

PROFFERS

PCA 1998-DR-049-03
DATED: March 21, 2006

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 16-403 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the undersigned Applicant/Owner for both themselves and their successors and assigns (hereinafter "Applicant"), file for a proffer condition amendment, conceptual development amendment, and final development plan amendment approval for property identified as Tax Map Reference 30-1((30)) Parcels 8A and 9A (the "Subject Property") and hereby agree to the following proffers, if, and only if, the Fairfax County Board of Supervisors (the "Board") approves the PCA/FDPA for the Subject Property, which is a .3592 acre portion of the property subject to the proffers for RZ 1998-DR-049. In the event said application is denied, this proffer statement shall be rendered null and void. In the event said application is approved, these proffers shall be applicable only to the .3592 acre parcel that is the subject of this application.

1. Except as modified below, the Subject Property is governed by the Proffers dated July 26, 1999 of RZ 1998-DR-049.

2. Proffer Number 1.1 of the July 26, 1999 proffers shall be amended as follows:

"1. Development Plan

1.1 Subject to the proffers and the provisions of Section 16-402 of the Zoning Ordinance, under which minor modifications to an approved CDP/FDP are permitted, development of the Subject Property shall be in substantial conformance with the CDP/FDP, prepared by Huntley, Nyce & Associates, dated 7/23/98 as amended by the CDPA/FDPA entitled "Evans Farm Dranesville District Fairfax County, Virginia CDPA/FDPA (Zoning Plat) - Lots 8A and 9A (House Type Change)", prepared by Huntley, Nyce & Associates, dated 11/18/05, consisting of seven sheets (the "Plat"). The footprint of the proposed single family detached dwelling unit on lots 8A and 9A shall be in substantial conformance with the footprint depicted on the sheet dated March 9, 2006, and identified as the "Lot Grading Plan, Lots 8A/9A & 15-19", prepared by Charles P. Johnson & Associates, Inc., included herein as Exhibit A."

3. Proffer Number 6 of the July 26, 1999 proffers shall be amended as follows:

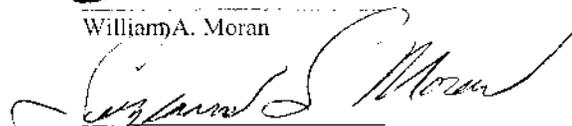
(NEW) "6.4A This application shall in no way impact the Applicant's obligations regarding tree preservation on the Subject Property pursuant to this proffer number 6, Tree Preservation, and in notes contained on sheet 6 of the Plat. Specifically, approval of this application shall in no way impact the tree(s) identified for preservation on the east side of the Subject Property, adjacent to the existing brick wall, which is shown as tree #307 on the approved Site Plan 0427-SP-01-2."

4. Proffer Number 7.1 of the July 26, 1999 proffers shall be amended as follows:

"7.7 Illustrative drawings attached hereto as Exhibit B are provided to show the design intent for the single family detached house."



William A. Moran



Suzanne S. Moran

(Title Owners of Tax Map 30-1-((30))-8A and 9A)