

PROFFERS

Application Number
77-L-051

I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned. More specifically, the generalized development plan prepared by Dewberry, Nealon, and Davis, dated August 26, 1977, as amended February 23, 1978, file number X-2610, is hereby proffered subject to the conditions set forth hereinafter, recognizing that reasonable modifications necessitated by final engineering or architectural studies, including, but not limited to recommendations for modifications suggested by the Fairfax County Geotechnical Review Board, should such recommendations be forthcoming, shall be permitted.

1. The applicant commits to a maximum of 336 townhouse units, or 2.67 units per acre, with no more than 95 townhouse units having access from Cannon Lane, as per the amended generalized development plan.
2. The applicant commits to submit the plan to the Geotechnical Review Board.
3. The applicant commits to provide buffers on the tract as per the amended generalized development plan as follows:
 - A. On the eastern side of the tract, a one hundred (100) foot buffer will be maintained inclusive of the private travelway which lies more or less parallel to the eastern boundary. On the northern side of the tract, a seventy-five (75) foot buffer will be maintained between the individual townhouse lots and the peripheral tract boundary. (On the western side of the tract the fifty (50) foot buffer as shown on the amended generalized development plan will be increased to seventy-five (75) feet between the individual townhouse lots and the peripheral tract boundary.) The five (5) end units currently in that buffer will be relocated within the project. (At the end of Dartmoor Lane, the new seventy-five (75) foot buffer will be increased to one hundred (100) feet as shown to scale on the amended generalized development plan.)
 - B. Wherever units proposed in the amended generalized development plan abut currently existing residential units; and pursuant to Section 30-18, 4-D of the screening and landscaping ordinance which provides that

wherever the existing vegetation does not accomplish the screening required by the ordinance, the applicant will screen plant in accord with the following planting schedule:

One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet every 5 linear feet or with approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet.

C. The applicant commits to expand the width of the buffer to be planted in the applicable areas from twenty-five (25) to fifty (50) feet. In no case, however, regardless of the size of the buffer between existing and proposed units will the width of the area to be planted exceed fifty (50) feet.

D. The applicant commits that the screen planting will be accomplished in three stages, after the conclusion of construction in each of the three major buildable areas.

E. Upon vacation of the temporary turn-around at the end of Dartmoor Lane by the appropriate government authorities, which temporary turn-around is within the property subject to these proffers, the applicant will remove existing asphalt, prepare the ground for planting, and screen plant in accord with the planting schedule contained herein.

F. It is understood that in all buffers, all construction as is necessary for and to implement the proffered development plan as amended, including construction necessary for all utility extensions, will be permitted.

4. The applicant commits to provide a method of emergency access to the site from Upland Drive, provided that the provision of such emergency access is achievable within the existing Upland Drive right-of-way or on the subject site. The emergency access shall consist of a gravel base overlaid with soil and planted with grass. A barrier will be placed at the edge of the property line.

5. The applicant commits to dedicate right-of-way on Franconia Road to forty-five (45) feet from center line and construct road widening to thirty-two (32) feet from the center line with curb, gutter, and sidewalk/trail for full frontage to the extent that such improvements are achievable within the existing right-of-way or that right-of-way to be dedicated from site frontage.

6. The applicant commits to dedicate to the Fairfax County Park Authority such open space as is shown in the northeast section of the amended generalized development plan subject to the provision of necessary easements required for all utilities and such other construction that is necessary for development. This construction may include, but not necessarily be limited to, provision for siltation and erosion control facilities as well as provisions for storm water management facilities. The exact amount and location of such open space shall be refined at the time of the site plan submission and shall approximate forty-eight (48) acres.

7. The applicant commits to construct the following recreation facilities in accord with NRPA standards as adopted and accepted by the Fairfax County Park Authority.

A. The trails in the open space to be dedicated to the Fairfax County Park Authority as shown in the amended generalized development plan.

B. Two tot lots in the homeowners open space.

C. Two tennis courts on either the homeowners open space or the dedicated open space.

D. A trail along the property's Franconia Road frontage in accord with the Countrywide Trails Plan as has been provided for in item five (5) above.

8. During construction, the applicant commits to provide sedimentation ponds for siltation and erosion control where necessary. Efforts shall be made to retain as much of the vegetation as possible in the area proposed for development to prevent siltation and erosion.

9. The applicant commits to provide at its expense regulation street signs that are necessary to clarify the allocation of right-of-way at each of the intersections on the public cul-de-sacs.

10. The applicant commits to limit heavy equipment construction traffic to those areas having direct access from Franconia Road. No use of any other residential street shall be allowed, except on prior approval of the County.

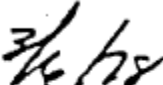

11. The applicant commits that the style and façade of the homes shall be compatible with surrounding communities. In addition the sides of the six (6) homes facing the property line adjacent to Dartmoor Lane will be treated architecturally so that it appears that they are the fronts of the homes. The three (3) homes closet to Dartmoor Lane will have their main entrances on the Dartmoor side.

12. The applicant commits that privacy fences facing the buffer zone shall be in accord with the County's screening and landscaping ordinance.

13. The applicant commits to consider the use of porous asphalt for parking lots and shall consider energy conservation methods.

14. The applicant commits that the side of individual townhouse units adjacent to single family homes shall be limited to two and one-half stories above ground.

15. The applicant commits that the final site plan shall be returned to the Planning Commission for review.

	
Date	William E. Welsh Vice President Lehigh Realty Company