

## PROFFER STATEMENT

Re: Rezoning Application RZ 1999-MV-007  
Tax Map No. 102-001-38A  
Street Address: 7927, 7923, 7924, 7920 Andrus Road,  
Alexandria, Virginia 22306  
One Parcel has no street address assigned.

**June 25, 1999**

Pursuant to Section 15.2-2303A of the Code of Virginia 1950 and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), subject to the Board of Supervisors' approval of the requested rezoning (RZ), the Applicant, Trustees of the Mount Vernon Congregation of Jehovah's Witnesses, its successors and assigns hereby proffer to the following conditions:

- 1 The Development shall conform to the Generalized Development Plan (GDP) dated June 25, 1999, prepared by Joseph Philip and Associates, and Toan T.V. Nguyen and Associates. This property shall be used for a church and related facilities, and any changes thereto may be made through a Special Permit Amendment. No Proffered Condition Amendment will be required so long as those changes are in substantial conformance with proffers 2 through 9.
- 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. All structures shall be constructed as slab on grade. As may be required by the Department of Public Works and Environmental Services (DPWES) in order to meet the requirements of the Public Facilities Manual and will implement the recommendations of such study to the satisfaction of DPWES, the applicant will conduct such further geotechnical engineering studies.
- 3 At the time of final site plan approval, or upon the demand of Fairfax County, whichever comes first, the applicant shall dedicate to the Board of Supervisor in fee simple up to twenty-six (26) feet from center line on Andrus Road along the western boundary of the property.
- 4 All entrances shall be designed and constructed to Virginia Department of Transportation (VDOT) standards.
- 5 Subject to VDOT approval, the applicant shall provide a painted crosswalk across Holland Road at the Holland Road/Sherwood Hall Lane intersection.

6 Prior to site plan approval, the applicant shall retain a certified arborist to prepare a tree preservation plan for the review and approval of the Urban Forestry Branch (UFB) of the Department of Public works and Environmental Services (DPWES). The following elements shall be incorporated as part of the preparation of the tree preservation plan:

- A. A tree survey shall be done as part of the tree preservation plan, and trees eight (8) inches or greater in the northern half of the property should be surveyed at the perimeter of, and fifteen (15) to twenty (20) feet from, the property lines to determine their potential for preservation. That tree survey should include the species, location, dripline and condition of the trees in the areas noted above; and
- B. The methods used to preserve trees in relation to the demolition of existing features and structures shall be included in the tree preservation plan.
- C. The plan shall preserve existing trees within the limits of clearing and grading as generally shown on the GDP.

In addition, prior to site plan approval, the applicant will provide a landscaping plan for the review and approval of UFB.

- 7 Within the transitional screening yards, the applicant shall preserve existing trees to meet the transitional screening requirements. These areas shall be supplemented with evergreen trees where necessary to meet the requirements of Transitional Screening 1.
- 8 The southern half of the property shall remain as open space.

9. The Applicant shall provide storm water management / best management practices in the area designated on GDP as determined by DPWES.

TRUSTEES OF MOUNT VERNON CONGREGATION OF  
JEHOVAH'S WITNESSES, APPLICANT/TITLE OWNER

By: Kenneth W Getsinger (Trustee)  
Kenneth W. Getsinger, Trustee

By: Donald Howze Trustee  
Donald Howze, Trustee

By: James A Chavis, TRUSTEE  
James A. Chavis, Trustee

Date: June 25, 1999