

PROFFERS - RZ 00-SU-001

September 26, 2000

Pursuant to the provisions of Va. Code (15.2-2303A et seq.), the Owner/Applicant, for itself and its successors and assigns hereby makes the following proffers subject to the approval of this Application by the Board of Supervisors of Fairfax County, Virginia:

1. The subject property shall be developed in substantial conformance with the Generalized Development Plan and Special Exception Plan for Mount Olive Baptist Church prepared by Wiles Mensch Corporation and dated December 23, 1999 (and revised September 27, 2000), depicting a church and related facilities, including a child care center, nursery school and playground, recreational play fields.

2. The sanctuary, currently depicted on the GDP/SE Plan in a hexagonal shape, is visible as such only above the first floor. Applicant may elect to construct the sanctuary in a rectangular design provided that neither the seating capacity nor the exterior first floor footprint are increased.

Transportation

Old Centreville Road

3. Applicant shall dedicate 35 feet of right of way from the center line of Old Centreville Road to its property line and construct ½ of a two-lane section to include 26 feet of pavement from center line to face of curb, a right turn/deceleration lane at the entrance into the property. Applicant shall, dedicate and convey in fee simple to the Board, right of way for public street purposes, as shown on the GDP. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur.

Mount Olive Road

PROFFERS - RZ 00-SU-001

September 26, 2000

Page 2

4. The Applicant shall dedicate 35 feet each side of the center line of Mount Olive Road along its entire Mount Olive Road frontage in fee simple together with necessary ancillary easements, constituting a total of 70 feet of right of way. Applicant shall dedicate and convey in fee simple to the Board of Supervisors, right of way for public street purposes, as shown on the GDP. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur. If required by Fairfax County and/or VDOT, applicant shall dedicate the one-half (1/2) section of right of way on the south side of Mount Olive Road separately from the dedication of the one-half (1/2) section on the north side of Mount Olive Road. Full section improvements to Mount Olive Road, shall be constructed if required by VDOT or Fairfax County at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35).

Old Mill Road

5. The Applicant shall dedicate 26 feet of right of way from the center line of Old Mill Road. Applicant shall convey in fee simple together with necessary ancillary easements to the Board of Supervisors, right of way for public street purposes, as shown on the GDP. Dedication shall be made at time of site plan approval or upon demand from Fairfax County, whichever shall first occur. Applicant shall construct frontage improvements on Old Mill Road (south of Mount Olive Road) to include a 19 foot cross section from center line to face of curb. Improvements to Old Mill Road, south of Mount Olive Road, shall be constructed at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35). Improvements, if any, to Old Mill Road north of Mount Olive Road shall be constructed if

PROFFERS - RZ 00-SU-001

September 26, 2000

Page 3

required by VDOT or Fairfax County pursuant to VDOT standards at the time the Applicant develops the property north of Mount Olive Road (Parcel 34 and part of Parcel 35).

Landscaping

6. At the time of site plan review/approval, Applicant shall submit a landscape plan which depicts interior parking lot landscaping which adheres to Virginia Power standards for planting within utility easements. The landscaping plan shall be subject to review and approval by the Urban Forestry Branch of the Department of Public Works and Environmental Services (DPW & ES) at the time of site plan review.

7. If required by the Urban Forestry Branch of DPW & ES at the time of site plan review, Applicant will submit a landscape plan depicting supplemental evergreen plantings on the south side of the parking lot adjacent to residential dwellings on Nicholas Schar Way.

Lighting

8. Any existing or proposed lighting of sidewalk or parking areas shall be in according with the following:

- The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
- The lights shall be directed downward onto the site and shall have full cut-off fixtures.
- Shields shall be installed, if necessary, to prevent the light from projecting beyond the site.
- Prior to issuance of any Non-Residential use Permit for the site, the applicant shall demonstrate the provisions of Article 14 of the Zoning Ordinance are met for uses in

PROFFERS - RZ 00-SU-001

September 26, 2000

Page 4

residential areas.

•With the exception of security lighting, all parking lot lights shall be turned off within one (1) hour after the last scheduled event has ended.

9. The playfields proposed to be developed on the parcels north of Mount Olive Road shall not be illuminated.

PROFFERS - RZ 00-SU-001

September 26, 2000

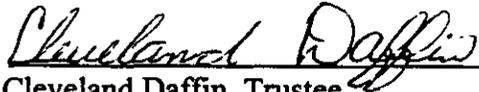
Page 5

MOUNT OLIVE BAPTIST CHURCH

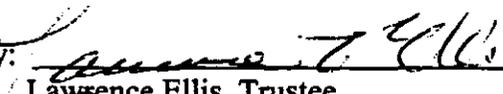
Date: Oct 1, 2000

By: 
Rubin Cuffee, Trustee

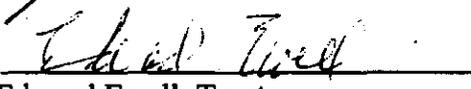
Date: OCT. 02, 2000

By: 
Cleveland Daffin, Trustee

Date: 9-30-00

By: 
Lawrence Ellis, Trustee

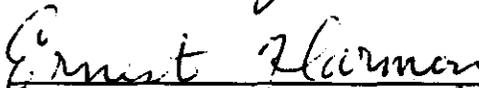
Date: 9/1/00

By: 
Edward Ewell, Trustee

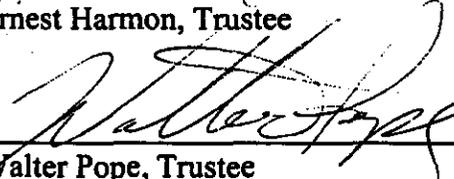
Date: 10-1-00

By: 
Perry Ewell, Trustee

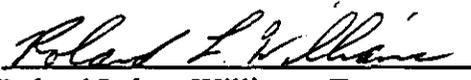
Date: 10-1-00

By: 
Ernest Harmon, Trustee

Date: 10/1/00

By: 
Walter Pope, Trustee

Date: 10-1-00

By: 
Roland Lalton Williams, Trustee

Date: 10-1-00

By: 
Dianne Wimbish, Trustee