

PROFFERS
FOR
REZONING APPLICATION

Steven C. Bryant – Properties located at 3724 Stonecroft Blvd, and 3727 Glorus Rd
Tax Map Nos. 033-2-02-0013A and 034-1-02-0013B

#RZ 2010-SU-002

November 1, 2010

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Steven C. Bryant (hereinafter referred to as the “Applicant” or “Mr. Bryant”) for himself, the owners, and successors and assigns, in RZ 2010-SU-002, file on property identified as tax map 033-2-02-0013A and 034-1-02-0013B (hereinafter jointly 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-002.

I. 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 Jack E. Rinker dated October 14, 2009 as 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 make minor modifications in accordance with the Zoning Ordinance only as determined by the Zoning Administrator 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 and location 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:

Contractor’s office and shop, motor vehicle storage and impound yard and recycling center.

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2. ROAD DEDICATION:

At the time of the final record plat recordation of the Application Property or upon request, whichever first occurs, the Applicant shall dedicate Right-of-Way along Stonecroft Boulevard to the Board of Supervisors of Fairfax County Virginia for public street purposes in fee simple as shown on the GDP.

3. STREETSCAPE/LANDSCAPING:

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

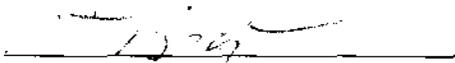
4. STORMWATER MANAGEMENT:

The Applicant shall demonstrate adequate stormwater management as determined by DPWES at the time of site plan review; if Applicant cannot demonstrate adequate stormwater management and any alternative solution is not in substantial conformance with the GDP, a Proffer Condition Amendment "(PCA)" may be required.

5. The Applicant shall demonstrate or provide an interparcel access between Tax Map 33-2((2)) 13A and 34-1((2)) 13B with a recorded ingress-egress easement in a form as reviewed and approved by the Fairfax County Attorney's Office. Additionally, said easement shall be wide enough to allow public ingress and egress, which shall be evaluated and determined by DPWES at time of site plan approval.

6. 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; a parking tabulation which demonstrates that parking requirements are met shall be submitted to DPWES prior to site plan approval.

7. The Applicant shall demonstrate adequate turning radii along the access point from Stonecroft Boulevard as determined by VDOT prior to site plan approval. Any landscaping determined to impact the turning radii shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM.



Steven C. Bryant, Owner
3724 Stonecroft Blvd, Tax Map No. 033-2-02-0013A,
3727 Glorus RD, Tax Map No. 034-1-02-0013B