

PROFFERS
PCA 85-L-018
YORK FEDERAL SAVINGS & LOAN
APRIL 22, 1997

Pursuant to Section 15.1-491 (a) of the 1950 Code of Virginia, as amended, and Section 18-203 of the Fairfax County Zoning Ordinance, the undersigned, as the Applicant in the above-referenced Proffered Condition Amendment and the owner of the Property (the "Property") which is the subject matter thereof, hereby proffer that the development of the Property will be subject to the following terms and conditions:

1. The Property shall be developed in substantial conformance with the Generalized Development Plan (GDP) dated August 19, 1996, revised through March 5, 1997, prepared by Stanmyre/Noel Architects. The Applicant does not intend by this proffer to waive the right to make minor engineering modifications permitted and/or rendered necessary by the subdivision ordinance, the zoning ordinance, or by the Public Facilities Manual, as determined by the Department of Environmental Management (DEM) and/or the Zoning Administrator.
2. Unless modified or waived by DEM, storm water management BMP standards for existing development will be adhered to.
3. The trash receptacle/dumpster will be screened from off-site view.
4. The building elevations shall substantially conform to the elevations shown on the exhibit attached hereto dated 1/17/95.
5. To insure an adequate buffer for Georgetown Woods, prior to site plan approval the Applicant shall submit a tree/landscape plan prepared by a landscape architect for review and approval by Fairfax County and by the Georgetown Woods Homeowners Association as to the transition yard area between the project and Georgetown Woods. In the event of dispute, Fairfax County shall make the final determination. Dead or dying trees, as determined by a tree expert/professional shall be removed by the Applicant as appropriate. All landscaped areas shall be maintained by the Grovedale Office Park Condominium Association.
6. The trash dumpster shown on the GDP in the southern corner of the site shall be eliminated. The trash dumpster located in the western corner of the site shall be relocated as shown on the attached Exhibit A.
7. Except as modified by these proffers, the proffers in RZ 85-L-018 dated July 22, 1986 remain in full force and effect.

BINDING EFFECT

8. These proffers will be binding upon the Applicant and its successors and assigns.

Applicant:

York Federal Savings & Loan Association

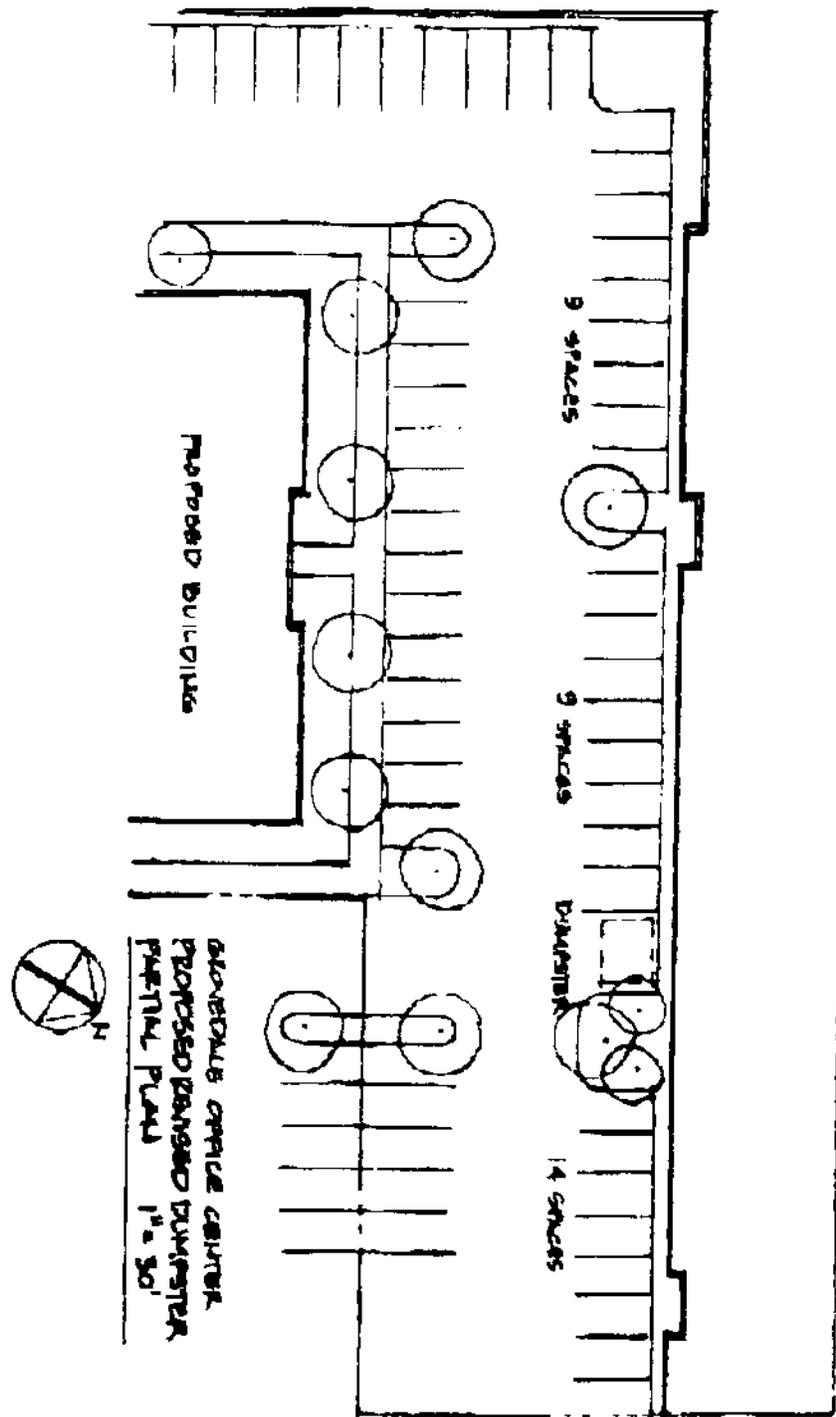
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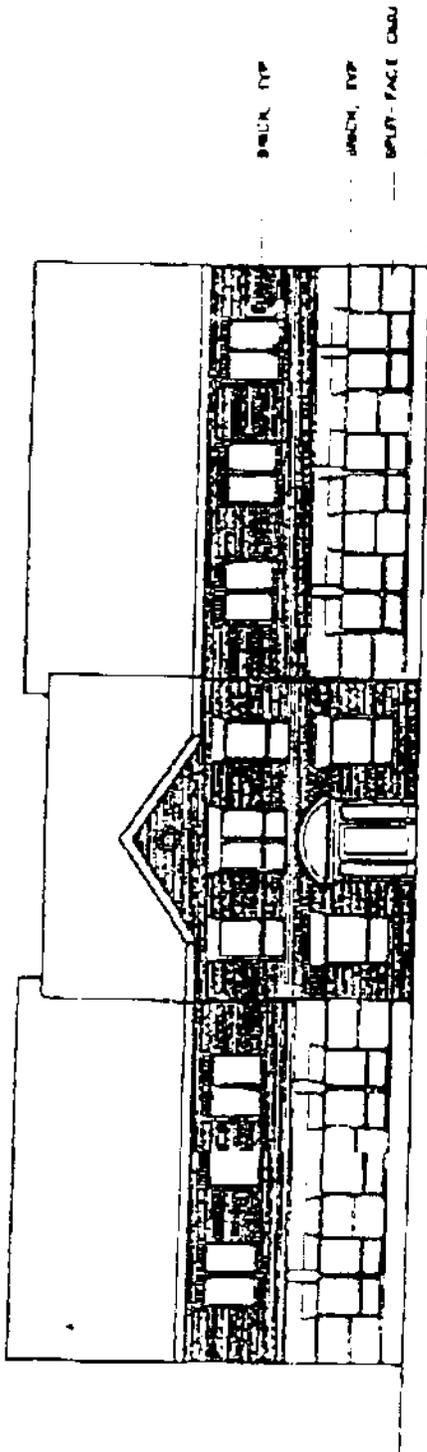


Rebecca S. McClure, Senior Vice President

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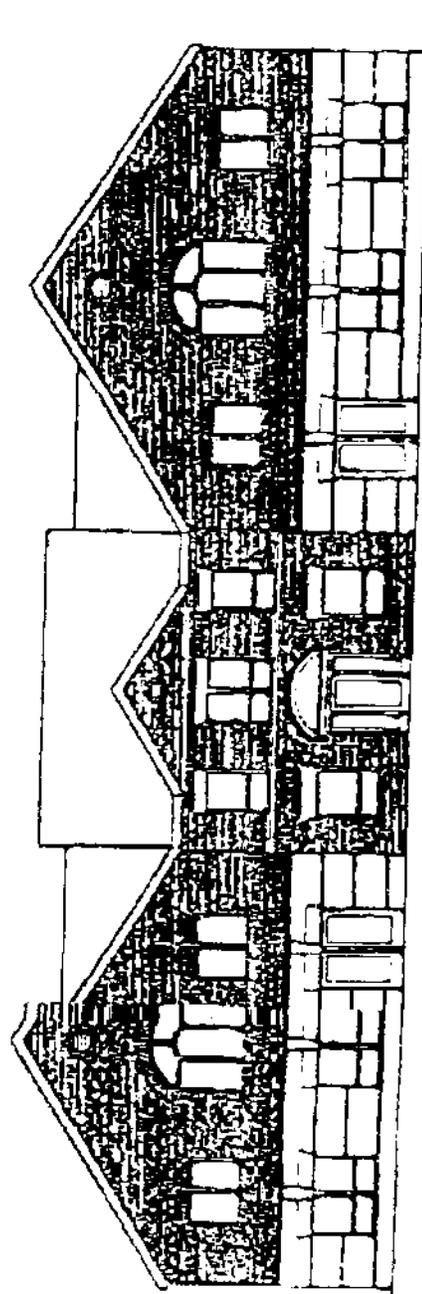
EXHIBIT A





ELEVATION

1/16" = 1'-0"



ELEVATION

1/16" = 1'-0"

Handwritten signature

<p>STANMYRE:NOEL ARCHITECTS</p> <p>Stanmyre and Noel 11425 Sunset Mile Road P.04</p>	<p>Sheet Title</p> <p>PROPOSED ELEVATIONS</p> <p>Project</p>	<p>Sheet</p> <p>A2</p> <p>2 of 2</p> <p>Job No</p> <p>APR-23-1997 08:52</p>
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