

PROFFERS
FOR
REZONING APPLICATION RZ 2010-SU-004

J.G. Miller, Trustee – Property located at 3720 Stonecroft Boulevard
Tax Map No. 033-02-0013

November 3, 2010

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, J.G. Miller, Trustee (hereinafter referred to as the "Applicant") for himself, the owners, and successors and assigns, in RZ 2010-SU-004, on property identified as Tax Map 033-2-02-0013 (hereinafter referred to as the "Application Property"), hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2010-SU-004.

1. GENERAL

Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by Rinker Design Associates dated November 13, 2009, and revised through October 20, 2010. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final design, provided that there is no decrease in the amount of open space, landscaping, or distances to peripheral lot lines as dimensioned all in the GDP. The permitted uses under the General Industrial District (I-5) shall be limited to include the right to operate a contractor's office and shop with outdoor storage.

The entrance to the site shall be as shown on the drawing attached hereto unless a modification is agreed to by the Zoning Administrator, Virginia Department of Transportation and Fairfax County Department of Transportation.

2. ROAD DEDICATION

At the time of the site plan or minor site plan approval of the Application Property, or upon request, whichever occurs first, the Applicant shall dedicate right of way for public street purposes in fee simple as shown on the GDP to the Board of Supervisors for Fairfax County, Virginia without encumbrances for that area identified as set forth on the GDP. The applicant shall receive density credit for the dedication, as set forth in § 2-308 of the Zoning Ordinance.

3. STREETScape/LANDSCAPING

Each site plan submissions shall include streetscape/landscape plans in substantial conformance with the GDP.

4. STORMWATER MANAGEMENT

The applicant shall demonstrate adequate stormwater management as determined by DPWES at the time of site plan review. If the applicant cannot demonstrate adequate stormwater management and an alternative is not in substantial conformance with the GDP, a PCA may be required.

5. PARKING AND SIGNAGE

Parking spaces shall satisfy the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES.

Signs shall be provided in accord with Article 13 of the Zoning Ordinance. "No Parking" signs shall be provided along Thompson Road to ensure proper sight distances at the properties access points.

6. SET BACKS

At the time of site plan, the applicant shall apply for a modification of the front yard requirement to permit a reduction of approximately three (3) percent for the existing 1-story office trailer located on the northeast portion of the site based on Section 2-419 of the Zoning Ordinance. If the modification is not granted, the applicant will either move the trailer to the south in order to satisfy the yard requirement or remove the trailer from the site.



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