

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



December 22, 1986

Martin D. Walsh, Esquire
Walsh, Colucci, Malinchak,
Emrich and Lubeley, P.C.
950 North Glebe Road - Suite 300
Arlington, Virginia 22203

Re: Proffered Condition Amendment
Number PCA 78-P-130-1 (Concurrent with
Final Development Plan Amendment
FDPA 78-P-130-2)

Dear Mr. Walsh:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 24, 1986, approving Proffered Condition Amendment PCA 78-P-130-1 in the name of Computer Sciences Corporation, on subject parcels 49-4 ((1)) pt. 58G and pt. 58D consisting of approximately 11.09 acres in Providence District.

The Board also approved the Final Development Plan Amendment (FDPA 78-P-130-2) associated with this Proffered Condition Amendment.

Very truly yours,

Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

EWR:ns

cc: Lurty C. Houff, Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Barbara A. Byron, Director
Zoning Evaluation Division

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Room in the Massey Building at Fairfax, Virginia, on the 24th day of November, 1986 the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 78-P-130-1
(CONCURRENT WITH FDPA 78-P-130-2)

WHEREAS, Computer Sciences Corporation, filed in the proper form, an application requesting amendment to the plan of a certain parcel of land, hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.1.491(a), 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 Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.1-491(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 24th day of November, 1986.


Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

The Board also approved the Final Development Plan Amendment associated with this Proffered Condition Amendment.

COMPUTER SCIENCES CORPORATION

FINAL PROFFERS

DPA and PCA 78-P-130-2

November 24, 1986

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors approving the Amendment to the Final Development Plan, the applicant reaffirms the previously approved development conditions and proffers as applicable to the subject property except as modified by the following proffered development conditions:

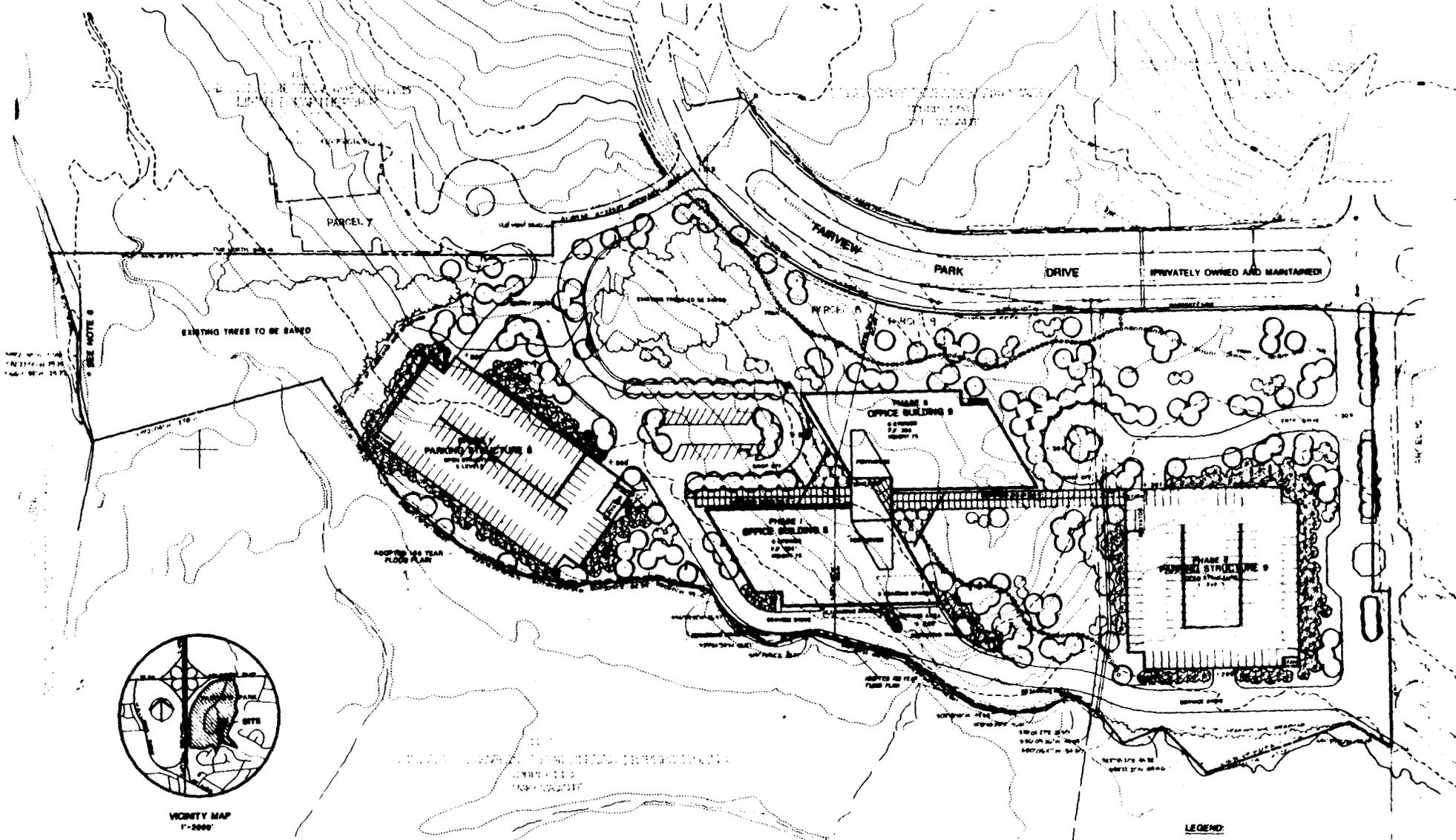
1. The subject property shall be developed in substantial conformance with the Final Development Plan (FDP) dated June 26, 1986, as revised through October 30, 1986, prepared by Dewberry and Davis and RTKL.
2. The applicant shall develop the subject property in conformance with the landscape plan as submitted on October 28, 1986, prepared by Land Design/Research, Inc.
3. The applicant shall notify the Heritage Resources Branch of Fairfax County ninety (90) days prior to commencement of construction. Within this ninety (90) day period the applicant shall permit survey of the subject property for any archeological or historical sites and recovery of any prehistorical components. In addition, applicant shall permit observation of clearing and excavation during construction.
4. At the request of the Heritage Resources Branch, the applicant shall erect a monument in the open space to commemorate the historic significance of the subject site.
5. Applicant shall cover the southern sides of the parking structure on parcel 8 with a floor to ceiling screen. Said screen shall be designed to shed interior lights and automobile headlights within the parking structure, and shall be designed with louvers for ventilation purposes.
6. Applicant shall record in the land records of Fairfax County, a restrictive covenant which preserves the additional open space area resulting from this amendment as open space for the life of the proposed structures on parcels 8 and 9. The contents of the restrictive covenant shall be reviewed and approved by the Fairfax County attorney's office prior to its recordation.

Date: November 24, 1986

COMPUTER SCIENCES CORPORATION,
Applicant

By: _____


Albert Gluckson
Vice President and Secretary



PROJECT SUMMARY

TOTAL SITE AREA.....	1100 AC
AREA OF PDA.....	33,000 SQ AC
EXISTING ZONING.....	PUC
GROSS FLOOR AREA APPROX.....	200,000 SF
GROSS FLOOR AREA PROPOSED.....	247,700 SF
APPROXIMATE PARKING REQUIRED/PROVIDED.....	1000 SPACES
APPROXIMATE LANDSCAPING REQUIRED/PROVIDED.....	1000 SPACES

- NOTES**
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON PARADISE COUNTY REDEVELOPMENT MAP 800-4 ((1)) PART OF PARCELS 800 AND 801.
 2. CONVEYANCE AND SURVEYORSHIP (2-1/2 FT.) ONE BY REDEVELOPMENT & CONVEYANCE.
 3. A GENERAL STREETSHEET REDEVELOPMENT FACILITY HAS BEEN CONSTRUCTED TO SERVE ALL OF PARADISE PARK (SEE PARADISE COUNTY PLAN 800-1-00).
 4. LANDSCAPING DESIGN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL LANDSCAPING WILL BE IN ACCORD WITH PROPOSED LANDSCAPE PLAN BY LAND DESIGN/RESEARCH, INC.
 5. LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND NOT BOUND BY FINAL ENGINEERING AND DESIGN.
 6. IDENTIFICATION OF TRANSMISSION SCREENING REDEVELOPMENT IS REDEVELOPMENT PARAGRAPH TO PAR. 5 OF DIST. 12-104 OF THE ORDINANCE. SECTION OF THE ORDINANCE REDEVELOPMENT IS REDEVELOPMENT PARAGRAPH TO PAR. 12 OF DIST. 12-111 OF THE ORDINANCE.

- LEGEND:**
- EXISTING TREES TO BE SAVED
 - PROPOSED MAIN SHADE TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED EVERGREEN TREES
 - TRAIL
 - EXISTING EASEMENT STRIP
 - EXISTING FENCE STRIP

