

Patton Harris
Rust and
Associates

PROFFER STATEMENT

PROFFER CONDITION AMENDMENT #76-P-104-1

The Calibre Companies of Virginia, Inc.

The Applicant and Owner of the property subject to Proffer Condition Amendment #76-P-104-1 hereby proffer that, if the Fairfax County Board of Supervisors grants a waiver of the 200 foot setback from Interstate 66 (Section 2-414 paragraph 1 of the Zoning Ordinance) for construction of 2-3 story "garden" apartments as proposed, such development shall be in accordance with the following conditions:

1. All previous proffered conditions of rezoning case #76-P-104 shall remain in full force and effect.
2. If 2-3 story "garden" apartment buildings are developed with 200 feet of the Interstate 66 right-of-way line, as generally shown on the Preliminary Site Plan prepared by Patton, Harris, Rust & Associates (dated March 28, 1983 and revised June 2, 1983), the Applicant will provide noise attenuation measures as follows. These noise

mitigation measures will be based upon the 1995 projections contained in the Staff Report, in conjunction with onsite precision noise measurements and an analysis of all pertinent factors by a qualified acoustical engineer. These measures will ensure that projected (1995) interior noise levels will not exceed the maximum acceptable noise level of 45 dBA Ldn and ensure that some passive recreational space will be provided where projected (1995) exterior noise levels will not exceed 65 dBA Ldn. In addition, the measures will ensure that no resident standing directly in front of a window or on any balcony will be subjected to noise levels which exceed 75 dBA Ldn.

- A. A noise barrier will be provided to shield all apartment buildings which lie within 150 feet of the Interstate 66 right-of-way line (area projected to exceed 75 dBA Ldn by 1995), to include three buildings on the subject parcel, and a fourth building located on the adjacent property owned by Calibre and which is an integral part of this apartment project. The height of this barrier shall be determined by

the principle of shielding the "line-of-sight" from a noise source located eight feet above the centerline of Interstate 66 to the top of the operable window vent on each building within this area.

The height of this noise barrier and specifications of construction materials shall be in accordance with an acoustical engineering study, prepared by a qualified acoustical engineer. This study will be submitted to Fairfax County/OCP with the Final Site Plan for these buildings. It shall be the responsibility of the Applicant to provide relevant information to verify that the proposed measures will meet the above noted noise level criteria.

It is proposed that the construction of this noise barrier will consist of a combination of earth berms and an architecturally solid wood fence, or other such materials which will provide the desired shielding effect. This noise barrier will be maintained by the property owner.

Patton Harris
Rust and
Associates

Offer Statement
The Calibre Companies of VA
June 9, 1983
Page 4

B. All apartment buildings within 200 feet of the Interstate 66 right-of-way will be constructed of building materials which meet the Federal H.U.D. environmental criteria and standards, Title 24 CFR Part 51.

Applicant/Contract Owner:

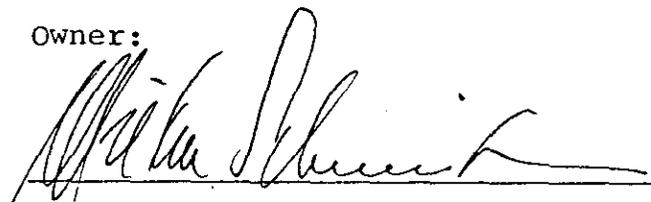


for the Calibre Companies of Virginia, Inc.

6/16/83

date

Owner:



for the Milton Company

6/17/83

date

Application Number PCA 76-P-104-1

Approved to the R-20 District

Total Number of Dwelling Units ~~150~~ Density 20 du/ac.

Building Floor Area N.A. Floor Area Ratio (FAR) N.A.

The Generalized/~~Conceptual/Final~~ Development Plan ~~was~~/was not proffered.

The following conditions were proffered and accepted pursuant to Virginia Code, Ann., Section 15.1-491(a) and shall further restrict the use of the property subject to the above referenced application:

- (1) see attached proffers
- (2) see proffer on R2-76-P-104