

PROFFER STATEMENT

Rezoning Application No. 80-L-047

If the subject property is zoned to the R-12 District, pursuant to Section 15.1-491(a) of the Code of Virginia of 1950, as amended, the undersigned owner proffers that the development of the subject property shall take place substantially in accord with the following terms and conditions:

1. A maximum of 197 units will be provided on the site.
2. The Worthington Woods Homeowners Association will be separate from the Southgate Woods Homeowners Association. Should the two associations wish to merge at a later date, they may do so without County approval.
3. The private streets in Worthington Woods will not connect with the private streets in Southgate Woods without prior written agreement between Worthington Woods Homeowners Association and Southgate Woods Homeowners Association. Pending such agreement, the curb and gutter for such streets may be connected, but the pavement will stop ten feet from the boundary between the two subdivisions (planting and a traffic barricade, satisfactory to the Director of the Department of Environmental Management, shall be placed in the ten-foot strip).
4. There will be no construction traffic through Southgate Woods, including the present segment of Whernside Street.
5. Parcel B, as shown on the Generalized Development Plan, will be dedicated to the Board of Supervisors or other appropriate public agency. A four-foot wide trail easement will be provided connecting Pohick Estates Park with Parcel B. A multi-use court, small picnic area and tot lot will be provided on Parcel B. Placement of these facilities will be coordinated with the Fairfax County Park Authority. A four-foot wide natural surface trail will be constructed within the trail easement to be provided between Pohick Estates Park and Parcel B.
6. If a pool is provided in Worthington Woods, subject to agreement by the Worthington Woods

Homeowners Association, residents of Southgate Woods will be permitted to join and use the pool under appropriate terms and conditions.

7. A minimum of 12 medium evergreen trees with an ultimate height of 20 to 40 feet shall be provided as screening in the general locations shown on the Generalized Development Plan.
8. Improve Telegraph Road by dedicating right-of-way 40 feet from centerline and construction of road widening to 32 feet from the centerline with curb, gutter and sidewalk along the site frontage.
9. Construct Whernside Street in the same manner as it exists through Southgate Woods to Pohick Road, subject to approval by the Department of Environmental Management and VDH&T. Provide 10 foot peripheral planting strips on both sides of Whernside Street and provide other peripheral interior planting requirements.
10. The final site plan shall be returned to the Planning Commission for approval in accordance with applicable laws.

DATE: June 30, 1980

MAYWOOD BUILDING CORPORATION

By: Charles Awret, pres.
Charles Awret, President