



County of Fairfax, Virginia

ZEY

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

March 31, 2006

William A. Moran
5965 Ranleigh Manor Drive
McLean, Virginia 22101

RE: Proffered Condition Amendment Number PCA 1998-DR-049-03

Dear Mr. Moran :

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 27, 2006, approving Proffered Condition Amendment PCA 1998-DR-049-03 in the name of William A. and Suzanne S. Moran, to amend the proffers for RZ 1998-DR-049 previously approved for residential development to permit the consolidation of lots 8A and 9A located in the existing Evans Farm Development on the south side of Addington Drive and west of Evans Farm Road (Tax Map 30-1 ((30)) 8A and 9A), subject to the proffers dated March 21, 2006, consisting of approximately 15,648 square feet of land located in Dranesville District.

The Board approved the Conceptual Development Plan subject to proffers dated March 21, 2006; the Planning Commission having previously approved Final Development Plan FDPA 1998-DR-049-03 on March 23, 2006, subject to the Board's approval of PCA 1998-DR-049-03.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

March 31, 2006

cc: Chairman Gerald E. Connolly
Supervisor Joan M. DuBois, Dranesville District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Audrey Clark, Director – Building Plan Review DPWES
Michelle A. Brickner, Director, Deputy Director, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Sandy Stallman, Park Planning Branch Mgr., FCPA
Gordon Goodlett, Development Officer, DHCD/Design Development Div.
Dranesville District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

RECEIVED
Department of Planning & Zoning
APR 07 2006
Zoning Evaluation Division

CURVE TABLE:

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	50°58'04"	53.00	47.15	N 68°44'02" W	45.81	25.28
C2	33°05'28"	50.00	28.88	N 69°14'13" E	28.48	14.85
C3	91°56'03"	43.00	69.00	S 48°15'02" E	61.83	44.48

AREA TABULATION:

LOTS 8A - 9A..... 15,648 S.F.
 PARCEL "E-1-A-1"..... 387,283 S.F.
 TOTAL 402,941 S.F.

RESUBDIVISION AND CONSOLIDATION
 LOT 8B 15,648 S.F.
 PARCEL "E-1-A-1-A"..... 387,283 S.F.
 TOTAL 402,941 S.F.

ENTIRE SUBDIVISION TABULATION:

LOTS (1111).....	11.8108 AC.	801,418 S.F.
PARCEL A.....	0.5207 AC.	22,682 S.F.
PARCEL B.....	0.3730 AC.	16,248 S.F.
PARCEL C.....	0.3640 AC.	15,853 S.F.
PARCEL D-1.....	0.3101 AC.	13,506 S.F.
PARCEL E-1-A-1-A.....	8.8912 AC.	387,283 S.F.
PARCEL F.....	2.0532 AC.	89,439 S.F.
PARCEL G.....	0.0972 AC.	4,235 S.F.
PARCEL H.....	0.0201 AC.	878 S.F.
TOTAL AREA...	24.1403 AC.	1,061,850 S.F.

NOTES:

- 1) THE PROPERTIES DELINEATED ON THIS PLAT ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #30-1-30-8A, 9A, AND E4 AND ARE ZONED PDH-5.
- 2) ENGINEERING GEOLOGY AND/OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES FOR THE PROPERTY DESCRIBED HEREIN AND ARE AVAILABLE FOR REVIEW IN THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
- 3) DRIVEWAYS ARE PRIVATELY OWNED AND PRIVATELY MAINTAINED BY LOT OWNERS.
- 4) ALL STREETS IN THIS DEVELOPMENT ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. INGRESS-EGRESS EASEMENTS HAVE BEEN GRANTED OVER ALL PRIVATE STREETS WITHIN THIS DEVELOPMENT. INGRESS-EGRESS EASEMENTS SHALL BE FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND COUNTY AND OTHER EMERGENCY VEHICLE ACCESS.
- 5) THE PROPERTY SHOWN IS SUBJECT TO THE ADU PROVISIONS OF ARTICLE 2-800 OF THE FAIRFAX COUNTY ZONING ORDINANCE. EIGHTEEN ADU UNITS ARE BEING PROVIDED PRE APPROVED PROFFER 3.1 OF RZ 1998-DR-049 DATED JULY 26, 1999, BY SEPARATE SITE PLAN EVANS FARM (LEWINSVILLE RETIREMENT RESIDENCE) 0427-SP-02-1.
- 6) PARCEL "E-1-A-1-A" IS HEREBY CONVEYED TO A HOMEOWNERS ASSOCIATION AS OPEN SPACE AND SHALL NOT BE DEMOLISHED, DEFACED OR OTHERWISE DISTURBED WITHOUT THE APPROVAL OF THE DIRECTOR, EXCEPT FOR ROUTINE MAINTENANCE OF LANDSCAPING, LAWN MAINTENANCE, AND OR REPLACEMENT OF PICNIC AND PLAY EQUIPMENT; IN ACCORDANCE WITH ARTICLE 2-702 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- 7) ALL SANITARY SEWER LATERALS WITHIN PARCEL "E-1" ARE TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS. THE H.O.A. SHALL ALLOW THE PROPERTY OWNERS TO CROSS AND MAINTAIN THE SANITARY SEWER LATERALS.
- 8) THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING WAIVERS:
 - a) #022287: APPROVED SEPT. 14, 2000
 - b) #022288: APPROVED SEPT. 11, 2000
 - c) #022551: APPROVED SEPT. 14, 2000
 - d) #022557: APPROVED SEPT. 14, 2000
 - e) #022840: APPROVED OCT. 11, 2000
 - f) #022805: APPROVED OCT. 17, 2000
- 9) THIS PLAT FULLY COMPLIES WITH THE AMENDED ORDINANCE TO THE CHESAPEAKE BAY PRESERVATION, DATED NOVEMBER 18, 2003.



VICINITY MAP
SCALE: 1" = 2000'

FINAL PLAT	
RECOMMENDED FOR APPROVAL FAIRFAX COUNTY SITE REVIEW BRANCH CHIEF	
BY _____	AGENT
DATE _____	
APPROVED FOR BOARD OF SUPERVISORS FAIRFAX COUNTY, VIRGINIA	
BY _____	DATE _____
APPROVAL VOID IF PLAT IS NOT OFFERED FOR RECORD ON OR BEFORE _____	

SURVEYOR'S CERTIFICATE:

I, CHARLES J. HUNTLEY JR., A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LAND SHOWN HEREON ARE NOW IN THE NAMES OF:

SUZANNE S. & WILLIAM A. MORAN (LOTS 8A & 9A) AND WAS RECORDED AT DEED BOOK 13190 PAGE 1116

EVANS FARM ASSOCIATION (PARCEL E-1-A-1) AND WAS RECORDED AT DEED BOOK 17122 PAGE 1608,

AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, I FURTHER CERTIFY THAT THE TRACT IS WITHIN THE BOUNDS OF THE ORIGINAL TRACT; THAT THE TRACT IS ACCURATELY DESCRIBED BY METES AND BOUNDS, COURSES AND DISTANCES; THAT THE BEARINGS REFER TO THE TRUE NORTH MERIDIAN, SHOULD MY SERVICES BE RETAINED FOR THE PURPOSE OF SETTING IRON PIPE SHOWN -0-, I CERTIFY THAT SUCH MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

CHARLES J. HUNTLEY JR. LS 001505-B _____ DATE _____

WETLANDS STATEMENT

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE _____

OWNER/DEVELOPER _____ NAME _____ TITLE _____

APPROVED COUNTY OF FAIRFAX OFFICE OF BUILDING CODE SERVICES PERMITS DIVISION-SITE PERMITS SECTION STREET ADDRESS FUNCTION	
BY _____	DATE _____

APPROVED COUNTY OF FAIRFAX OFFICE OF SITE DEVELOPMENT SERVICES SANITARY SEWER SECTION	
BY _____	DATE _____

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER.



DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES
FAIRFAX, VIRGINIA

ALL STREET LOCATIONS SHOWN HEREBY REFER TO THE RECONSTRUCTION OF THIS OFFICE AND THE SURVEYING INSTRUMENTS AS SHOWN AND NOT OTHERWISE.

OWNERS:

LOTS 8A & 9A
 SUZANNE S. & WILLIAM A. MORAN
 5965 RANLEIGH MANOR DR.
 MCLEAN, VA 22101

PARCEL "E-1-A-1"
 EVANS FARM ASSOCIATION
 8820 ELM STREET, SUITE 200
 MCLEAN, VA 22101



RECORD PLAT
**LOT 8B AND
 PARCEL "E-1-A-1-A"**
 BEING A RESUBDIVISION AND CONSOLIDATION OF
**LOTS 8A AND 9A AND
 PARCEL "E-1-A-1"**
EVANS FARM
 DB.11775 PG.1589 DB.12069 PG.1741
 DB.12356 PG. 447 DB.13190 PG.1116
 DB.15079 PG.1068 DB.17122 PG.1809
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: N/A DATE: 11-16-05 SHEET 1 OF 2

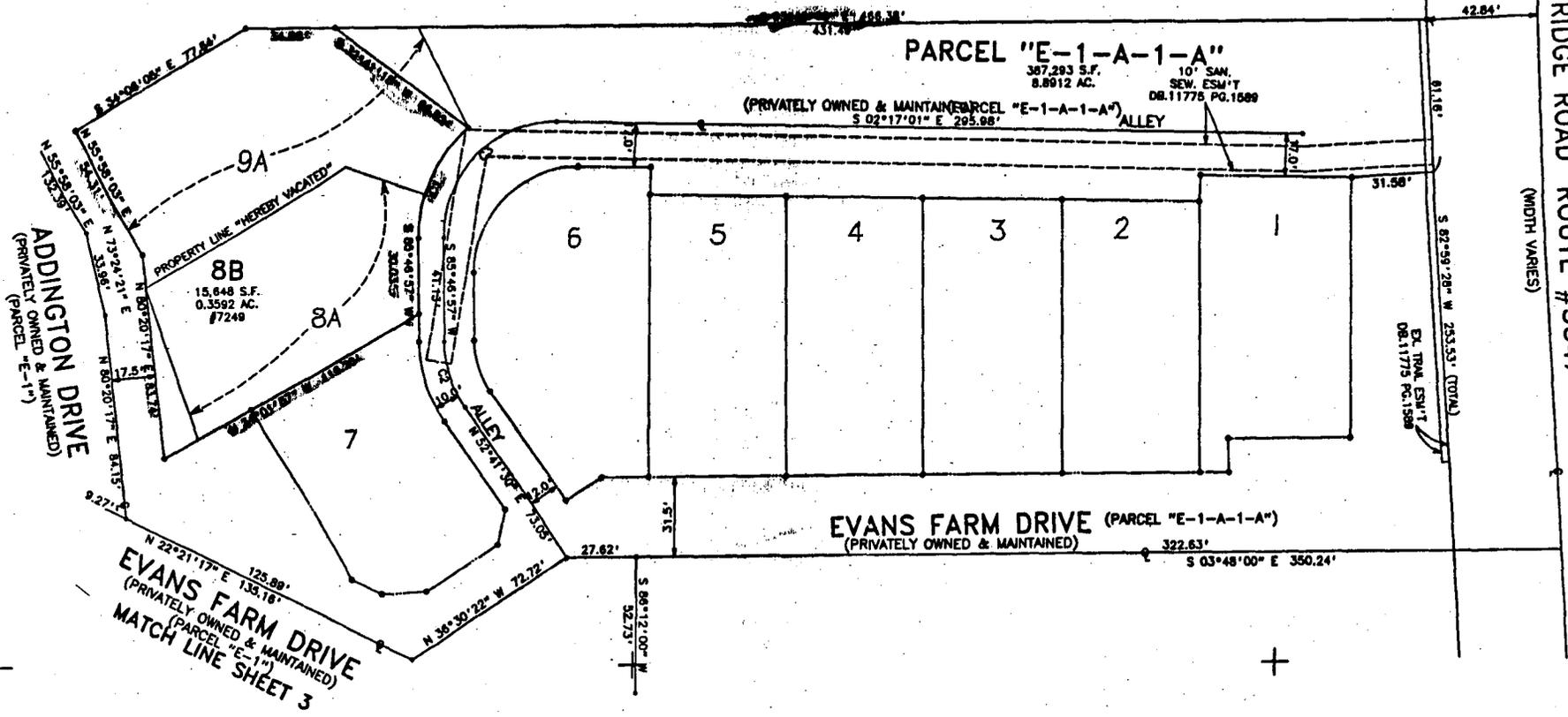
REVISIONS

HUNTLEY, NYCE AND ASSOCIATES, Ltd.
 SURVEYING - CIVIL ENGINEERING - LAND PLANNING
 7202 POPLAR STREET, UNIT E ANNANDALE, VIRGINIA 22003 703-750-3490
 COPYRIGHT © HUNTLEY, NYCE AND ASSOCIATES, Ltd.

TRUE NORTH

PRAGMATICS INC.

CHAIN BRIDGE ROAD ROUTE #3547
(WIDTH VARIES)



ADDINGTON DRIVE
(PRIVATELY OWNED & MAINTAINED)
(PARCEL "E-1")

EVANS FARM DRIVE
(PRIVATELY OWNED & MAINTAINED)
(PARCEL "E-1")
MATCH LINE SHEET 3

EVANS FARM DRIVE (PARCEL "E-1-A-1-A")
(PRIVATELY OWNED & MAINTAINED)

PARCEL "E-1-A-1-A"
387,293 S.F.
8.8912 AC.
10' SAN.
SEW. ESM'T
DB.11775 PG.1689

(PRIVATELY OWNED & MAINTAINED) PARCEL "E-1-A-1-A"
S 02°17'01" E 295.88'

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
OFFICE OF SITE DEVELOPMENT SERVICES
FAIRFAX, VIRGINIA

ALL STREET LOCATIONS AND/OR EASEMENTS CORRESPOND TO
THE REQUIREMENTS OF THIS OFFICE AND THE NECESSARY
APPROVALS OF OTHER AGENCIES HAVE BEEN OBTAINED.
BY DATE

APPROVED
COUNTY OF FAIRFAX
OFFICE OF BUILDING CODE SERVICES
PERMITS DIVISION - SITE PERMITS SECTION
STREET ADDRESS FUNCTION
BY _____
DATE _____

APPROVED
COUNTY OF FAIRFAX
OFFICE OF SITE DEVELOPMENT SERVICES
SANITARY SEWER SECTION
BY _____
DATE _____

FINAL PLAT
RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH CHIEF
BY _____
DATE _____ AGENT
APPROVED
FOR
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA
DATE BY _____
APPROVAL VOID IF PLAT IS NOT
OFFERED FOR RECORD ON OR
BEFORE _____

RECORD PLAT
LOT 8B AND
PARCEL "E-1-A-1-A"
BEING A RESUBDIVISION AND CONSOLIDATION OF
LOTS 8A AND 9A AND
PARCEL "E-1-A-1"
EVANS FARM
DB. 11775 PG. 1589 DB. 12069 PG. 1741
DB. 12356 PG. 447 DB. 13190 PG. 1116
DB. 15079 PG. 1066 DB. 17122 PG. 1609
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA



REVISIONS

SCALE: 1" = 30' DATE: 11-16-05 SHEET 2 OF 2
HUNTLEY, NYCE AND ASSOCIATES, Ltd.
SURVEYING - CIVIL ENGINEERING - LAND PLANNING
7202 POPLAR STREET, UNIT E
ANNANDALE, VIRGINIA 22003 703-750-3490
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At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 27TH day of March, 2006, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 1998-DR-049-03

WHEREAS, William A. and Suzanne S. Moran filed in the proper form an application to amend the proffers for RZ 1998-DR-049 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

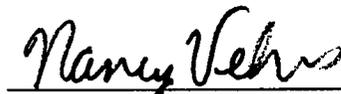
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description):

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 27th day of March, 2006.



Nancy Velts
Clerk to the Board of Supervisors

Directors & Officers

Chairman of the Board

CHARLES J. HUNTLEY, SR., L.S.

Senior Vice President

ROBERT L. SPROLES, P.E.

President Retired

LESTER O. NYCE, P.E.

President & C.E.O.

CHARLES J. HUNTLEY, JR., L.S.

Vice President

REZA A. HAKIMI

Vice President

TOM CHAO, M.E., P.E.

HUNTLEY, NYCE & ASSOCIATES, LTD.

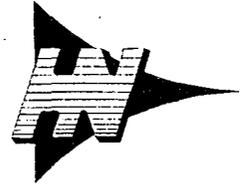
SURVEYING – CIVIL ENGINEERING – LAND PLANNING

14428 Albemarle Point Place, Suite 120

Chantilly, Virginia 20151

Telephone: (703) 750-3490 • Facsimile: (703) 378-5899

www.huntleynyce.com



Legal Description

Lot 8B

Being a Resubdivision of

Lots 8A and 9A

Evans Farm

Dranesville District

Fairfax County, Virginia

Beginning at a point, said point being the southeasterly corner of Lot 7 Evans Farm.

Thence with the easterly line of Lot 7 Evans Farm and continuing with the lines of Parcel E-1-A-1-A the following eight courses:

- 1) N 34°01'57" W 116.20 feet to a point;
- 2) N 80°20'17" E 83.74 feet to a point;
- 3) N 55°58'03" E 54.31 feet to a point;
- 4) S 34°06'05" E 77.64 feet to a point;
- 5) S 03°48'00" E 34.89 feet to a point;
- 6) S 32°41'18" W 66.52 feet to a point;
- 7) 47.15 feet along the arc of a circle curving to the left, having a radius of 53.00 feet, a delta of 50°58'04" and a chord bearing and distance of N 68°44'02" W 45.61 feet to a point;
- 8) S 85°46'57" W 30.03 feet to the Point of Beginning and Containing 0.3592 Acres of Land.

RECEIVED
Department of Planning & Zoning
NOV 22 2005
Zoning Evaluation Division

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:

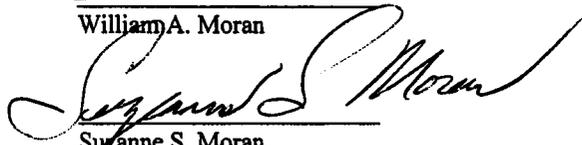
(NEW) "6.4A This application shall in no way impact the Applicant's obligations regarding tree preservation on the Subject Property pursuant to this proffer number 6, Tree Preservation, and in notes contained on sheet 6 of the Plat. Specifically, approval of this application shall in no way impact the 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."

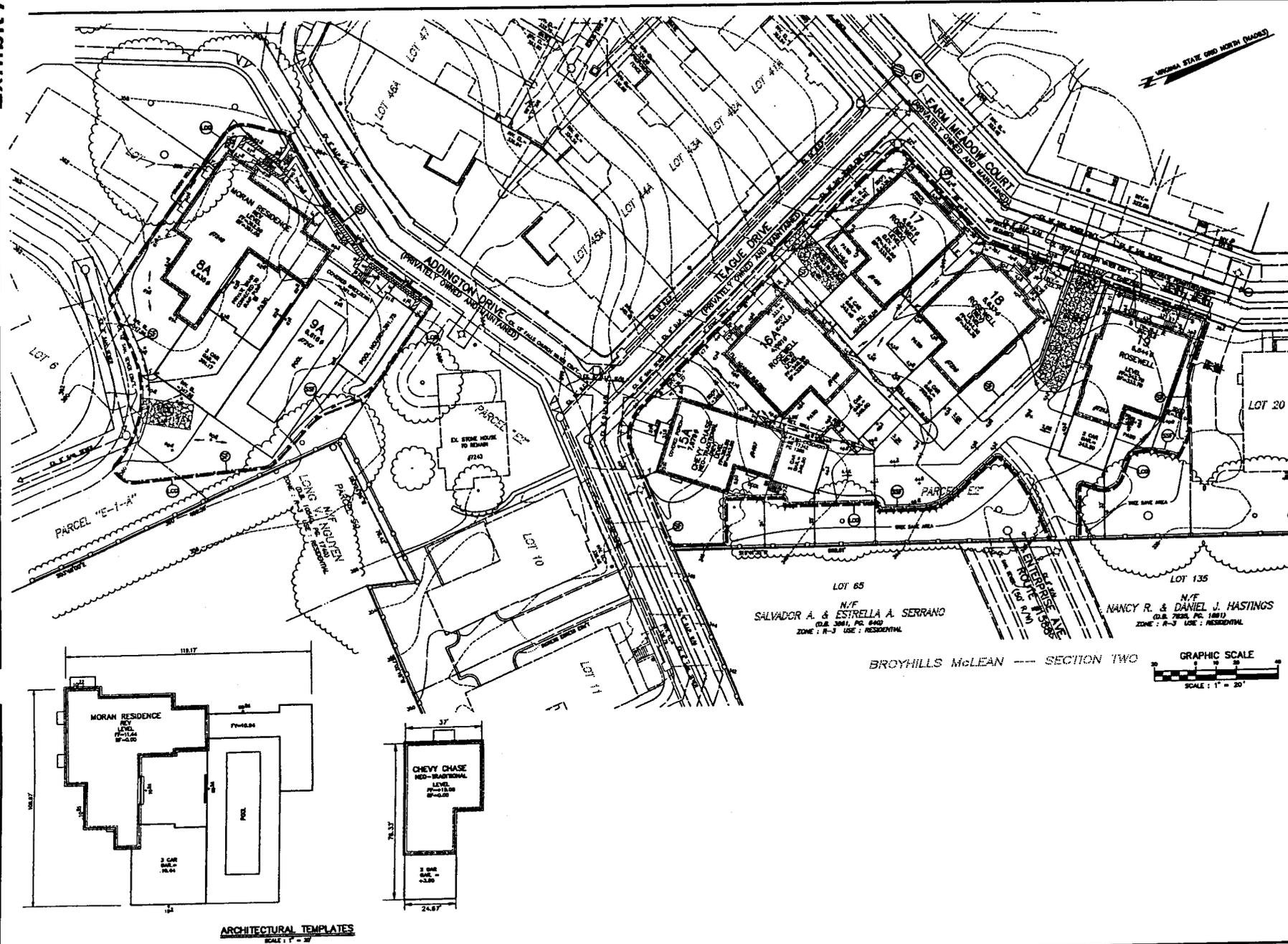


William A. Moran



Suzanne S. Moran

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



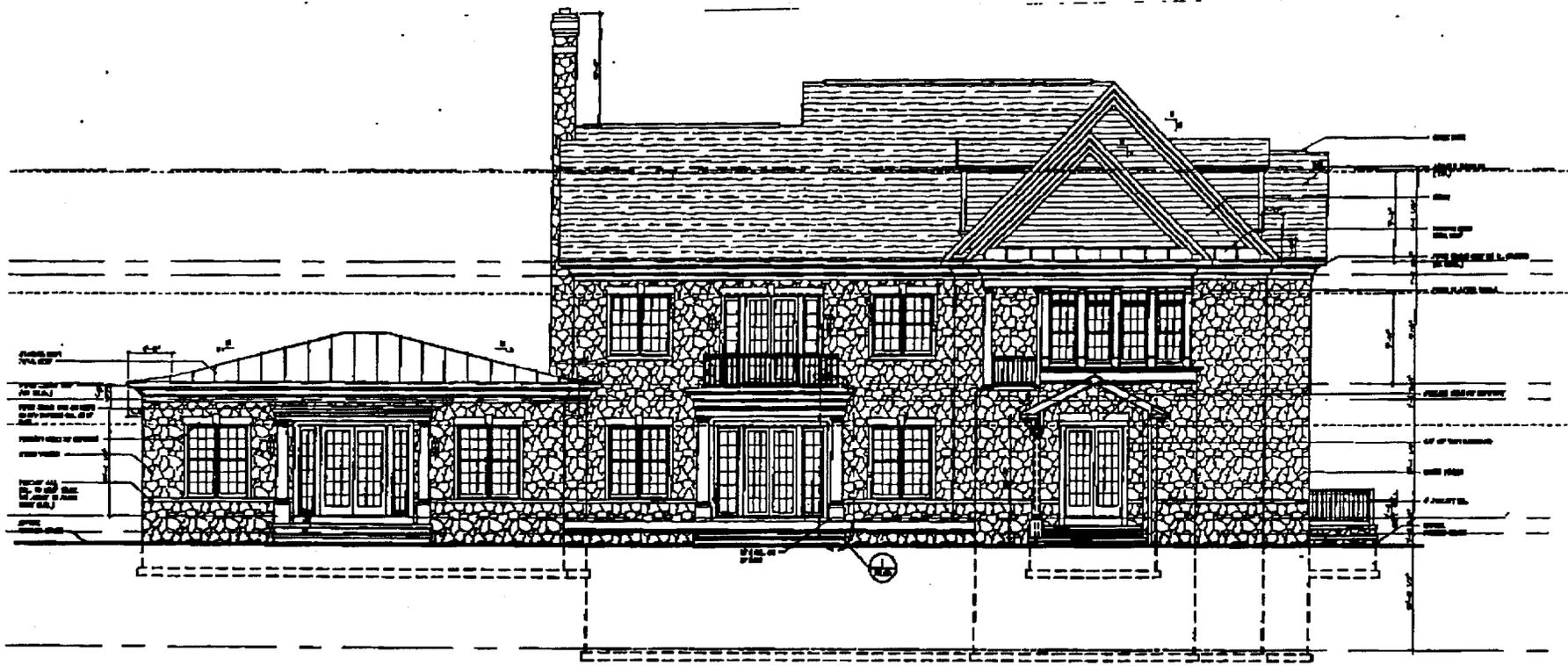
PREPARED BY: **CPJ**
 Charles P. Johnson & Associates, Inc.
 LANDSCAPE ARCHITECTS
 1000 WEST BROAD STREET, SUITE 200
 FARMINGTON, VIRGINIA 22040
 PHONE: (703) 427-7010
 FAX: (703) 427-7011

LOT GRADING PLAN
LOTS 8A/9A & 15-19
EVANS FARM
 DRANESVILLE DISTRICT
 FARMINGTON COUNTY, VIRGINIA



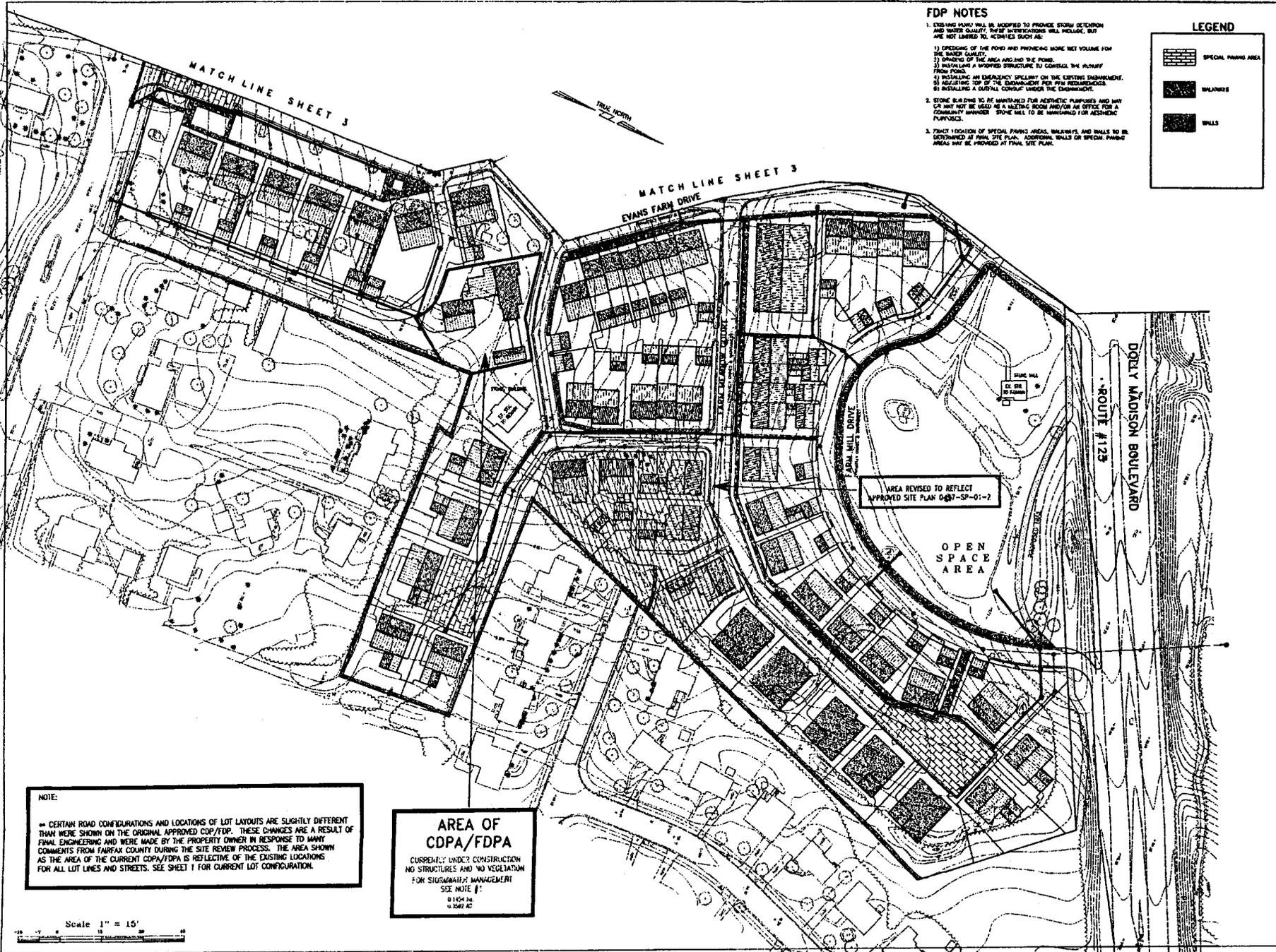
PROJECT: EVANS FARM	DATE: 04/15/00	SHEET: 1D	OF: 15
DRAWN BY: J. W. HARRIS	CHECKED BY: J. W. HARRIS	DATE: 04/15/00	SCALE: 1" = 20'
PROJECT NO: 00-027-7010	DATE: 04/15/00	PREPARED BY: CPJ Charles P. Johnson & Associates, Inc. LANDSCAPE ARCHITECTS 1000 WEST BROAD STREET, SUITE 200 FARMINGTON, VIRGINIA 22040 PHONE: (703) 427-7010 FAX: (703) 427-7011	

000-027-SPGP-01



(1) Masonry - Eastman
 (2) 8 1/2 x 11 Windows
 (3) Porches
 (4) Mod.

LEFT SIDE ELEVATION



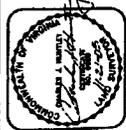
FDP NOTES

- EXISTING POND WILL BE ADAPTED TO PROVIDE STORM DETENTION AND WATER QUALITY. THESE MODIFICATIONS WILL INCLUDE, BUT ARE NOT LIMITED TO, ACTIVITIES SUCH AS:
 - SPREADING OF THE POND AND PROVIDING MORE NET VOLUME FOR THE WATER QUALITY.
 - SPREADING OF THE AREA AROUND THE POND.
 - INSTALLING A WIPED STRUCTURE TO CONTROL THE RUNOFF FROM POND.
 - INSTALLING AN EMERGENCY SPILLWAY ON THE EXISTING EMBANKMENT.
 - ADJUSTING TOP OF THE EMBANKMENT PER PPM REQUIREMENTS.
 - INSTALLING A GUTTER CURB UNDER THE EMBANKMENT.
- STONE BERMING TO BE MAINTAINED FOR AESTHETIC PURPOSES AND MAY OR MAY NOT BE USED AS A MEETING ROOM AND/OR AN OFFICE FOR A CONSULTANT BANNER. STONE WALL TO BE MAINTAINED FOR AESTHETIC PURPOSES.
- PRECISE LOCATION OF SPECIAL PARKING AREAS, WALKWAYS, AND WALLS TO BE DETERMINED AT FINAL SITE PLAN. ADDITIONAL WALLS OR SPECIAL PARKING AREAS MAY BE PROVIDED AT FINAL SITE PLAN.

LEGEND

	SPECIAL PARKING AREA
	DRIVEWAYS
	WALLS

Huntley, Nyce & Associates, LTD
 ENGINEERS • ARCHITECTS • LAND PLANNERS
 1400 W. MARKET STREET, SUITE 100
 FARMINGTON, CT 06031
 TEL: (860) 271-1111
 FAX: (860) 271-1112
 HUNTERDON, NJ 08832
 TEL: (908) 881-0222
 FAX: (908) 881-0223



EVANS FARM
 FAIRFAX COUNTY, VIRGINIA

COPA/FDPA - LOT 88 (CONSOLIDATION OF LOTS 8A & 8A AND HOUSE TYPE CHANGE)

SCALE: 1" = 600'

DATE: 12-03-98

REVISIONS:

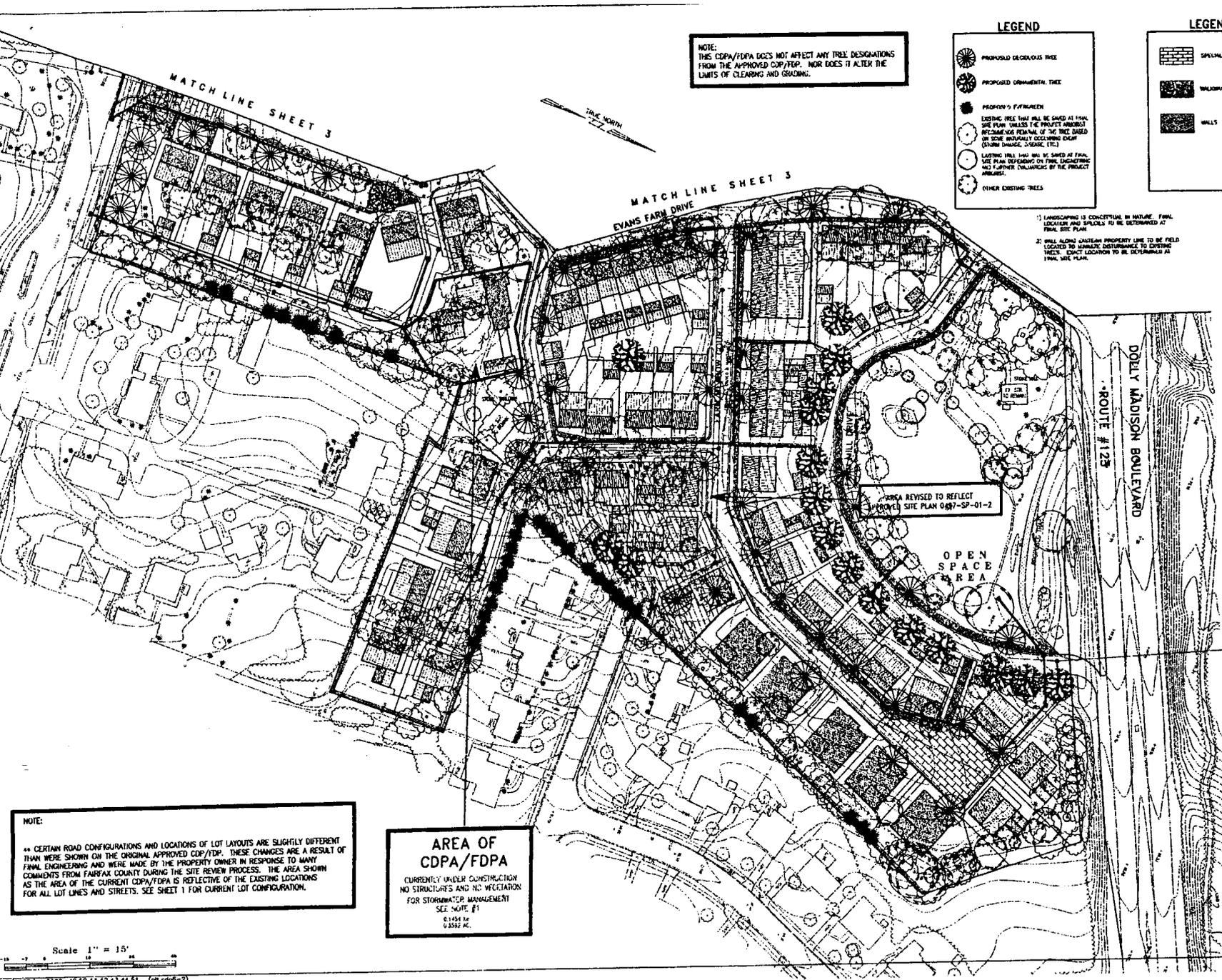
01-21-98	
02-06-98	
04-15-98	
08-03-99	
COPA/FDPA 05-12-03	
COPA/FDPA 06-28-03	
COPA/FDPA 03-18-04	
COPA/FDPA 08-01-04	
COPA/FDPA 11-18-04	

SHEET
 4 of 7
 FILE NO.
 PL-2937

NOTE:
 ** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED COPA/FDPA. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT COPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

AREA OF CDPA/FDPA
 CURRENTLY UNDER CONSTRUCTION
 NO STRUCTURES AND NO VEGETATION
 FOR SIGNATURE MANAGEMENT
 SEE NOTE #1
 0.150 AC
 0.160 AC

Scale 1" = 15'



NOTE:
THIS CDPA/FDPA DOES NOT AFFECT ANY TREE DESIGNATIONS FROM THE APPROVED COP/PEP. NOR DOES IT ALTER THE LIMITS OF CLEARING AND GRADING.

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPERTY'S FUNGICIDE
- EXISTING TREE THAT WILL BE SAVED AT FINAL SITE PLAN (BASED ON THE PROPERTY OWNER'S REFERENCE POINTS OF THE TREE BASED ON SOME IRREGULARLY OCCURRING EXISTING (SHRUBS, LIMES, YEW, ETC.))
- EXISTING TREE THAT WILL BE SAVED AT FINAL SITE PLAN (BASED ON THE PROPERTY OWNER'S REFERENCE POINTS OF THE TREE BASED ON SOME IRREGULARLY OCCURRING EXISTING (SHRUBS, LIMES, YEW, ETC.))
- OTHER EXISTING TREES

LEGEND

- SPECIAL PAVING AREA
- WALKWAYS
- WALLS

- 1) LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATION AND SPACES TO BE DETERMINED AT FINAL SITE PLAN.
- 2) WALLS ALONG LOTLINE PROPERTY LINE TO BE FIELD LOCATED TO MINIMIZE DISTURBANCE TO EXISTING TREES. EXACT LOCATION TO BE DETERMINED AT FINAL SITE PLAN.

CDPA REVISED TO REFLECT APPROVED SITE PLAN 0817-SP-01-2

OPEN SPACE AREA

DOLLY MADISON BOULEVARD

ROUTE #123

NOTE:
** CERTAIN ROAD CONFIGURATIONS AND LOCATIONS OF LOT LAYOUTS ARE SLIGHTLY DIFFERENT THAN WERE SHOWN ON THE ORIGINAL APPROVED COP/FDP. THESE CHANGES ARE A RESULT OF FINAL ENGINEERING AND WERE MADE BY THE PROPERTY OWNER IN RESPONSE TO MANY COMMENTS FROM FAIRFAX COUNTY DURING THE SITE REVIEW PROCESS. THE AREA SHOWN AS THE AREA OF THE CURRENT CDPA/FDPA IS REFLECTIVE OF THE EXISTING LOCATIONS FOR ALL LOT LINES AND STREETS. SEE SHEET 1 FOR CURRENT LOT CONFIGURATION.

AREA OF CDPA/FDPA
CURRENTLY UNDER CONSTRUCTION
NO STRUCTURES AND NO VEGETATION FOR STORMWATER MANAGEMENT
SEE NOTE #1
8.1454 AC
0.3592 AC.

Scale 1" = 15'

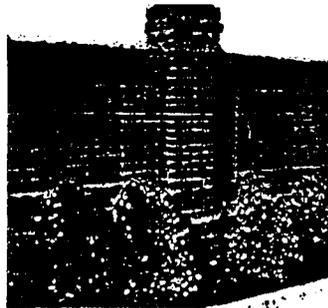
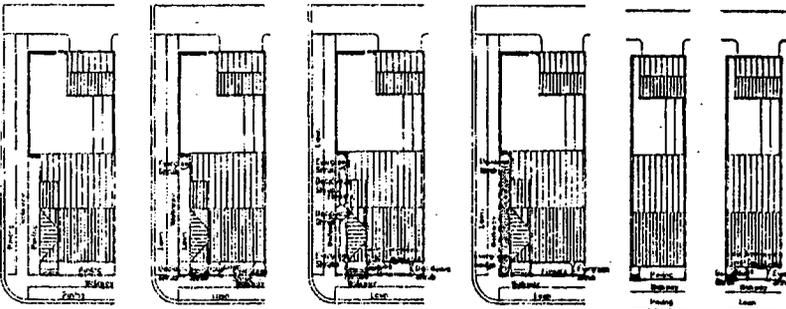
Huntley, Nyce & Associates, LTD
10000 WOODBURN ROAD
FAIRFAX COUNTY, VIRGINIA 22033
TEL: (703) 271-8800
FAX: (703) 271-8801
WWW.HUNTELYNYCE.COM



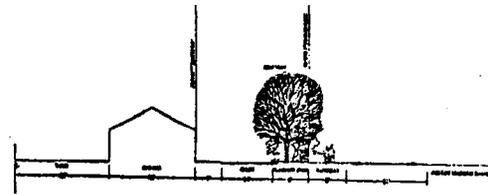
EVANS FARM
BRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
CDPA/FDPA (LANDSCAPED) BB (CONSOLIDATION BA & BF AND HOUSE TYPE CHANGE)

SCALE: 1 : 600
DATE: 12-03-88
REVISIONS:
01-21-89
02-04-89
04-13-89
05-03-89
CDPA/FDPA 05-12-03
CDPA/FDPA 05-24-03
CDPA/FDPA 05-18-04
CDPA/FDPA 05-01-04
CDPA/FDPA 11-18-05
SHEET 6 of 7
FILE NO. PL-2937

DOWNHOUSE UNITS



WALL DETAIL - ALONG EAST PROPERTY LINE

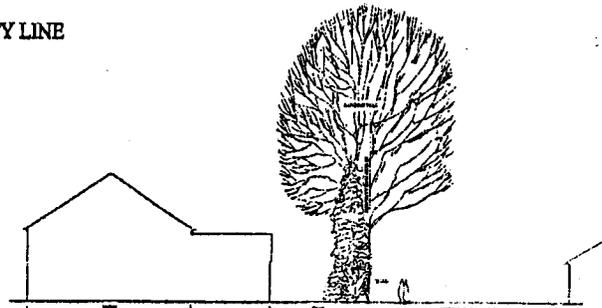
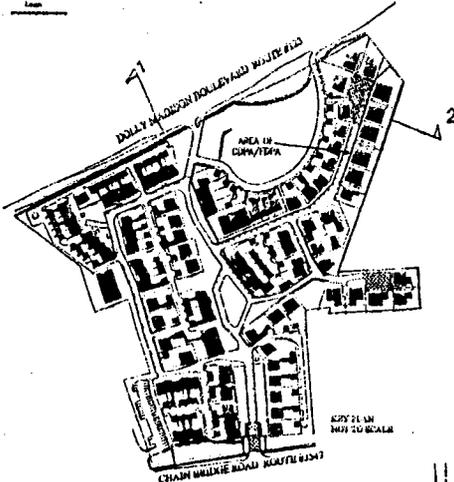
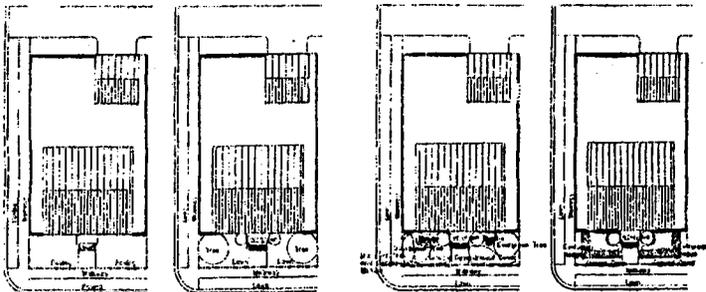


SECTION 1
NOT TO SCALE

EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN

NOTE:
1) TYPICAL FOUNDATION PLANTING
AND ILLUSTRATIVE MATURE EXACT
FOUNDATION PLANTING PLANS TO BE
DETERMINED AT FINAL SITE PLAN.

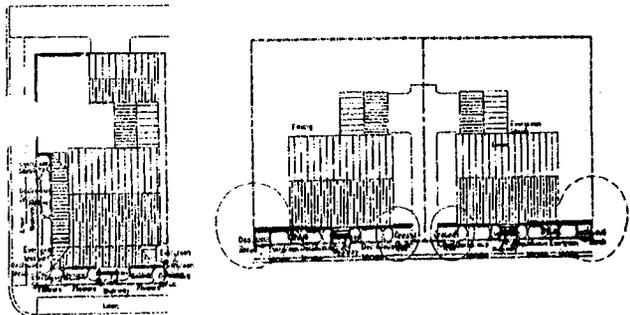
TYPICAL FOUNDATION PLANTING PLANS



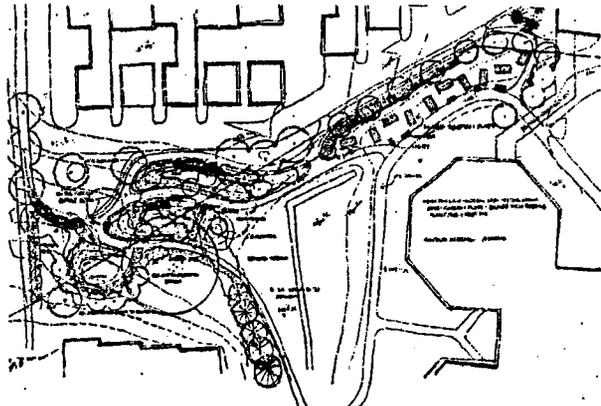
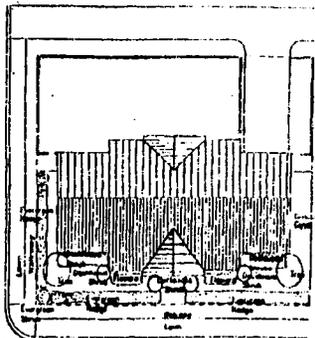
SECTION 2
NOT TO SCALE

EXACT WALL AND/OR FENCE LOCATION TO BE DETERMINED AT SITE PLAN

SINGLE FAMILY DETACHED UNITS



MULTI-FAMILY UNITS



LANDSCAPE DETAIL - NW CORNER OF SITE



EVANS FARM:
FRANKLIN COUNTY, INDIANA
PLANNING DISTRICT
FAIRFAX COUNTY, VIRGINIA

COPA/FPFA (ZONING PLAN) - LOT B8 (CONSOLIDATION OF SA & BA AND HOUSE TYPE CHANGE)

SCALE: AS SHOWN

DATE: 07-23-95

REVISIONS:

01-10-95	
01-23-95	
03-08-95	
04-13-95	
05-01-95	
COPA/FPFA 08-12-95	
COPA/FPFA 09-27-95	
COPA/FPFA 10-13-95	
COPA/FPFA 03-18-04	
COPA/FPFA 04-01-04	
COPA/FPFA 11-10-06	

SHEET
7 OF **7**
DATE: 10/1/07
PL-2197

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 1998-DR-049-03

DECISION DATE: 3/27/2006

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: DRANESVILLE

APPLICANT NAME WILLIAM A. AND SUZANNE S. MORAN

STAFF COORDINATOR: AHUSHO

ACTION: APPROVE

DECISION SUMMARY:

ON MARCH 27, 2006, ON A MOTION BY SUPERVISOR DUBIOS, DR ANSEVILLE DISTRICT, THE BOARD OF SUPERVISORS APPROVED PCA 1998-DR-049-03 SUBJECT TO PROFFERS DATED MARCH 21, 2006. THE PLANNING COMMISSION APPROVED FDPA 1998-DR-049-03 ON MARCH 23, 2006.

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	15,648.00 SQ FEET
TOTAL	0.36 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	15,648.00 SQ FEET
TOTAL	0.36 ACRES

TAX MAP NUMBERS

030-1- /30/ /0008-A

030-1- /30/ /0009-A

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 5

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
				<u>UNITS</u>
SFD	1	15,648.00	SQ FEET	
TOTAL	1	15,648.00	SQ FEET	

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	

PROFFER INFORMATION

PROFFER STATEMENT DATE: 03-21-2006

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
PREVIOUS PROFFERS REMAIN IN EFFEC	01-01-0001				01-01-0001
PROFFERED PLANS	01-01-0001				01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001				01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001				01-01-0001

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



Change agent only

PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED
Department of Planning & Zoning
MAR 06 2006
Zoning Evaluation Division

APPLICATION NO. PCA/FDPA 1998-DR-049-03
(Assigned by Staff)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), William A. and Suzanne S. Moran, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by ~~reclassifying from the amending the CDP/FDP District to the~~ RZ 1998-DR-049 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION: See attached.

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
30-1	((30))		8A and 9A	15,648 Sq.Ft.

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq.Pt.)
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3. POSTAL ADDRESS OF PROPERTY: (If any)
7249 Addington Drive (Lot 8A) and 7247 Addington Drive (Lot 9A)

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Exit east off 495 on Route 123 approximately 1.1 miles south on Evans Farm Drive 450 feet to left on Addington Drive.

5. PRESENT USE: currently being developed with residential housing

6. PROPOSED USE: residential housing

7. SUPERVISOR DISTRICT: Dranesville

The name(s) and address(s) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Jonathan P. Rak, Esq., Agent

Type of Print Name of Applicant or Agent

Jonathan P. Rak
Signature of Applicant or Agent

McGuireWoods LLP, 1750 Tysons Blvd., Suite 1800, McLean, VA 22102

Address
703-712-5411

Telephone No. Home Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

Date application received: _____ Application Fee Paid: \$ n/a

Date application accepted: 3-21-06 Virginia Truffe Form RZ (10/89)

51157

Planning Commission Meeting
March 23, 2006
Verbatim Excerpt

PCA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN
FDPA 1998-DR-049-03 - WILLIAM A. AND SUZANNE S. MORAN

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Ms. Hopkins.

Commissioner Hopkins: Thank you, Mr. Chairman. This application is a minor lot layout change to the Evans Farm development. The applicant proposes to combine two existing single-family lots into one larger lot in order to construct one single-family detached dwelling instead of two. The overall number of units within the Evans Farm development would decrease from 144 units to 143. The McLean Citizens Association supports this application and staff recommends approval of this application. I agree. So, therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 1998-DR-049-03, SUBJECT TO PROFFERS CONSISTENT WITH THE EXECUTED PROFFERS DATED MARCH 21, 2006.

Commissioners de la Fe and Byers: Second.

Chairman Murphy: Seconded by Mr. de la Fe and Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 1998-DR-049-03, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hopkins.

Commissioner Hopkins: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 1998-DR-049-03, SUBJECT TO THE BOARD'S APPROVAL OF PCA 1998-DR-049-03 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioners de la Fe and Byers: Second.

Chairman Murphy: Seconded by Mr. de la Fe and Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve FDPA 1998-DR-049-03, subject to the Board's approval of the PCA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hopkins: Thank you, Mr. Chairman.

Planning Commission Meeting

March 23, 2006

PCA 1998-DR-049-03 and FDPA 1998-DR-049-03

Page 2

Chairman Murphy: Thank you very much.

//

(The motions carried unanimously with Commissioner Hall absent from the meeting.)

KAD