

PCA 88-V-029
JAGDISH BERRY
April 4, 1996

PROFFERS

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950 edition as amended, upon approval by the Board of Supervisors of Proffered Condition Amendment application PCA 88-V-029 to permit the development of 9 single family detached units in accordance with the provisions of the R-3 District and the Generalized Development Plan dated February 14, 1996, prepared by Huntley Nyce & Associates, Ltd., the undersigned hereby proffer the following conditions:

1. If PCA 88-V-029 is approved, the proffers in the previous rezoning, RZ 88-V-029, are hereby superseded and rendered null and void by the proffers provided in this Proffered Condition Amendment.
2. Each reference to "Applicant" in the proffers will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.
3. Development of the subject property will be in conformance with the Generalized Development Plan (GDP), which consists of two (2) sheets, prepared by Huntley Nyce and Associates, Ltd., and dated February 14, revised as of March 9, 1996.
4. A 6-foot high solid wood stockade fence shall be provided along the southern border of Lot 1 and Lot 2.
5. Within the tree save areas delineated on the GDP, the applicant will preserve the existing high quality trees, as determined by the Urban Forestry Branch.
6. At the time of subdivision plan approval, the applicant will dedicate and convey to the Fairfax County Board of Supervisors in fee simple Parcel A (85,506 square feet), as shown on the GDP, for park purposes.
7. The applicant will construct a right turn lane on Pohick Road in conjunction with the tapered entry as shown on the GDP.
8. At the time of subdivision plan approval or on demand, whichever first occurs, applicant will grant all ancillary easements for Pohick Road improvements as required by VDOT.

9. Subject to permission from the Fairfax County Park Authority, applicant will provide a 4-foot wide, wood chip trail from parcel A proceeding generally southward along the east bank of South Run and connecting to the existing path system at a distance of approximately 400 feet.
10. Applicant will provide posted snow fencing around home sites under construction.
11. Prior to issuance of the first residential use permit, the owner of the subject property shall execute a Deed of Dedication conveying Parcel B in fee simple to the Board of Supervisors. Said Parcel B shall not be included in the subdivision plat for development of the subject property, Covington Woods.

Jagdish Berry
Jagdish Berry, Applicant

Manju Katyal
Manju Katyal, Owner of Tax Map
Parcel 98-2((1))14