PROFFERS

PCA 2012-MV-001

January 29, 2014

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Woodlawn Hospitality, LLC (hereinafter referred to as the "**Applicant**"), for itself, its successors and assigns in PCA 2012-MV-001-01, filed for property identified as Tax Map reference 101-3 ((1)) 96 (hereinafter referred to as the "**Application Property**") hereby reaffirms the proffers dated July 31, 2012 approved with RZ 2012-MV-001 with the following amendments:

AMEND:

1. GENERALIZED DEVELOPMENT PLAN

a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "**Zoning Ordinance**"), development of the Application Property shall be in substantial conformance with the GDP, consisting of eight (8) sheets prepared by Bohler Engineering, dated August 13, 2013, as revised through December 27, 2013.

b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout and building footprint at the time of site plan submission based on final engineering and utility locations, provided that the changes are in substantial conformance with the GDP, and there is not substantial decrease to the amount of open space, setbacks, or distances to peripheral lot lines as dimensioned on the GDP.

c. The architecture and building materials and colors of the building shall be in substantial conformance with Sheet 6 of 8 of the GDP entitled "Exterior Building Elevations."

d. Maximum building height shall not exceed 57 feet 6 inches to the top of the parapet. Maximum Floor Area Ratio shall be 0.63.

AMEND:

4. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the GDP. Dedication shall be made at time of site plan approval, or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct a 10-foot wide concrete trail frontage improvements to Richmond Highway, a 5-foot wide concrete sidewalk along Woodlawn Court, and a 5-foot wide concrete sidewalk from the proposed 10-foot wide concrete trail to the existing 5-foot wide sidewalk adjacent to Richmond Highway, as shown on the GDP/SEA Plat. Said frontage improvements shall be constructed concurrently with the development of the application property.

c. Prior to site plan approval, an interparcel access easement shall be provided along the western property line of the Subject Property as generally shown on the GDP. The final location of the interparcel access shall be determined at time of site plan approval. Said easement shall be in a form as reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax Count Land Records. The Applicant shall cooperate, at no cost, with the relocation of said easement, if necessary, upon redevelopment of the adjacent property identified among the Fairfax County tax map records as 109-2 ((1)) 24. The final location of the easement shall not interfere with the Applicant's established traffic circulation pattern.

d. Prior to site plan approval, a public access easement shall be provided from Woodlawn Court through the internal travel aisles to the inter parcel access.

e. The Applicant shall construct a left turn lane on Richmond Highway onto Woodlawn Court as shown on the GDP to VDOT specifications, as determined by VDOT.

f. Subject to VDOT and DPWES approval, the Applicant shall construct a travel aisle connector to the Richmond Highway service drive as shown on the GDP. At such time that the ultimate widening of Richmond Highway occurs and the service drive connection is closed, the Applicant shall construct the remaining segment of the 10 foot wide concrete trail to the property line.

AMEND:

6. LANDSCAPING

a. The Applicant shall provide landscaping on the Application Property as generally shown on the GDP/SEA Plat, subject to VDOT approval for street trees located within the Richmond Highway right-of-way. All deciduous trees planted on the Application Property shall have a minimum of two (2) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. In the event that VDOT does not approve street trees located within the Richmond Highway right-of-way, the Applicant shall provide a combination of shrubs and landscaping in the alternative, subject to review of Urban Forest Management Division (UFMD) and approval by VDOT. The Applicant shall provide shrub plantings on top of the proposed retaining wall along the western boundary of the property as depicted on sheet 4 of the GDP/SEA Plat and subject to approval by UFMD.

b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.

c. The Applicant shall submit a detailed landscape plan as part of the site plan submission for review and approval by UFMD. The Applicant shall utilize native species where possible as coordinated with UFMD.

WOODLAWN HOSPITALITY, LLC

By: _____
Amit N. Patel, Manager