT standards a half-section of Ridge Top Road along the Application Property frontage so long as Parcel 8A is acquired and the owner of Parcel 37 provides necessary right-

of-way dedication and easements as may be required by the Applicant and/or VDOT. The Applicant shall maintain the roadway until such time as the full section of the roadway is constructed by others and is accepted into the VDOT system.

b. Government Center Parkway extension.

i. Dedication. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way for one-half section of a four-lane divided roadway for Government Center Parkway up to a width of fifty-five (55) feet from the centerline. Dedication shall be made at time of final record plat approval or upon demand from Fairfax County, whichever occurs first.

ii. Construction.

a. The Applicant shall enter into an equitable cost sharing agreement with the owners of the Warren Property which is subject to RZ 1998-SU-025 which provides for the Applicant's one-half and the Warren Property's one-half of the design and construction costs along with necessary ancillary easements for a four-lane divided Government Center Parkway along the southern property line of the Application Property to an at-grade intersection with Ridge Top Road. This proffer commitment assumes that the owners of the Warren property will manage the construction of Government Center Parkway.

b. In the event that the aforementioned cost sharing agreement with the owners of the Warren Property is not executed by site plan approval for the Application Property, then the Applicant shall construct, to VDOT standards, a half section of Government Center Parkway along the frontage of the Application Property as shown on the CDP/FDP. The Applicant shall maintain the roadway until such time as the full-section of the roadway is constructed and is accepted into the VDOT system.

As an alternative to the above, if approved by DPWES, the Applicant may escrow with DPWES funds in an amount equal to the estimated cost for a half-section of Government Center Parkway and provide the necessary ancillary easements up to 25 feet in width along the Application Property frontage. Said sum and easements shall be

estimated by the Applicant's engineers, subject to said estimate being approved by DPWES.

c. The funds for Government Center Parkway shall be a credit against the Applicant's Fairfax Center Area Road Fund contribution, if such is specifically approved by the Board of Supervisors.

d. Traffic Signal. At the time of final site plan approval, the Applicant shall escrow with DPWES $25,000.00 towards the installation of a traffic signal by others at the intersection of Ridge Top Road and Government Center Parkway. This escrow shall expire five (5) years from the final bond release for the Application Property if no signal is warranted and, at that time, all escrowed funds shall be released upon request by the Applicant.

11. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plan approval.

12. Fairfax Center Area Roadway Contribution. The Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the "Procedural Guidelines" adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credits for all creditable expenses, as determined by the Fairfax County Department of Transportation and subject to Proffer 10 (b)(ii)(c).

13. Energy Conservation. Homes on the property shall meet thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.

14. Design Detail. The design details shown on Sheets 3, 4, 5, 6 and 7 submitted with the CDP/FDP are provided to illustrate the design intent and overall community organization of the proposed development. Landscaping and on-site amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, driveways, sidewalks to individual units etc. are subject to modification with final engineering and architectural design. Landscaping and on-site amenities shall include but not be limited to the following features:

a. Landscaped entry features shall be provided at the site's entrances at Ridge Top Road and Government Center Parkway to include entrance monumentation and/or signage, ornamental trees and shrubs as illustratively shown on Sheets 3 and 5. The landscaped

entry features shall include a landscape design which is compatible and complementary to the landscaping at the entrances to the Warren Property.

b. Passive recreation area to include a gazebo and pedestrian pathway as generally shown on Sheet 5 of the CDP/FDP. Additional landscape focal areas will be provided as shown on the Court Yard Landscaping detail and Parking Island Landscaping detail shown on Sheet 7 of the CDP/FDP.

c. Deciduous shade trees located within the common open space areas shall be a minimum of 3 inch caliper.

d. The Applicant shall submit a landscape plan at time of site plan submission. At time of planting, all large evergreen trees planted on the Application Property shall be a minimum of seven (7) feet in height. Deciduous trees shall have a minimum of 3 inch caliper at time of planting. Landscaping shall be consistent with the quality, quantity and locations depicted on Sheets 4-7 of the CDP/FDP as determined by the Urban Forestry Branch of DPWES. In addition, the Applicant shall provide revised landscaping from that shown on the CDP/FDP in accordance with the landscaping shown on Exhibit A attached hereto. The landscaping shown offsite will be provided subject to permission by the Ridge Top Terrace Homeowners Association.

15. Affordable Dwelling Units (ADUs). The Applicant shall comply with the ADU Program as set forth in Part 8 of Article 2 of the Zoning Ordinance. The number of ADUs to be provided may be reduced based on the adoption of a future amendment to the provisions of the ADU ordinance. The architectural treatment in terms of color, trim detail and architectural style of the ADUs shall be compatible with the proposed market rate units.

16. Government Center Parkway Streetscape. In order to assure design compatibility between the proposed residential developments known as Carney-Smith (RZ 1998-SU-041), Warren Property (RZ 1998-SU-025) and the Application Property, the Applicant shall implement the design elements along Government Center Parkway in accordance with the Government Center Parkway Streetscape Plan prepared by BC Consultants shown on Sheet 10 of the CDP/FDP which include the following:

A. Street Furniture. Benches shall be provided along Government Center Parkway. The benches along Government Center Parkway shall be of a compatible style with the Warren Property and Carney-Smith Property as shown on the Streetscape Plan.

B. Entrance Features. Landscaped entry features shall be provided at the entrance to the proposed development from Government Center Parkway to include ornamental trees and shrubs as shown on the streetscape plan. This entrance shall include a landscape

design which is compatible with and complementary to the landscaping at the entrances to the Warren Property and Carney-Smith Property.

C. Lighting. Lighting along Government Center Parkway shall be provided as shown on the streetscape plan.

D. Landscaped Median. Street trees and/or seasonal ornamental landscaping shall be planted within the median of Government Center Parkway as shown on the streetscape plan, subject to VDOT approval.

E. Trail. A five (5)-foot wide concrete sidewalk shall be provided along the north side of Government Center Parkway as shown on the streetscape plan.

F. Shade Trees. The deciduous shade trees along Government Center Parkway shall be a minimum of 3 inch caliper.

17. Heritage Resources. The Applicant shall contract for a Phase I archaeological survey for the Application Property. If a Phase II archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. If a Phase III archaeological study is found necessary, then the Applicant shall contract for completion of such study provided that performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both Phase II and Phase III archaeological study shall not exceed the sum of $10,000.

18. Design Coordination with Parcel 72. The Applicant shall provide benches, mailbox kiosks, landscape entrance features in a compatible style as the Warren Property. Signage at the entrance shall be compatible with the entrance signage for the Warren Property in terms of materials i.e., similar brick color and similar pre-cast elements and similar in scale and size. Compatibility shall be determined by the Applicant in consultation with the owners of the Warren Property.

19. Noise. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards in order to achieve a maximum interior noise level of 45 dBA Ldn, the Applicant commits that all residential dwelling units which have facades with windows and doors that will be directly exposed to traffic generated from Government Center Parkway, shall have the the following acoustical attributes :

Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of at least 39 for exterior walls;

Doors and windows shall have laboratory STC rating of at least 28. If windows constitute more than 20 percent of any facade, they should have the same laboratory STC rating for walls.

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

The Applicant shall provide an earthen berm and/or privacy fencing, or combinations thereof, for the single family attached units which have rear yards directly adjacent to Government Center Parkway. The height of the earthen berm and/or privacy fencing shall be a minimum of six (6) feet in height. Nothing herein shall be construed to restrict or otherwise limit the use of decks, balconies or patios and all other permitted accessory uses on residential units.

As an alternative to the above, the Applicant may, at its sole discretion, have a refined acoustical analysis performed to determine if the proposed townhouse units may have sufficient shielding to permit a reduction or elimination in the noise mitigation measures prescribed above, subject to approval by DPWES.

20. Asbestos. If DPWES determines that a potential health risk exists due to the presence of asbestos-containing rock on the Application Property, the Applicant shall:

    a. Take appropriate measures, as determined by the Health Department, to alert all construction personnel as to the potential health risks.

    b. Commit to appropriate construction techniques as determine by DPWES, in coordination with the Health Department, to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material, presenting this risk and appropriate disposal of removed materials presenting this risk.

21. Severability. Any of the single-family attached sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

22. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

23. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.

24. Offsite Community Park. The Applicant shall contribute to an escrow agent satisfactory to Fairfax County or to DPWES, at the time of record plat approval for the first section of the Application Property, the amount of $57,098.00 for construction by others of the athletic fields to be constructed on Tax Map 55-2 ((1)) Parcel 26. If not escrowed with DPWES, the Applicant shall provide documentation to DPWES to demonstrate that said funds have been provided to the escrow agent. The escrow agreement will authorize the funds to be released to the entity performing the construction of the recreational facilities in the off-site community park pursuant to the proffer for RZ 1998-SU-041 upon receipt by the escrow agent of invoices for construction of the facilities. This contribution amount shall be subject to inflationary adjustments based upon the Construction Cost Index as published in the Engineering News Record from the period of one (1) year from the date of approval of this rezoning by the Board of Supervisors, to the actual date of payment. In the event that the Developer in RZ 1998-SU-041 is prepared to go forward with construction of the off-site community park facilities prior to the Applicant's record plat approval, and Fairfax County advances the funds for said construction or the Athletic Fields have been constructed by Fairfax County, the Applicant shall reimburse Fairfax County at the time of record plat approval provided however said reimbursement shall not exceed the total amount of contribution proffered herein.

25. Lighting. The Applicant shall submit a lighting plan to DPWES at time of site plan to identify the specific locations and types of lighting to be provided.

(SIGNATURES BEGIN ON FOLLOWING PAGE)

J:\COSCAN\9195\PROF520.CLN

TITLE OWNER

K.R. Augst, Jr. - Trustee

K.R. Augst, Jr. Trustee

Otis R. Pool Trustee

Otis R. Pool, Trustee

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

APPLICANT/CONTRACT PURCHASER
COSCAN WASHINGTON, INC.

By: _____
Name: Robert C. Hubbell
Its: President

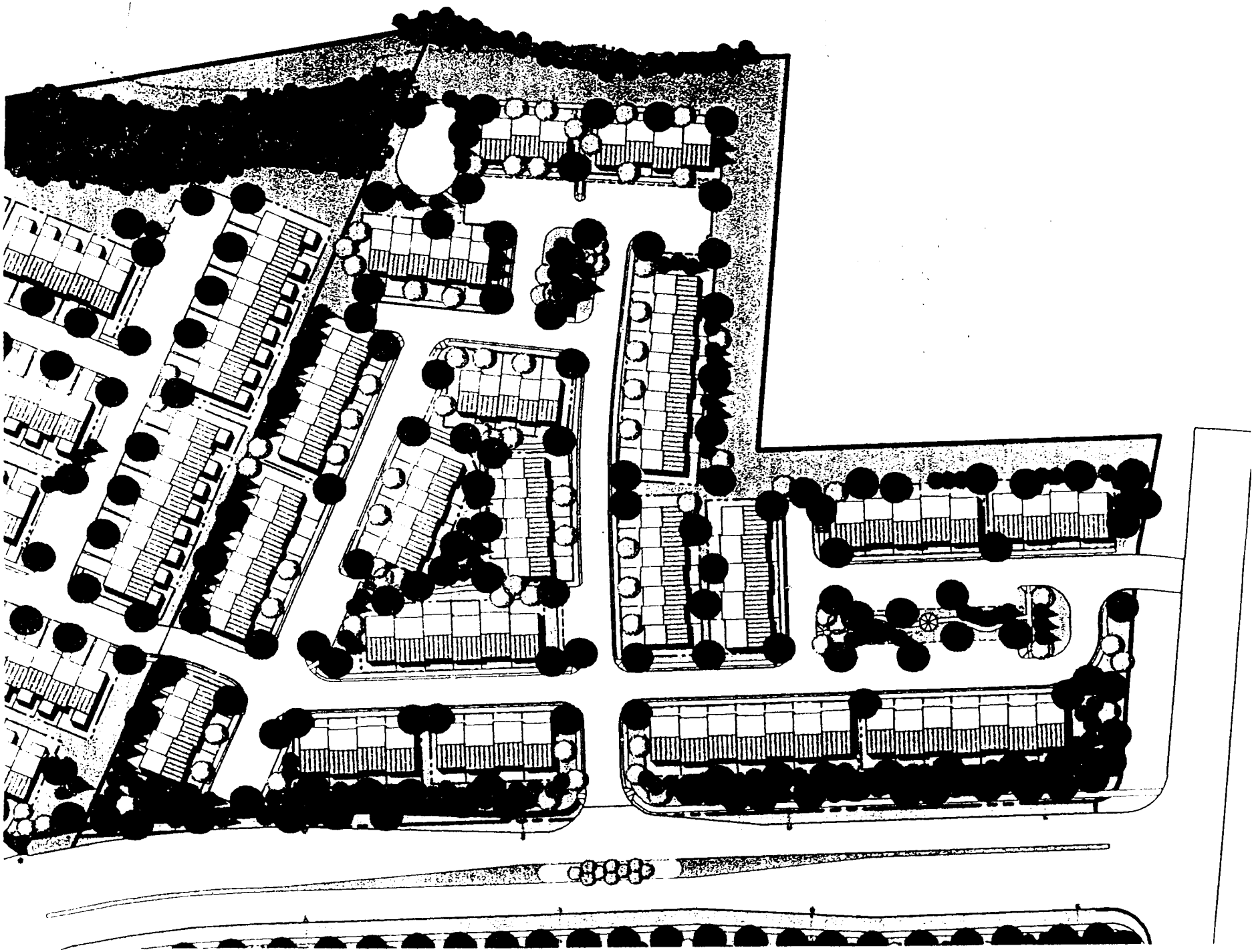
[END SIGNATURES]

APPROVED DEVELOPMENT CONDITIONS

FDP 1998-SU-057

April 29, 1999

If it is the intent of the Planning Commission to approve FDP 1998-SU-057 located at Tax Map 56-2 ((1)) 6, the staff recommends that the approval be subject to the following development conditions:

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Timber Ridge," prepared by Bowman Consulting Group, and dated October 29, 1998 as revised through April 26, 1999.

2. A lighting plan shall be submitted to DPWES at the time of site plan review to ensure that glare is minimized and that lighting fixtures feature full-cutoff shielding. All on-site lighting shall be directed downward and inward, to prevent light spilling onto adjacent properties. Maximum height of all light poles on site shall not exceed 12 feet.