

PROFFERS

PCA 95-Y-016-4

May 15, 2003

Pursuant to Section 2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approval of the requested Proffered Condition Amendment on property identified as 34-3 ((13)) 1, 2, 3 and 4 (formerly 34-3 ((1)) pt. 7B and pt. 19) (hereinafter referred to as the "Application Property"), the Applicant and owners for themselves, successors and assigns proffer that the development of the Application Property shall be subject to approved proffers dated August 5, 1996, which shall remain in full force and effect except as amended below. The previously approved proffers associated with PCA 95-Y-016 dated June 22, 1998 and approved proffers associated with PCA 95-Y-016-3 dated July 26, 2002 shall be superceded by these proffers.

1. EXHIBITS

- a. **[Revised to Read]** Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment and Special Exception Plat Amendment (GDPA/SEA Plat), Sheets 1, 2 and 3 of 7, prepared by Dewberry & Davis LLC dated November 21, 2002, revised through March 21, 2003. The ranges of square footage shown on individual buildings provide flexibility, however, the total square footage for the Application Property shall not exceed 157,500 square feet.
- b. **[Revised to Read]** The following illustrative exhibits are submitted with these proffers for illustrative purposes only. Final design details may change at the time of site plan submission, but shall be generally consistent in character with that depicted on the illustrative exhibits. Specific features such as architecture, building entry features, and peripheral parking lot landscaping will be provided throughout the site in accordance with proffered paragraphs and proffered exhibits.
 - i. No change.
 - ii. Sections and Elevations with Site Details, Sheets 4, 5, 6 and 8 dated November 21, 2002, revised through March 21, 2003, prepared by Dewberry & Davis.

2. USES

- a. **[Revised to Read]** It is the intent of the Applicant to seek Special Exception (SE) and Special Permit (SP) use approvals for Buildings Band J on the site, as shown

shall have a STC rating of at least 39. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

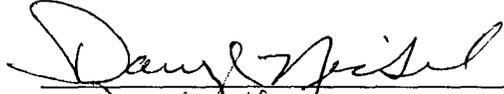
14. [new] Recreation. Prior to issuance of a Non-Residential Use Permit ("Non-RUP") for Building D as a furniture store, the Applicant shall contribute the sum of \$250,000.00 to Fairfax County for the development of rectangular field facilities and related improvements in the area. A sign of recognition acknowledging the contribution may be provided, at the Applicant's expense, in accordance with the Fairfax County Park Authority's policies.

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[SIGNATURES BEGIN ON NEXT PAGE]

CONTRACT PURCHASER OF
TAX MAP 34-3 ((13)) 1
(formerly Tax Map 34-3 ((1)) pt. 7B)

SPRINGHILL SMC CORPORATION


By: DANNY NICKEL
Its: VICE PRESIDENT

[SIGNATURES END]