

PROFFERS

RZ 91-V-003

April 10, 1992

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 3 1992
ZONING EVALUATION DIVISION

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors approving a rezoning to the R-8 District and Generalized Development Plan, Applicant proffers the following:

A. Development Plan

1. Pursuant to Section 18-204 of the Fairfax County Zoning Ordinance, the subject property shall be developed in conformance with the Generalized Development Plan (GDP) showing 49 single family attached units and Landscape Plan prepared by Urban Engineering & Associates, Inc. and dated January 24, 1991, and revised through March 16, 1992.
2. Applicant reserves density credit in accordance with the provisions of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein.
3. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records and shall run to the benefit of the homeowners association and Fairfax County. The covenant shall be approved by the County Attorney prior to recordation. Each deed of conveyance to initial purchasers of lots shall expressly contain this use restriction and prospective purchasers shall be advised of this use restriction prior to entering any contracts of sale.

B. Transportation

1. At the time of site plan approval, or upon demand of Fairfax County or the Virginia Department of Transportation (VDOT), whichever first occurs, the Applicant shall dedicate 131 feet from the centerline of Richmond Highway (U.S. Route 1) along the subject property's frontage for public street purposes. Said dedication includes right-of-way necessary for the proposed service drive along Richmond Highway (U.S. Route 1). Applicant shall provide all ancillary easements necessary for the construction of road improvements to Richmond Highway. It is understood that the Applicant shall not be obligated to construct road improvements to Richmond Highway (U.S. Route 1).

2. At the time of site plan approval, or upon demand of Fairfax County or VDOT, whichever first occurs, Applicant shall dedicate 56 feet from centerline of realigned Telegraph Road along the subject property's frontage as depicted on VDOT plan #0611-029-303, C-50I for public street purposes. Said dedication accommodates the ultimate plans for the widening of Telegraph Road to six lanes. Applicant shall provide all ancillary easements necessary for the construction of improvements to Telegraph Road.

3. Upon site plan approval, Applicant shall escrow with the Department of Environmental Management (DEM) funds equivalent to an amount necessary to construct frontage improvements of curb and gutter along the subject property's Telegraph Road frontage as determined by DEM in coordination with the Applicant.

4. If Telegraph Road is not constructed as a divided facility prior to the issuance of a residential building permit for the subject property, Applicant shall construct right and

left turn lanes on Telegraph Road within the dedicated right-of-way, as approved by VDOT, up to a maximum of 200 feet in length with 100 foot tapers.

C. Environmental

1. On-site storm water detention shall be provided as generally shown on the GDP as approved by DEM and the Department of Public Works (DPW). The storm water detention facility shall be designed to Best Management Practice (BMP) standards for a minimum of 40% phosphorus reduction, which may necessitate minor engineering modifications in the proposed pond as shown on the GDP.

2. If required by DEM, the Applicant shall submit a geotechnical soils report which will conform to the guidelines set forth in the PFM of Fairfax County for review and approval by DEM as a part of the site plan review process. Construction plans for any improvements to be constructed on the property shall incorporate the recommendations of the geotechnical soils report as determined by DEM.

3. Applicant shall utilize building materials which shall have qualities to achieve a maximum interior noise level of 45 dBA Ldn. All units located within the 65-70 dBA Ldn highway noise impact contours within 385 feet from the existing centerline of Route 1 shall have the following acoustical attributes:

a. Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.

b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade, they shall have the same laboratory STC rating as walls.

c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA Ldn, noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, shall be provided for those outdoor recreation areas including rear yards located within the 70 dBA Ldn highway noise impact contours within 120 feet from the existing centerline of Route 1 that are unshielded by topography or built structures. Acoustical fencing or walls, if used, shall be architecturally solid from ground up with no gaps or openings. The structure employed must be of sufficient height to adequately shield the impacted area from the source of the noise.

4. Prior to final site plan approval, the Applicant shall submit a tree preservation plan for review and approval by the Urban Forester which shows limits of clearing and preserves trees as shown on the GDP. The Applicant shall use good engineering practices and reasonable techniques such as tree wells and retaining walls, not to exceed two feet in height, to preserve trees. In addition, the Applicant shall provide supplemental plantings in the tree save area in coordination with the Urban Forester. In the event the individual trees shown on the GDP to be saved fail to survive the issuance of the 45th Residential Use

Permit for the subdivision, such trees shall be replaced with appropriate replacement(s) in size, species and quantity in coordination with Urban Forester. Applicant shall retain easements through the tree save areas which shall be used for the location of utilities and storm drains. Utilities and storm drains shall be located and constructed in a manner to minimize disturbance and impact on existing trees in coordination with the Urban Forester.

D. Public Facilities

1. Prior to the issuance of any residential use permits, the Applicant shall provide an 8 foot wide Type I asphalt trail within a 12 foot wide public access easement on the property's Telegraph Road frontage as shown on the GDP, subject to the approval of VDOT and DEM.

2. Prior to the issuance of any residential use permits, the Applicant shall provide an 8 foot wide Type I asphalt trail within a 12 foot wide public access easement along the property's Richmond Highway/Route 1 frontage as shown on GDP, subject to the approval of VDOT and DEM.

E. Heritage Resources

Prior to any clearing and grading of the site, the Applicant shall conduct Phase I significance test by a qualified archeological resource firm in accordance with standard procedures provided by the County Archeologist. If a Phase II or Phase III archeological test is determined to be necessary, the Applicant shall retain a qualified archeological

resource firm to perform said test. The cost of all testing shall not exceed \$25,000.00. Using the approval date of the rezoning application as the base date, the cost limit of said testing will be adjusted according to the Construction Cost Index as published in the Engineering News Record by McGraw Hill. All tests shall be performed in accordance with standard procedures provided by the County Archeologist and all studies shall be reviewed by the County Archeologist. The Applicant shall grant permission to the County Archeologist or his agent to enter the property to evaluate the site, make any necessary tests and remove artifacts as long as such testing and removal does not unreasonably interfere with the Applicant's proposed construction schedule. The Applicant retains the rights to any artifacts or objects found on subject property.

F. Affordable Housing

The Applicant, in consultation with the Department of Housing and Community Development, shall contribute one percent (1%) of the estimated sales price of each of the 49 dwelling units approved by this application. This contribution shall be made to the Housing Trust Fund at the time of site plan approval for each unit as per Board of Supervisors policy adopted May 20, 1991.

G. Recreation

Upon the issuance of each Residential Use Permit, the Applicant shall contribute Five Hundred Dollars and no/100 (\$500.00) as a pro-rata share of a total contribution of

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ZONING EVALUATION DIVISION

Twenty-Four Thousand, Five Hundred Dollars and no/100 (\$24,500.00) to the Fairfax County Park Authority for renovation and/or facility development in Pohick Estates Park.

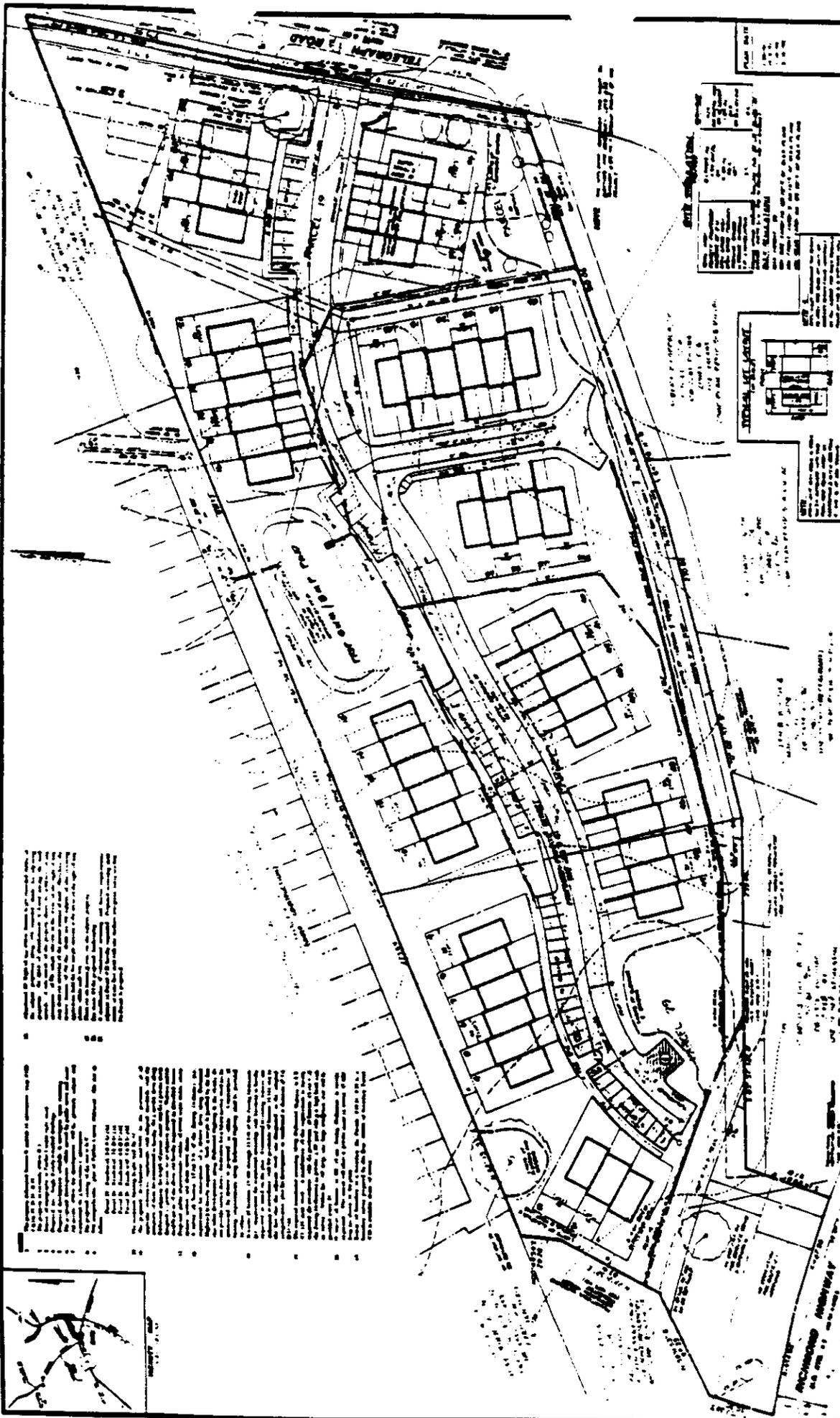
POHICK STATION LIMITED PARTNERSHIP

By: **POHICK STATION, INC.,**
General Partner

By: 
Robert Nichols

Its: Director, Pohick Station, Inc.


HARRIET L. CRAMPTON,
Owner, Parcel 20



1. THE GENERAL DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA. THE BOARD OF SUPERVISORS HAS THE HONORABLE DUTY TO PROTECT THE PUBLIC INTERESTS OF THE COUNTY AND TO ENFORCE THE ZONING ORDINANCES. THE BOARD OF SUPERVISORS HAS THE HONORABLE DUTY TO PROTECT THE PUBLIC INTERESTS OF THE COUNTY AND TO ENFORCE THE ZONING ORDINANCES. THE BOARD OF SUPERVISORS HAS THE HONORABLE DUTY TO PROTECT THE PUBLIC INTERESTS OF THE COUNTY AND TO ENFORCE THE ZONING ORDINANCES.

GENERAL DEVELOPMENT PLAN
PUBLIC LAYOUT
 PROJECT NO. 100-100-100
 PREPARED BY: URBAN ENGINEERING & ASSOC., INC.
 DATE: JAN. 1970



	URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS 1718 LITTLE RIVER TURNPIKE GLENDALE, MICHIGAN 48030 (734) 842-8000	SCALE: 1" = 100' DATE: JAN. 1970
	GENERALIZED DEVELOPMENT PLAN PUBLIC LAYOUT PROJECT NO. 100-100-100 PREPARED BY: URBAN ENGINEERING & ASSOC., INC.	SHEET NO. 1 OF 1 TOTAL SHEETS: 1