PROFFERS

Jefferson Development LLC

RZ 2011-LE-015

September 9, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Jefferson Development LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2011-LE-015, filed for property identified as Tax Map 81-4 ((1)) 56A (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 2011-LE-015. These proffers shall supersede and replace all previously approved proffers and conditions that may be applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

   a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance, (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the special exception plat ("GDP") consisting of two (2) sheets, prepared by Bengtson, DeBell & Elkin, Ltd., dated September 1997 and revised through December 29, 1997.

   b. Subject to the provisions of Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator.

2. USES

   a. The Application Property shall be used as a funeral home. No other uses shall be permitted on the Application Property.

   b. The operations of the funeral home shall exclusively serve patrons of the funeral home on the Application Property.

3. DESIGN

   a. The Applicant shall ensure that the building on the Application Property retains a residential appearance.

   b. The number of seats in the main chapel shall be limited to 200.

   c. There shall be no outdoor vending machines on the Application Property.

d. Any dumpster on the Application Property shall be placed indoors or within an enclosure constructed of brick or architectural block. Any dumpster enclosure shall include a gate.

4. HOURS OF OPERATION

a. The funeral home hours of operation shall be limited to the hours between 9:00 a.m. to 9:00 p.m., seven (7) days a week.

b. Funeral processions shall be limited to the hours between 10:00 a.m. and 3:00 p.m.

5. SIGNS

Any freestanding sign on the Application Property shall conform to the requirements for Type D as specified by the plan associated with the approval of Comprehensive Sign Plan CSP C-448. Signage shall include the word "Memorial" and not use the word "Funeral."

6. LANDSCAPING AND SCREENING

The Applicant shall provide additional landscaping as generally shown on Attachment 1, identified as a Landscape Exhibit prepared by LDC and dated August 2011, subject to review and approval of the Urban Forest Management Division. Landscaping shall be installed no later than six (6) months from the date of approval of this rezoning.

7. STORMWATER MANAGEMENT

The Applicant shall install one (1) rain barrel on the Application Property no later than six (6) months from the date of approval of this rezoning.

8. OUTDOOR STORAGE

a. No more than eight (8) vehicles shall be stored on the Application Property.

b. There shall be no outdoor storage of goods or merchandise on the Application Property.

9. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

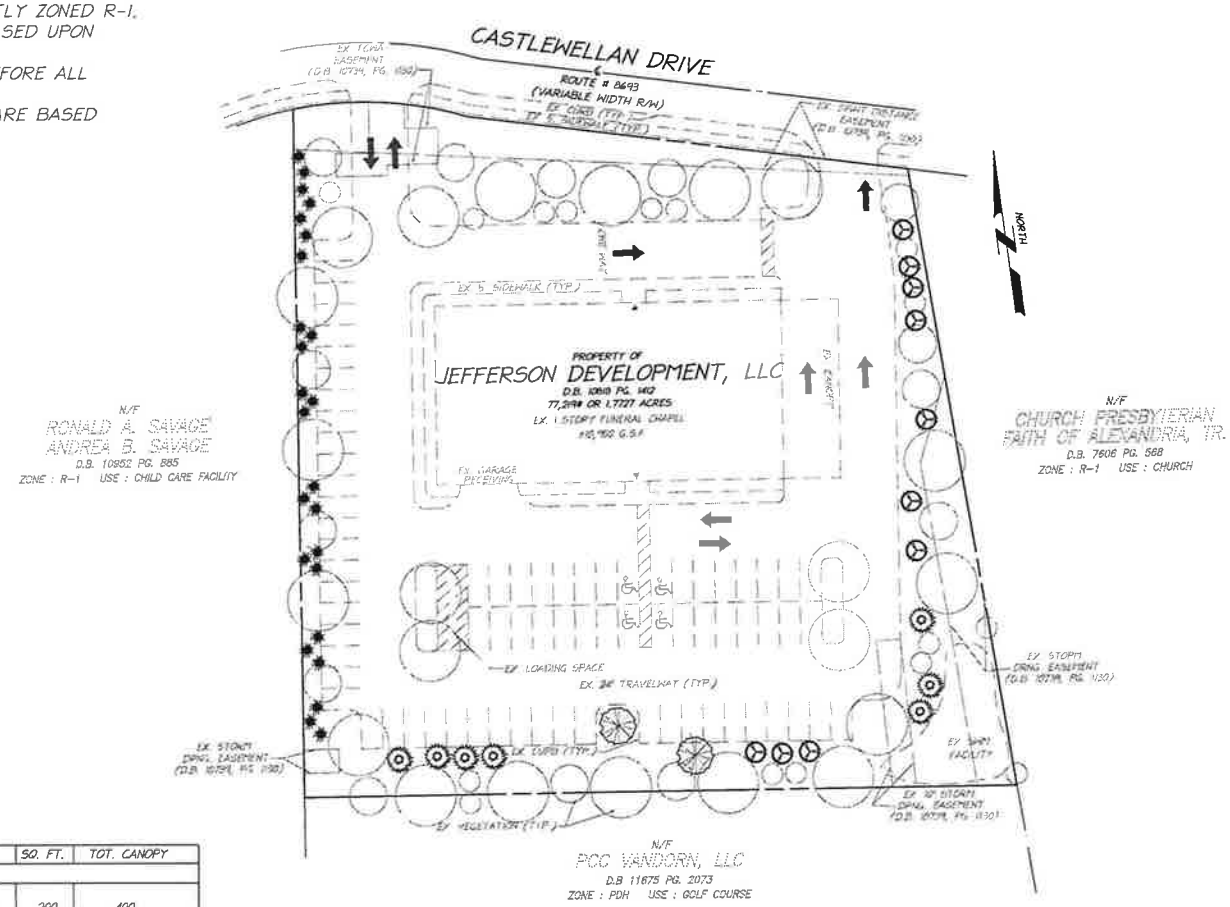
APPLICANT/TITLE OWNER OF
TAX MAP 81-4 ((1)) 56A

JEFFERSON DEVELOPMENT LLC

Robert E. Evans

By: Robert E. Evans
Its: Managing Member

NOTES
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 81-4 ((1)) PARCEL 56A AND IS CURRENTLY ZONED R-1.
2. THE BOUNDARY SHOWN HEREON IS BASED UPON INFORMATION OF RECORD.
3. NO TITLE REPORT FURNISHED, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN.
4. THE IMPROVEMENTS SHOWN HEREON ARE BASED UPON INFORMATION OF RECORD.



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SQ. FT.	TOT. CANOPY
LARGE DECIDUOUS:						
	ACER RUBRUM	RED MAPLE	2	2" CAL.	200	400
MEDIUM EVERGREEN:						
	ILEX OPACA	AMERICAN HOLLY	7	4-6' HT.	100	700
	THUGA OCCIDENTALIS	DARK GREEN AM. ARBORVITAE	10	4-6' HT.	50	500
SHRUBS:						
	ILEX GLABRA KALMIA LATIFOLIA PRUNUS LAUROCERASUS	INKBERRY MTN. LAUREL SCHIP LAUREL	25	18-24"	N/A	N/A
		TOTAL	44		TOTAL	1,600#

LDC
UNLOCKING YOUR LANDS POTENTIAL
4595 DAISY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4595 FX: 703-680-4775

JEFFERSON DEVELOPMENT, LLC

LANDSCAPING EXHIBIT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

SHEET 1 OF 1

DATE: AUG., 2011

DRAFT: KMA | CHECK: MTM

FILE: 11069-1-0.9

Attachment 1