

AMENDED PROFFERED DEVELOPMENT CONDITIONS

PCA 86-S-083-05

November 9, 2012

Pursuant to Virginia Code § 15.2-2303(A), the owner of the property which is the subject of proffered condition amendment application PCA 86-S-083-05 proffers that if PCA 86-S-083-05 is approved by the Board of Supervisors, development of the property shall conform substantially with the following Amended Proffered Conditions, and that except as modified by these Amended Proffered Development Conditions, the Proffered Development Conditions dated April 23, 1987 (RZ 86-S-083) and Amended Proffer Development Conditions dated December 8, 1994 (PCA 86-S-083-2) shall remain in full force and effect:

The existing proffers in Section D Village Center of the Proffered Development Conditions dated April 23, 1987, as modified by the Amended Proffer Development Conditions dated December 8, 1994 are hereby further modified as follows:

2. Uses Excluded. The following uses are not to be included in the Village Center.

- a. Quick service food store (Seven Eleven/High's Hop-in)
- b. Video Arcade
- c. Freestanding Fast Food Restaurants
- d. ABC stores or off-premises restaurant ABC sales
- e. Drive throughs (except drive-in financial institutions)
- f. Gas station and vehicle service establishment
- g. Laundromat
- h. Cinemas
- i. Kennels
- j. Auto parts store, e.g. Trak, Hi-Gear
- k. Major appliance store
- l. Warehouse/factory second apparel
- m. Freestanding video rental store, e.g. Erols
- n. Fast food restaurants within the existing three-story professional office building at the southern end of the shopping center.

5. Hours of Operation shall be limited to from 6 a.m. to 10 p.m., except for restaurants, medical clinics and two freestanding drive-in financial institutions.

6. Traffic. Traffic circulation shall be in general conformance with the GDP. No entrance to the Village Center will be provided opposite Stone Crossing Court. Crosswalks are to be provided at Stone Range Drive and signalized intersections. Drive-in windows for the freestanding Drive-in-Financial Institutions require special exception approval. An off-site entrance to the Village Center shall be provided through the proposed church site in general conformance with Exhibit V-1 subject to final engineering. Public access easements will be provided over travelways on both the CDP and GDP.

7. Development Plan. The development of the Village Center shall be in general conformance with the GDP prepared by Dewberry & Davis revised thru March 4, 1987. In addition, minor deviations to the sizes, dimensions, and locations of buildings shown on the GDP may occur with final architecture and engineering design. This includes a possible relocation of the freestanding bank and future drive-in window to the northern end of the shopping center. (The drive-in window will require a separate special exception approval.) In addition, a freestanding bank with a drive-in window may be provided on the southern end of the shopping center. (The drive-in window will require special exception approval.)

8. Square Footage. The Village Center shall be limited to a maximum of 135,000 square feet of retail, which includes two banks (either freestanding or attached to the northern end of the shopping center and a freestanding bank on the southern end of the shopping center) and any restaurants; and a maximum of 14,800 square feet doctors' offices and other permitted non retail uses.

The existing proffers in Section L Additional Proffered Conditions Related to C-6 Zoned (Village Center) Area of the Proffered Development Conditions, dated April 23, 1987, is hereby modified as follows:

1. Plantings in addition to those shown on the Landscape Plan dated November 12, 1986 (revised 3/9/87) will be provided within areas A, B and C on the attached subject to approval of the County Arborist. Area A will include intermittent planting of small evergreens throughout (subject to approval of utility easement holder), and area B will incorporate additional secondary shade trees. Area C will incorporate small ornamentals incorporated as base or box plantings behind the building, where feasible consistent with loading requirements, as shown at time of site plan. The requirement for a berm on the southern end of the site, on the site's border contiguous to Tax Map Parcel 54-1((17)) D, is hereby deleted.

Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

**Owner Tax Map 54-1 ((17)) Parcel E**

SAUL HOLDINGS LIMITED PARTNERSHIP

By: Saul Centers, Inc., General Partner

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Applicant**

BRANCH BANKING AND TRUST COMPANY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_