

March 6, 1986

DEVELOPMENT CONDITIONS
RZ 85-P-050
CALIBRE COMPANY OF VIRGINIA, INC., APPLICANT

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, the applicant agrees, contingent upon rezoning the subject property to PDH-20 and approval of the Development Plan showing 114 units, to develop the subject property in accordance with the following conditions:

1. Said development shall be in substantial accordance with the Conceptual Development Plan/Final Development Plan, Landscape Plan and architectural elevations dated November, 1985, and revised January 15, 1986.

2. The Applicant commits to providing highway noise attenuation methods in accordance with the recommendations of Polysonics engineers, contained in their report #2452, dated January 15, 1986. These methods are:

a. Provision of an earth berm and solid fence along the I-66 right of way, as shown on the Final Development Plan.

b. Window/wall construction as described in Polysonics report.

3. The Applicant will provide two means of general vehicular access for the residents of the subject property. The primary access shall be through the adjacent property of Calibre-Summit Square Limited Partnership, as shown on the Final Development Plan. As a potential secondary access, the Applicant will provide a stub street connection to parcel 32, which will connect to Borge Street if such access is deemed appropriate in the future, by the Board of Supervisors. Said secondary access shall not be via Flagpole Lane.

4. Applicant will maintain the existing driveway to Flagpole Lane as an emergency vehicle access to Flagpole Lane with a restrictive barrier on the subject property, which meets the Fire Marshall's standards, and applicant will maintain such access until an alternative secondary access to the site, satisfactory to the Fire Marshall, is made available, unless deemed unnecessary by Fairfax County.

5. Applicant agrees to initiate a request for vacation/abandonment for the dedicated right of way, adjacent to the subject property's northern boundary, contingent upon Fairfax County granting to the Applicant perpetual easements for the construction and maintenance of the proposed Flagpole Lane emergency access and for all necessary utilities and storm drainage.

6. Applicant commits to construct all units using the following energy conserving features, as listed in number eight of the development criteria: vapor barrier, sill caulking, perimeter slab insulation, exterior framing, double pane windows, insulated entrance doors, fiberglass insulation, R-30 attics, energy conserving fireplaces, and heat pumps.

7. Construction traffic will be restricted to the subject property's eastern access through Summit Square apartments.

8. Applicant will coordinate with the County Arborist to preserve existing mature vegetation in the transitional screening yard areas.

9. Applicant will provide 25 foot wide transitional screening yards, adjacent to Arrowood, Section 4, and Flint Hill Manor. These transitional yards will consist of landscaped berms, except for the area of the Flagpole Lane emergency vehicle access. The landscaping will be a mixture of evergreen and deciduous trees, with a minimum height of 8 feet at time of planting. The arrangement of plantings will be as shown on the Landscape Plan.

Applicant: CALIBRE COMPANY OF VIRGINIA, INC.

By: William F. Ostrander, Jr 3/6/86
William F. Ostrander, Jr Date
Vice President

Title Owner: Emmeline H. Pendleton 3/6/86
Emmeline Pendleton Date

Title Owner: Raymond S. Carter 3/6/86
Raymond S. Carter Date

Title Owner: Elizabeth G. Carter 3/6/86
Elizabeth G. Carter Date

FLYING DUTCHMAN

AT 1/4" LONG LINES
AT 1/4" CD OF VA

FLINT HILL MANOR
ZONED R-10 USE TOWNHOUSES

ARROWOOD SECTION 3
ZONED R-10 USE TOWNHOUSES

FLAGPOLE LANE (RTE #9800)
(60' R/W)

BOGGS STREET
(60' R/W)

EVERGREEN SQUARE
ZONED R-10 USE TOWNHOUSES

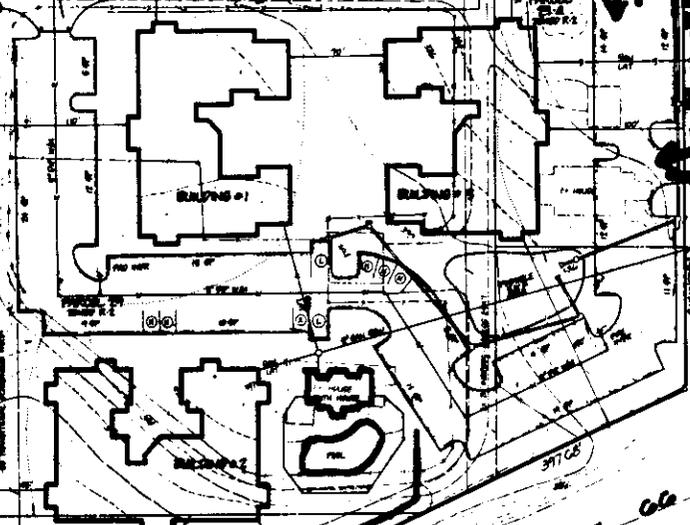
PARCEL 95
ZONED R-2
USE SUBSIDENTIAL
PLANNED R-20 B/L/A/C
APPROX 1/4
RANGE 6 BLACKTOP

THIS AREA TO BE SURFACED IN A MANNER ACCEPTABLE
TO THE FIRE DEPARTMENT. THE OBSTRUCTION TO FIRE FIGHTER
LANS TO BE LINED WITH FIREPROOF BRICK. FIRE ESCAPES
AND STAIRS BY ELEVATED VEHICLES SHALL BE GENERAL.
PUBLIC ACCESS TO BE PROVIDED. GRASSES TO BE MAINTAINED
AS ACCEPTABLE TO THE FIRE DEPARTMENT OFFICE

ARROWOOD SECTION 4
ZONED R-20 USE TOWNHOUSES

PARCEL 92
ZONED R-2
USE SUBSIDENTIAL
PLANNED R-20 B/L/A/C
RANGE 6 &
LEWIS L. PLANT

SUMMIT SQUARE APARTMENTS
APPROX 1/4
RANGE 6
ZONED R-20
USE 6 STORY APARTMENTS (OVER 100 UNITS)



NOTE: THE CONCRETE/STEEL FRAME SYSTEM (BUILT WITH SUMMIT SQUARE) WAS DESIGNED TO ACCURATELY ACCOMMODATE THE HYDRA BLANKET FROM THE SUBJECT DEVELOPMENT

NOTE: THE REARRANGEMENT OF THE PARCELS LIFT ON THE SUMMIT SQUARE PARCEL WALL, OTHER THAN THE SAME NUMBER OF ANY PREVIOUS OFFICE

NOTE: NECESSARY EASEMENTS FOR ADDRESS ERRORS TO BE RECORDED OVER THE SUMMIT SQUARE PARCEL

INTERSTATE ROUTE 66
(VARIABLE WIDTH)
WEST BOUND LANE

EMERGENCY VEHICLE ACCESS
TO FLARE LINE

