

These proffers are being amended as shown to alter those original proffers submitted and approved by the Stafford County Board of Supervisors on the 17th day of January, 1995 for the property at tax map 20-6.

Land Use

1. The uses permitted on the property shall be limited to ~~Office as~~those permitted in the B-2, ~~General-Urban~~ Commercial, Zoning District.

Site Configuration

1. The site shall be improved in accordance with the Generalized Development Plan ("GDP") prepared by ~~Kniseley & Associates, P.C., dated October 27, 1994~~Legacy Engineering, P.C., dated December 15, 2017, which is attached hereto and incorporated herein, ~~subject to minor adjustments to preserve natural vegetated buffers on the north side of the lot provided that the buffer shall not be less than or smaller in depth than that which is shown on the said plan.~~ The property shall be developed with ~~Office~~uses not to exceed ~~4037~~,000 sq. ft. of gross floor area
2. The site shall be developed in accordance with the referenced GDP and shall utilize internal traffic flow systems ~~in accordance with the Stafford County Guidelines for Development, dated July 13, 1989~~as shown on the GDP.
3. There shall no more than one (1) vehicular access point to the property from Garrisonville Road.
4. Any portion of the subject property located within the one hundred year floodplain will be left in a natural and undisturbed state to the extent most practical.
5. ~~Acceleration, d~~Deceleration ~~and left~~ turn lanes shall be provided at major entrances in accordance with ~~the Stafford County Guidelines for Development, dated July 13, 1989~~VDOT and Stafford County requirements.
6. The applicant shall reserve areas for future interparcel access to adjoining parcels as ~~appropriate~~shown.

Buffering

1. Prior to issuance of a certificate of occupancy for any building on the property, ~~a Class D or Class I~~an approved buffer yard shall be provided adjacent to any residentially zoned property in accordance with the adopted zoning ordinance for Stafford County ~~effective January 1, 1995. (the "New Ordinance").~~
2. Where filling and grading occur within a buffer area causing natural vegetation to be disturbed, the owner or developer shall provide supplemental ~~plantings in accordance with Class D or Class I buffer yard requirements as described in the New Ordinance~~ as determined by the Zoning Administrator in order to return the buffer area to its prior condition as nearly as reasonable possible.
3. The maintenance of all vegetation, berms or fencing of the buffer areas shall be the responsibility of the property owners, heirs or assigns.

Aesthetics/Architecture

1. The principal materials on all sides of all newly constructed building facades will consist of brick, glass or comparable materials.
2. All mechanical systems, including those located on rooftops, shall be screened from view at the property line.
3. All dumpster pad sites shall be screened by solid wood board-on-board fencing or brick wall six feet (6') to seven feet (7') in height and with a gate and located as unobtrusively as reasonably possible.
4. Prior to the issuance of the building permit for any building on the property, ~~Class~~ Appropriate landscape landscaping shall be installed in all parking areas serving such building. All landscaping associated with said parking areas shall be planted in accordance with the ~~Stafford County guidelines for development date July 13, 1989. The periphery of parking areas may be calculated in meeting the Class A requirements.~~ Design & Construction Standards – Landscaping, Screening, Buffering, dated December 2005
5. Any landscaping located near commercial entrances onto state maintained roads shall not exceed two feet (2') in height to prevent obstruction of sight distance

Lighting

1. Lighting necessary for the purposes of security for this building and construction equipment during the construction periods shall be of such a nature that, it will not adversely affect the health, safety and welfare of the occupants and their families residing in the nearby dwelling units.
2. All lighting to serve parking areas and travelways on the property shall be directed downward and inward away from adjacent uses and public roads not to exceed twenty feet (20') in height.

Signage

1. The site shall be limited to one free-standing general advertisement sign.
2. All free-standing signs shall be monument style business signs, constructed of brick, wood or similar materials compatible with the development of the site.
3. Façade signs utilized on store fronts shall be of coordinated color, size, materials and design.

Utilities

1. All structures shall be served by public water and sewer.

Stormwater Management

1. All stormwater management shall be designed and constructed in accordance with the Stafford County Stormwater Management Plan and Ordinance. Such facilities shall be maintained by the property owner or assigns.