PROFFER STATEMENT

RE: PRA #PLN2009-00022, Rippon Center
Record Owner: KP Big Crest Lane, LLC
Property: GPINs 8390-89-8533 and 8390-89-3734
Woodbridge Magisterial District
11.04 Acres PMR, Planned Mixed Residential
Date: February 10, 2011

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto on the subject Property. In the event the above referenced rezoning is not granted as applied for by Applicant, these proffers shall be withdrawn and are null and void, and the proffers associated with REZ #2006-00098 shall remain in full force and effect. The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

References in this Proffer Statement to plans and exhibits shall include the following:

1. Master PMR Zoning Plan – Rippon Center, prepared by Urban Ltd. and dated June 2008, last revised February 3, 2011, consisting of the following sheets:
   a. Land Use Plan ("Land Use Plan")
   b. Transportation & Utility Plan ("Transportation Plan")
   c. Open Space & Landscape Plan ("Open Space Plan")

   All development on the Property shall be in substantial conformance with the above referenced plans. Minor modifications, including the exact location of travelways, roads, building locations and community amenities configuration, shall be determined at the time of final site/subdivision plan.

2. "Conceptual Elevations – Rippon Center, prepared by The Preston Partnership LLC and dated March 16, 2010 ("Building Elevations")

3. "Rippon VRE Station Parking Scheme", prepared by Walker Parking Consultants and dated August 24, 2009 ("VRE Parking Scheme Plan")

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TRANSPORTATION

1. Rippon Boulevard

a. Provided that all necessary Virginia Department of Transportation ("VDOT") and Prince William County ("County") approvals are obtained, the Applicant shall provide, within existing right of way, three lanes along the frontage of the Property. Said improvements shall include one westbound lane and two eastbound lanes along the frontage of the Property. Said improvements shall be provided in the form of construction of pavement and/or striping of existing pavement, shall be shown on the first final site plan for the Property, and shall be constructed as a part of said site plan.

b. If requested by the Virginia Department of Transportation (VDOT) or Prince William County and provided all necessary approvals are obtained, the Applicant shall install stop signs at the intersection of Rippon Boulevard and Farm Creek Drive as required. Said stop signs shall be shown on the first final site plan submitted for the Property and shall be installed in conjunction with the improvements shown on said site plan.

c. If requested by the County and VDOT at any single time during the development of the Property, the Applicant shall conduct a traffic signal warrant study for the intersection of Rippon Boulevard and Farm Creek Drive and shall submit said study to the County and VDOT for review and approval. In the event the warrant study concludes that a traffic signal is warranted at said intersection, and if so requested by the County and VDOT and not otherwise provided in connection with the construction of other developments in the area, the Applicant shall be responsible for the provision and installation of said signal, at no cost to the County or VDOT. In the event said signal is not warranted based on the warrant study, the Applicant shall have no further obligation with reference to said signalization.

d. At the request of and subject to approval by VDOT and/or Prince William County, the Applicant shall stripe the existing pavement within the existing right of way from the entrance to Land Bay 2 on Rippon Boulevard to the western boundary of the property identified with Prince William County Geographic Parcel Identification Number 8390-77-8069 in such a fashion resulting in four (4) lanes.

e. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $500,000 to be used for the design and construction of improvements to Rippon Boulevard. Said contribution shall be made in two payments as follows:

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2. If required and approved by the County at the time of final site plan, the Applicant shall provide a left turn lane at the entrance to Land Bay 1 on Farm Creek Drive. Said turn lane, if required, shall be shown on the final site/subdivision plan for Land Bay 1 and may be provided in the form of striping of existing pavement.

3. Subject to proffers #3.a and #3.b below, Applicant shall make a per unit monetary contribution to the Prince William Board of County Supervisors in the amount of $5,258.00 per multi-family unit constructed on the Property to be used for transportation improvements. The proffered monetary contributions shall be applied to capital projects in the area of the subject rezoning that are identified in the Capital Improvement Program, 6-year road plan or other capital improvements projects adopted by the Board. The Board may also budget and appropriate these contributions or portion thereof to other specific capital projects. Said contribution shall be paid prior to issuance of building permits and shall be based on the total number of residential units for which the building permit is being issued. This obligation is additionally subject to modification as set forth in proffer #4.a below and as further specified as follows:

a. Applicant shall not be obligated to make the per unit monetary contribution for Land Bay 2 units to obtain building permits if Applicant develops Land Bay 2 prior to the Prince William Board of County Supervisors ("Board") electing to execute the Agreement referenced in proffer #4.a below. If the Board elects not to execute the Agreement after Applicant has commenced construction of Land Bay 2, payment of the Land Bay 2 per unit contribution shall be made as set forth in proffer #3.b below.

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1 This payment was made on 10/02/06 (Prince William County Receipt #2007009858).
2 This payment was made on 9/2/10 (Prince William County Receipt #2011006206).
b. If, after development of Land Bay 2, Applicant is ready to proceed with development of Land Bay 1 (which triggers the obligation to construct the VRE garage), and the County and/or VRE have determined that they do not want the VRE garage constructed, the Applicant shall have no further obligation to construct the VRE garage. In such event, upon receipt of written notice from the County and VRE, within sixty (60) days of said notice, Applicant shall make the per unit monetary contribution based on the total number of units then constructed in Land Bay 2.

Further, in such event, Applicant shall make the per unit monetary contribution for the units in Land Bay 1. Payment shall be made prior to the issuance of residential building permits for Land Bay 1. Said contribution shall be based on the total number of units for which the building permit is being issued.

4. Virginia Railway Express ("VRE") Parking Spaces

a. In lieu of the transportation contribution recommended by the Policy Guide for Monetary Contributions as set forth in proffer #3 above and provided all necessary approvals are obtained, including the execution of the Agreement with the County dated March 15, 2011 and incorporated herein by reference and all approvals as set forth therein, the Applicant shall construct a parking garage on the County owned property on which the current parking lot for the Rippon VRE Station is located. The layout of the parking garage, surface parking and on-site circulation shall be as generally shown on the VRE Parking Scheme Plan, or as otherwise may be agreed to by the Applicant and VRE. Said parking garage and associated on-site circulation and surface parking shall be constructed prior to or concurrent with the construction of the first building in Land Bay 1.

b. The parking garage shall include the design and functional elements set forth below:

(1) The parking garage shall accommodate a minimum of 600 parking spaces, to include parking for motorcycles as requested by VRE at the time of site plan, plus the on-site circulation and a minimum of 175 surface parking spaces as generally shown on the VRE Station Parking Scheme, or as otherwise agreed to by the Applicant and VRE, and as approved by the County.

(2) The parking garage shall be constructed with precast spandrel panels with integral color (buff) and a light sandblast finish on the exterior face. Any stair towers shall have roofs that generally match the existing VRE station roof in material, form and color. The entrances to the garage shall have decorative iron work at the spandrel panel above the entrance, painted to match the stair tower roofs.

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(3) The parking garage shall include two (2) elevators in the southeast corner of the garage.

(4) Bicycle rack(s) to accommodate a minimum of nine (9) bicycles shall be provided in the parking garage. Said bicycle rack(s) shall be fastened to the concrete inside the first level of the parking garage at the corners, with the exact location to be determined at the time of site plan. This obligation may be satisfied by relocating any existing bicycle racks located at the VRE station at the time the garage is constructed. In the event new racks are installed, such racks shall be of a wave or ribbon-type loop rack or similar style, or a style mutually agreed to by the Applicant and VRE.

c. Until such time that the parking garage is constructed and available for use, the Applicant shall allow VRE to continue to use the surface parking spaces in Land Bay 1 on a lease basis having the same terms and conditions as the existing lease except that the Applicant shall have the right to an annual increase in rent of two percent (2%) per year.

d. Upon construction of the parking garage and the spaces being available for commuter use, the temporary surface parking lot in Land Bay 1 may be removed and the Applicant shall have the right to develop Land Bay 1 in accordance with the approved zoning.

e. With reference to the obligations to VRE as set forth above in this proffer #4, modifications may be made to specific provisions, details and commitments as mutually agreed to by the Applicant and VRE.

f. In conjunction with the provision of the parking garage, the Applicant shall work with representatives of VRE to develop an interim parking and construction staging plan that allows for some of the existing surface parking spaces in the VRE parking lot on the County owned property (GPNs 8390-88-6844 & 8390-88-9871) to continue to be used by VRE customers during construction of the garage to the extent feasible from a safety, engineering and practical standpoint. The feasibility of an interim parking plan shall be addressed at the time the final site plan for the garage is submitted to the County.

5. At the time the site plan is filed for the VRE station parking garage, the Applicant shall contact representatives of the Potomac and Rappahannock Transportation Commission ("PRTC"), or other bus company providing public bus service in the County, to determine whether there are plans to provide bus service to the Rippon VRE Station. In the event there are plans to provide such service and subject to approval of the County, the Applicant shall provide a bus shelter on the site of the VRE station parking garage in a location proximate to the kiss and ride area.

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USES AND SITE DEVELOPMENT

6. The maximum number of residential units constructed on the Property shall not exceed 550 units.

7. The maximum height of all buildings, including parking structures, constructed on the Property shall be seventy feet (70'), exclusive of parapet walls and rooftop equipment. The residential buildings shall be a maximum of five (5) stories.

8. The Applicant shall construct a minimum of 47,000 square feet of nonresidential gross floor area (gfa) on the Property. Said nonresidential gfa shall be constructed in Building A, Land Bay 1, and shall be a maximum of 17,000 square feet of retail space and a minimum of 30,000 square feet of employment/office space. For purposes of this proffer, employment uses shall include the following: data and computer services; medical and dental offices or clinics; offices; brokerages; professional services such as lawyers, engineers, accountants; financial institutions, research and development (non-hazmat); hotel; business, professional and trade schools, colleges and university; trade or convention center, business equipment sales and servicing; packaging center; artist and photographer studios; art galleries; civic clubs; governmental agencies; and other uses determined by the Planning Director and the Director of Economic Development to be bona fide employment uses and/or whose primary customers are businesses, consistent with the goals of the Economic Development Plan. First floor or ground floor retail uses shall be allowed as permitted and regulated in the B-1, General Business District. At the time the site plan is filed for Land Bay 1, Building A and Building B shall be shown on said site plan for approval. Construction of Building A shall commence prior to or concurrent with construction of Building B. Once construction has commenced on Building A, the Applicant shall diligently pursue completion of the building.

9. Handicapped parking spaces shall be provided in connection with development of the Property in accordance with the Prince William County Design and Construction Standards Manual.

10. At the time the existing VRE parking lot located on the Property is removed, the removed materials shall be disposed of properly in accordance with applicable county, state and federal regulations.

11. Vehicular and pedestrian access shall be maintained at all times during development of the Property to ensure continuous public access to the VRE commuter rail station and parking lot on the County owned property located adjacent to the Property.

12. The Applicant shall post the Property during development to require all construction traffic to access the Property from Farm Creek Drive via Featherstone Drive so as to discourage construction traffic on Rippon Boulevard.

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13. The easternmost entrance to Land Bay 1 through the County owned property (GPNs 8390-88-6844 & 8390-88-9871) as shown on the Land Use Plan shall be for emergency access purposes only and said entrance shall be signed for emergency access.

COMMUNITY DESIGN

14. All development on the Property shall be in substantial conformance with the layout set forth on the Land Use Plan. Minor modifications, including the exact location of travelways, roads, building locations and community amenities configuration, shall be determined at the time of final site/subdivision plan. More substantial variation from the Land Use Plan may be approved by the Planning Director, or his designee, provided the integrity of the overall site layout is not compromised.

15. The architectural style, design and materials of the buildings constructed on the Property shall be in substantial accordance with the Building Elevations, except as may be modified pursuant to proffer #14 above. Minor modifications shall be permitted to building features such as, but not limited to, the number, location and dimensions of windows and balcony tiers in order to accommodate the mix of units in each building, building and garage locations, canopies, and the like. Compliance with this proffer shall be evidenced with the submission to the Planning Office of building elevations at least two weeks prior to the issuance of the building permit.

16. The Applicant shall provide pedestrian connections between the residential and nonresidential uses on the Property and a connection to the VRE station via the Potomac National Heritage Scenic Trail (PNHST), and such connections shall be shown on the respective final site plans.

17. Landscaping shown on the final site plans shall include drought resistant species, and indigenous species or species appropriate to the location and climate of the area and landscaping shall be shown on each final site plan.

18. The Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 et seq of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

19. Trash dumpsters on the Property shall be screened utilizing materials compatible with those utilized on the buildings served by the dumpsters.

20. The layout and design of all street furniture (by way of example and not limitation, street furniture may include seating, lighting, trash receptacles and the like) located along the public walkways along the frontages of the Property shall be shown on the final site/subdivision plan for each section of walkway and shall be approved by the Planning Director, or his designee, such approval not to be unreasonable withheld.

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21. As a condition of the issuance of a building permit release letter, the Applicant shall incorporate acoustical measures into the design, materials and construction techniques used for the units which are projected to be impacted by railroad noise, hereby defined as those units having levels projected to be greater than 70 dBA within the units without acoustical measures, in order to help reduce interior noise to a one hour average level not to exceed 45 dBA.

PARKS AND RECREATION

22. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $2,679.00 per residential unit constructed on the Property to be used for parks and recreation facilities. Said contribution shall be made prior to and as a condition of the issuance of the building permit for each building or portion of a building constructed on the Property and the amount paid shall be based on the number of units in each building or portion of a building.

23. Applicant shall provide recreational amenities for the residential units located on the Property, said amenities to include, at a minimum, a swimming pool, business center and fitness center. Said amenities shall be shown no later than on the final site plan for Building B, Land Bay 1, or as otherwise applicable.

24. The Applicant shall construct the Potomac Heritage National Scenic Trail through the Property and, subject to approval of the owner of the adjacent parcels (GPINs 8390-88-6844 and 8390-88-9871) in accordance with the Agreement with the County dated March 15, 2011 and incorporated herein by reference, off-site to the VRE station in the location and of a width as generally shown on the Transportation Plan. Subject to the approval of VDOT and the County, construction of said trail shall include the provision of a painted crossing of Farm Creek Drive and the installation of Pedestrian Crossing signs on Farm Creek Drive. Said trail shall be constructed of concrete and/or asphalt. The Potomac Heritage Trail shall be shown on the final site plan for each building in Land Bay 1 and shall be constructed at the time the building located adjacent to each segment of the trail is constructed. The off-site portion of the trail shall be constructed at the time of construction of Building B. The Applicant shall grant a public access easement on the Property to the County to allow for access and use of said trail by the general public. Maintenance of the said trail (both the on-site and that portion of the off-site trail located immediately adjacent to and running parallel to Building B, subject to County and/or VDOT approval) shall be the responsibility of the Applicant.

25. Subject to the approval of VRE and the County, the Applicant shall be responsible for the cost and installation of up to ten (10) signs reserving up to a maximum of ten (10) VRE parking spaces provided pursuant to proffer #4 above specifically for visitors to the Potomac Heritage National Scenic Trail and the Featherstone National Wildlife Refuge, the location of said spaces to be determined by VRE and the County.
26. The Applicant shall construct an extended platform with stairs and ramp from the VRE station platform east of the tracks to the ground located immediately adjacent to the platform, as generally shown on Attachment C, in order to help facilitate pedestrian access to the Featherstone National Wildlife Refuge. Access stairs off the back of the Rippon VRE platform shall be built using concrete and steel and applicable building codes shall apply. Plans for the stairs/ramp shall be approved by VRE prior to construction. The Applicant's obligation to file a site plan reflecting this improvement and to construct said improvement is contingent upon the County or others obtaining all required approvals and/or permits for such improvement and access.

ENVIRONMENTAL

27. Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the issuance of the first land development permit for each plan and shall be based on the acreage reflected on each such approved plan.

LIBRARIES

28. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $381.00 per residential unit constructed on the Property to be used for library purposes. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each building or portion of a building constructed on the Property and the amount paid shall be based on the number of units in each said building or portion of a building.

FIRE & RESCUE

29. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $510.00 per residential unit constructed on the Property and a contribution of $0.56 per square foot of nonresidential gross floor area ("gfa"), excluding parking garages, to be used for fire and rescue purposes. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each building or portion of a building constructed on the Property and the amount paid shall be based on the number of units in each residential building or portion of a building and the gfa in each nonresidential building or portion of a nonresidential building.

30. Each residential building constructed on the Property shall include at least one elevator large enough to accommodate a standard hospital gurney lying flat plus emergency personnel. Such elevator shall be shown on each building plan prior to the issuance of the building permit. The obligation created hereby shall be reflected with a note on all final site/subdivision plans for any buildings on the Property.
31. The Applicant shall provide the Police Department with "field office" facilities to be located in the first level of retail space in Building A. The "field office" facilities shall consist of a maximum of 1,500 square feet of gross floor area and shall include finished space for two (2) offices, two (2) bathrooms, a storage room and a conference room. The "field office" space shall be provided at no cost to the Police Department. All operational expenses (i.e., real estate taxes, utilities, common area fees, etc.) shall be the responsibility of the Applicant or an owners association established for the development. The Police Department shall be responsible for any expenses incurred in connection with interior improvements and/or alterations after initial occupancy by the Police Department.

32. The Applicant shall provide a minimum of four (4) and a maximum of six (6) parking spaces as determined by the Police Department either adjacent to Building A or in the adjacent parking structure. Said spaces shall be for the exclusive use of the Police Department. The "field office" space and associated parking spaces shall be shown on the final site plan for Building A and shall be available no later than at the time construction of the said building is completed and an occupancy permit is issued for fifty percent (50%) of the cumulative net floor area constructed in Building A.

SCHOOLS

33. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $2,342.00 per residential unit constructed on the Property to be used for school facilities. Said contribution shall be made on a per unit basis prior to and as a condition of the issuance of a building permit for each building or portion of a building constructed on the Property and the amount paid shall be based on the number of units in each said building or portion of a building.

AFFORDABLE HOUSING

34. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $250.00 per residential unit constructed on the Property to be used for the Housing Preservation and Development Fund. Said contribution shall be paid prior to and as a condition of the issuance of a building permit for each building or portion of a building constructed on the Property and the amount paid shall be based on the number of units in each said building or portion of a building.
WATER AND SEWER

35. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property.

36. Acceptance and approval of this rezoning application by the Board of County Supervisors authorizes extension and construction of water and sewer lines and facilities necessary to serve this property pursuant to the Virginia Code Section 15.2-2232 and the Prince William County Code Section 32-201.13.1. The general locations of these facilities are as shown on the Transportation & Utilities Plan with the exact locations to be determined based on final engineering and as approved by Prince William County.

MISCELLANEOUS

37. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Prince William Board of County Supervisors ("Board") after eighteen (18) months following the approval of the previous rezoning (REZ #PLN2006-00098) on July 11, 2006 shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor. At the time any such contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of said rezoning (said adjusted date being January 11, 2008) to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, noncompounded.

WAIVERS/MODIFICATIONS

38. Modification of Section 250.31 of the Zoning Ordinance and Sections 802.11 and 802.12 of the DCSM to waive all internal buffers between uses on the Property, to waive the buffer around any community recreation amenity, and to modify the buffer between the Property and the adjacent properties to the north (identified with GPINs 8391-80-9705), the west (identified with GPIN 8390-88-1569), the east (identified with GPINS 8390-89-5889 and 8390-98-9871) and the south (identified with GPINs 8390-88-6844 and 8390-98-9871) as shown on the Open Space Plan.

39. Pursuant to Sections 700.25 and 306.12(3) of the Zoning Ordinance, modified development standards for the mid-rise residential buildings (Housing Type H) are approved. The modified development standards are set forth on Attachment A.

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Signed

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40. Pursuant to Sections 700.25 and Sections 401 and 402 of the Zoning ordinance, modified development standards for the office and commercial retail building, as applicable, are approved. The modified development standards are set forth on Attachment B.

41. Waiver of Section 306.10 of the Zoning Ordinance to allow one housing type on the Property.

42. Waiver of Section 602.07.E & K of the DCSM to allow a waiver of right and left turn lanes at site entrances and to reduce the minimum separation between entrances on Farm Creek Drive.
KP Big Crest Lane, LLC, a Delaware
Limited Liability Company

By: KETTLER Riverside Parke, LLC,
a Virginia limited liability company,
its Managing Member

By: Robert C. Kettler, Manager

By: Richard W. Hausler, Manager

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David J. MacKelligon
Signed

3-15-2011
Date

OFFICE OF PLANNING
ATTACHMENT A
MID-RISE RESIDENTIAL BUILDINGS
LAND BAYS 1 & 2

EXISTING/PROPOSED ZONING DISTRICT: PMR URBAN HIGH
[LAND BAYS 1 AND 2]

MIN. LOT AREA / UNIT (>46 UNITS): 900 SF
PROPOSED LOT AREA / UNIT (>46 UNITS):
*ASSUMES A MAXIMUM OF 320 UNITS IN LAND BAY 2
700 SF*

MAX. LOT COVERAGE: 75%
PROPOSED LOT COVERAGE: +

MAX. BLDG. HEIGHT ALLOWED: 100'
MAX. BLDG. HEIGHT PROPOSED: 100'

MIN. SETBACK FROM STREET TO DWELLING: 35'
PROPOSED SETBACK FROM PUBLIC STREET R/W:
12'++
PROPOSED SETBACK FROM F.O.C. OF PRIVATE ACCESSWAYS
6'++

MIN. PARKING SETBACK TO DWELLING:

PROP. PARKING SETBACK TO DWELLING:

MIN. SIDE SETBACK: 25'
PROP. SIDE SETBACK: 12'++

MIN. REAR SETBACK: 50'
PROP. REAR SETBACK: 45'++

MIN. LOT WIDTH PER STRUCTURE: 150'
PROVIDED LOT WIDTH >600'

MIN. DISTANCE BETWEEN BUILDINGS: MAX. HEIGHT
PROP. DISTANCE BETWEEN BUILDINGS: 50'++

+AS SHOWN ON PMR MASTER ZONING PLAN
++MODIFICATION REQUESTED OF ZONING STANDARD. A MINIMUM OF 50'
SHALL BE MAINTAINED BETWEEN THE COMMERCIAL AND RESIDENTIAL
BUILDINGS LOCATED WITH LAND BAY 1

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David J. McHtettta Signed

3-15-2011
Date
OFFICE OF PLANNING
ATTACHMENT B
MID-RISE OFFICE/COMMERCIAL BUILDING
LAND BAY 1

EXISTING/PROPOSED ZONING DISTRICT: O(M) [LAND BAY 1]

MIN. LOT SIZE: NONE
MIN. LOT WIDTH OR DEPTH: NONE

MAX. LOT COVERAGE: 80%
PROPOSED LOT COVERAGE: +

MAX. FLOOR AREA RATIO (FAR): 0.65
PROPOSED FLOOR AREA RATIO (FAR): +

MAX. BLDG. HEIGHT ALLOWED: 70'
MAX. BLDG. HEIGHT PROPOSED: 70'

MIN. SETBACK FROM STREET R/W: 20'
PROPOSED SETBACK FROM STREET R/W: 12''+

SIDE/REAR ABUTING AGR./RES. DISTRICTS: 25'
PROPOSED SIDE/REAR TO THESE DISTRICTS: ++

+AS SHOWN ON PMR MASTER ZONING PLAN. THE COMMERCIAL BUILDING IN LAND BAY 1 SHALL BE DEVELOPED PER THE O(M) STANDARDS
++MODIFICATION REQUESTED OF ZONING STANDARD. A MINIMUM OF 50' SHALL BE MAINTAINED BETWEEN THE COMMERCIAL AND RESIDENTIAL BUILDINGS LOCATED WITH LAND BAY 1

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shall be provided per ada standards.
15' height of existing platform to existing grade handrails

 план view

 existing station platform

 стair view

 ramp section