

## APPROVED PROFFER STATEMENT

### Olivet Episcopal Church

RZ 2005-LE-027

JANUARY 19, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia 1950 and Section 18-203 of the Zoning Ordinance of the County Fairfax (1978 as amended), subject to the Board of Supervisors approval of the requested rezoning (RZ), the Applicant, Olivet Episcopal Church, its successors and assigns hereby proffer to the following conditions:

1. The development shall be in substantial conformance with the Generalized Development Plan (GDP) consisting of 7 sheets dated August 17, 2005 and revised through January 6, 2006, prepared by DiGiulian Associates, P.C., subject to minor modifications as provided by the Zoning Ordinance and subject to review and approval by DPWES. This property shall be used for church and related facilities.
2. All development shall conform to applicable County Ordinances and regulations. The applicant agrees and commits to submit any requested soil and geotechnical reports, studies and analyses at the time of site plan review. As may be required by the Department of Public Works and Environment Services (DPWES) in order to meet the requirements of the Public Facilities Manual and prior to site plan approval, the applicant shall implement the recommendations of such studies to the satisfaction of DPWES. The applicant shall also conduct such further geotechnical engineering studies as may be required. All structures shall be constructed as slab on grade.
3. All vehicular entrances shall be designed and constructed to Virginia Department of Transportation (VDOT) and the Public Facilities Manual (PFM) standards.
4. Prior to the issuance of a Non-RUP, the applicant shall provide a 5-foot wide sidewalk from Beulah Street westward to connect with the sidewalk adjacent to the handicapped parking spaces, as shown on the General Development Plan.
5. Prior to site plan approval, the applicant shall retain a certified arborist to prepare a tree preservation plan and submit a landscaping plan showing supplemental plantings for the review and approval of Urban Forest Management of the Department of Public Works Environmental Services (DPWES). The following elements shall be incorporated as part of the preparation of the tree preservation plan:

A. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. Tree protection

fencing four feet high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the entire site.

All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fences shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, Urban Forest Management, DPWES, shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.”

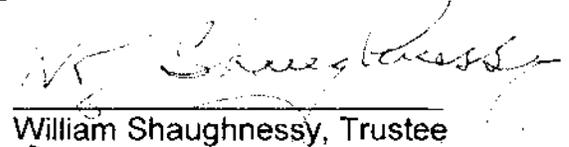
Site Monitoring: The developer shall retain the services of a certified arborist or landscape architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation proffers/conditions. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by Urban Forest Management, DPWES.

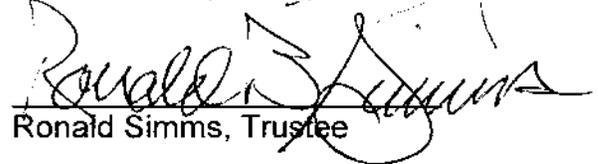
Limits of Clearing and Grading: The applicant shall conform to the limits of clearing and grading as shown on the GDP subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails outside of the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by Urban Forest Management, DPWES. A replanting plan shall be developed and implemented, subject to approval by the Urban Forest Management, DPWES, for any areas outside the limits of clearing and grading that must be disturbed.

6. The southwestern corner of the property shall remain as open space as shown on the General Development Plan, with supplemental landscaping as determined by Urban Forest Management and DPWES.
7. On the landscaping plan submitted at the time of site plan for review and approval by Urban Forest Management, the applicant shall provide additional landscaping to the greatest extent possible in areas where impervious surfaces will be removed, as determined by Urban Forest Management.
8. The applicant shall provide stormwater management/best management practices in accordance with the Public Facilities Manual (PFM) in the area designated on the Generalized Development Plan or as determined by DPWES.
9. Protection of the chapel shall be provided as determined and reviewed by DPWES prior to removal of the paved parking adjacent to the chapel, or any other land-disturbing activity. The applicant shall protect the chapel using 20 feet of temporary, heavy vinyl or chain-link fencing approximately 4 feet in height erected at the limits of clearing and grading. Removal of the pavement shall be achieved using a milling machine, which will not cause vibrations or get within more than 15 feet of the historic chapel.

10. The applicant shall immediately cease construction and contact the Virginia Department of Human Resources if a burial site is discovered on the property during construction.
11. The architecture of Building #4 shall conform to the submitted elevations.
12. The applicant shall not overlap the service hours of the chapel and sanctuary, and shall leave at least ½-hour between the ending of one service and the beginning of the next.
13. The maximum seating capacity for Olivet Episcopal Church shall be limited to a total of 336.
14. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance, and only one sign shall be permitted at the corner of Franconia Road and Beulah Street.

  
Harold R. Patterson, Trustee

  
William Shaughnessy, Trustee

  
Ronald Simms, Trustee