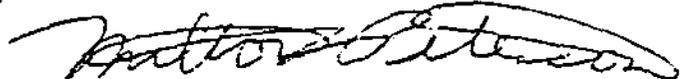


Aug. 11, 1975

Proffer - Burke Center Associates

The Burke Center Associates partnership hereby proffers development of the property which is the subject of this application shall be in accordance with the elements contained on the RPC Development Plan and shall further include the following:

1. Transportation commitments as set forth on Exhibit A attached hereto and made a part hereof.
2. Two elementary school sites and the addition to Fairview School shall be dedicated at the time of site plan and/or subdivision approval, providing the school population figures continue to demonstrate a need for the sites. The specific location of the two sites shall be agreed, it being understood that the site shown adjacent to the Town Centre may be relocated upon request of the School Board.
3. The agreement between the Fairfax County Department of Housing and Community Development and the applicant as set forth in memorandum of Walter D. Webdale, Director, dated July 22, 1975 and attached to the staff report, is confirmed by the applicant as the provision of low-moderate income housing. It is understood that the population computation per unit and the resulting unit yield is based on the current RPC density computation as outlined on Page 25 of the staff report.



Milton V. Peterson
General Partner
Burke Centre Associates

**BURKE CENTRE TRANSPORTATION
COMMITMENTS**

1. Ox Road (Route 123): Burke Centre Associates (BCA) will dedicate ROW along Route 123 for improvements to Route 123 including any additional ROW needed for approaches to the railroad bridge, as programmed by VDH and in their current ten year plan. Such dedications will be concurrent with development of the contiguous land area or shall be dedicated in advance thereof if and at such time as VDH&T may request.
2. Burke Lake Road (Route 645): Burke Centre Associates will dedicate ROW of between 45' and 60' from center line and construct such improvements as necessary to assure safety on Burke Lake Road in accordance with Section 1-2, 1 Paragraph F, Volume 1 of the Public Facilities Manual. Such dedication will be made concurrent with development of the contiguous land areas or shall be dedicated in advance thereof if and at such time as VDH&T may request.
3. Guinea Road (Route 651) North of the Southern Railroad:
 - A) The section of Guinea Road north of the railroad where it adjoins the Burke Centre property east of Zion Drive was recently improved to a modern two land road with shoulders and right turn lanes offset in a 110' ROW and therefore, it is not anticipated that any additional ROW would be required.
 - B) The proposed Guinea Road relocation and extension west of Roberts Road will be dedicated by BCA as a 50' ROW along the southern boundary of the 26 ac townhouse parcel for a distance of approximately 950'. A ROW of 90' will be dedicated for the remaining distance west to Sideburn Road.
4. Guinea Road (Route 651) south of the railroad: The staff proposed connection between Guinea Road and Sideburn Road in the floodplain of Pohick Creek will be negated by the construction of PL 566 dam #2 for which Burke Centre Associates will dedicate needed land. In addition to the dedication of the

EXH. "A"

land area of PL 566 impoundment, BCA will dedicate such additional land for a relocation of the Guinea Road ROW immediately north of and adjoining impoundment #2, thereby permitting the relocation, if the same should in fact be necessary.

5. Proposed Roberts Road:

- A) Roberts Road north of Southern Railroad: Where contiguous to Burke Centre property, BCA will dedicate ROW 45' from center-line and construct a half section of the road within said dedication.
- B) Roberts Road south of the railroad BCA will dedicate a 120' ROW and construct a 24' pavement with 8' shoulders off-set within said ROW from the southern edge of Burke Centre property to the approaches to the Railroad/Pohick Creek bridge and along the alignment as generally shown on the Development Plan. Additional ROW as needed for the approaches to the Railroad/Pohick Creek bridge will be dedicated. At the intersection with the East-West Collector, Roberts Road will be widened to four lanes and channelized for a distance of 300 feet from the intersection, including the transition area from two to four lanes. Other turn lanes or pavement widening associated with the Town Center will be provided at the time of the Town Center's development.

6. Burke Centre Associates will provide a cash contribution of \$250,000 toward the construction of the Southern Railroad/Pohick Creek Bridge for Roberts Road with the understanding that the County and VDH&T will diligently pursue the design and construction of said bridge and its approaches. If, however, the County and/or VDH&T should take such future action, which would eliminate Roberts Road and/or the Railroad/creek crossing in this location from County and/or state highway plans, then BCA will permit the diversion of this \$250,000 contribution toward the construction of a Railroad Bridge and relocation of Burke Lake Road provided, however, such commitment may, at the sole discretion

of the applicant become null and void 5 years from the date on which 1000 Burke Centre dwelling unit construction permits have been authorized by Fairfax County. Further, it is understood that BCA will dedicate any and all land under its control, which may be needed to construct such Railroad/Pohick Creek Bridge at Roberts Road in accord with final ROW acquisition and/or road construction plans.

7. An East-West Collector extending from Ox Road (Route 123) to Lee Chapel Road (Route 641) will be constructed as a 24' roadway with 8' shoulders within a 90' ROW. Intersections with Burke Road (Route 652) Extension and Roberts Road will be four lanes divided for a distance of 300 feet from the intersection, including the transition from two to four lanes. The intersection with Lee Chapel Road will be four lanes for a distance of 400 feet west of the intersection.

Burke Centre Associates is continuing to attempt to acquire the property needed for a straight connection with and opposite to Lee Chapel Road. However, if unsuccessful and the County condemns the land, Burke Centre Associates will reimburse the County for the condemnation of the land.

Burke Centre Associates will dedicate land needed for PL 566 Dam #2 when the County acquires ROW needed to complete the connection of the East-West Collector. In addition, BCA will reimburse the County for the condemnation of that offsite ROW needed to complete the east-west collector road south of the PL 566 impoundment, and will construct said collector within the ROW so acquired by the County. Right turn lanes and other pavement widening associated with the Town Center will be provided at the time of the Town Center development.

8. Burke Road (Route 652) Extension will be built as shown on the submitted development plan as a 24' pavement plus 8' shoulders within a 60' ROW.
9. Burke Centre Associates will dedicate approximately five acres of non floodplain located adjacent to Roberts Road and contiguous to the Southern Railroad for use as a fringe parking lot in conjunction with express bus and/or Commuter Rail Service.

10. Poburn Road (Route 65 3): Burke Centre Associates will dedicate ROW 45' from centerline and construct a 24' pavement plus 8' shoulders within said dedication along the Burke Centre property.