

NVCOMMERCIAL PROFFERS

PROFFERED CONDITION AMENDMENT 84-D-077-1
REZONING APPLICATION 85-D-127

June 2, 1986

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the applicant proffers contingent upon approval of the Generalized Development Plan (GDP) at an FAR of 0.38 and rezoning the subject property to "I-3" as follows:

1. The subject property shall be developed in accordance with the GDP dated May 8, 1986, as amended, prepared by Burton & Hudgins, P.C. and will be used for office and accessory uses only. These proffers shall supercede all previous proffers on the subject property.

2. Applicant commits to preserve the existing vegetation in conformance with the Landscaping Plan dated May 8, 1986, prepared by Donovan, Feola, Balderson & Associates subject to the approval of the County arborist.

3. Applicant will dedicate forty-five (45) feet of right of way measured from the existing center line of Lewinsville Road along the subject property's frontage and will construct right and left turn lanes into the site as shown on the GDP and attached exhibit dated May 14, 1986 prepared by Bellomo-McGee, Inc., in accordance with the Virginia Department of Highways and Transportation standards.

4. Applicant agrees to provide a buffer area, a minimum of 40 feet wide from the dedicated right of way line stated in Proffer No. 3 above along Lewinsville Road to the closest point of the proposed office building and parking. Supplemental landscaping will be provided for any areas disturbed by construction in conformance with the landscaping plan dated April 21, 1986 as amended and prepared by Donovan, Feola, Balderson & Associates. *A conservation easement for this area shall be provided and recorded upon completion of construction of the project.*

5. In lieu of a sidewalk, Applicant will provide a six foot (6') wide asphalt trail along the subject property's Lewinsville Road frontage within the dedicated right of way, subject to VDH&T approval. *6/23/86*

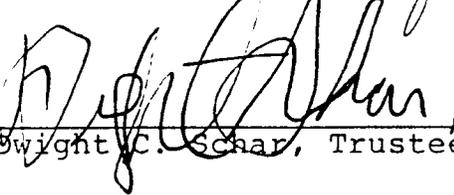
6. Applicant agrees to fund the installation of a traffic signal at the intersection of Lewinsville Road and Scotts Run Road upon demand from VDH&T. Applicant's responsibility to fund said signal shall expire on June 1, 1996.

7. Applicant agrees to relocate the current bus stop to a location selected by VDH&T.

NVCommercial Proffers:
PCA 84-D-077-1, RZ 85-D-127

NVCommercial, Incorporated

BY: 
Christine MCE Kaufman

, TRUSTEE
Dwight C. Schar, Trustee

LEWINSVILLE LIMITED PARTNERSHIP

BY: 

BOYCE PROFFERS: DFTKCM

6/28/85
Rev. 7/11/85
" 7/19/85
" 7/22/85
" 4/23/86
" 5/12/86
" 5/15/86
" 5/19/86
" 6/02/86