

9-I

MOTION:

April 5, 2005
Regular Meeting
Res. No. 05-

SECOND:

RE: TRANSFER, BUDGET AND APPROPRIATE \$3,000,000 IN PROFFER FUNDS TO THE SCHOOL BOARD FOR THE RENOVATION OF OSBOURN PARK HIGH SCHOOL AND FOR THE ADDITION TO MARUMSCO HILLS ELEMENTARY SCHOOL-BRENTSVILLE AND WOODBRIDGE MAGISTERIAL DISTRICTS

ACTION:

WHEREAS, the County School Board has requested the transfer, budget and appropriation of proffer funds to be used for the renovation of Osbourn Park High School and for the addition to MarumSCO Hills Elementary School; and

WHEREAS, the developers of various projects in the County have contributed funds as proffered obligations for school construction or general school purposes; and

WHEREAS, \$3,000,000 is available in the school proffer account balance; and

WHEREAS, staff recommends use of the collected funds;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby transfer, budget and appropriate \$3,000,000, as follows:

FROM:

	<u>Fund</u>	<u>Subfund</u>	<u>OCA</u>	<u>Description</u>	<u>Amount</u>
<u>Decrease</u>	10	150	900150	2221-009002 (Proffer-Schools)	\$3,000,000

TO:

<u>Revenues</u>			<u>Description</u>	<u>Amount</u>
<u>OCA</u>	<u>Description</u>	<u>Obj Lvl 3</u>		
900150	General Fund Rev.	1160	Gifts and Donations	\$3,000,000
<u>Expenditures</u>				
740068	School Construction	5800	Undistr.& Misc.	\$3,000,000

OPERATING TRANSFER:

Transfer from:

<u>OCA</u>	<u>Description</u>	<u>Obj Lvl 3</u>	<u>Description</u>	<u>Amount</u>
900150	General Fund Rev.	9099	Transfer to School Con. Fund	\$3,000,000

Transfer to:

740068	School Construction	1901	Transfer from General Fund	\$3,000,000
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April 5, 2005
Regular Meeting
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Page Two

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Superintendent of Schools
Planning Director
Finance Director

CERTIFIED COPY

Clerk to the Board



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM
OFFICE OF EXECUTIVE MANAGEMENT
1 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6600 Metro 631-1703 FAX: (703) 792-7484

BOARD OF COUNTY SUPERVISORS
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March 16, 2005

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP
Director of Planning *PK*

THRU: *CG* Craig S. Gerhart
County Executive

RE: Transfer, Budget and Appropriate \$3,000,000 in Proffer Funds to the School Board for the Renovation of the Osbourn Park High School, and the Marumsco Hills Elementary School - **Brentsville and Woodbridge Magisterial Districts**

I. Background in chronological order is as follows:

- A. Proposed Project – The School Board has to increase student capacity to serve increasing enrollments and maintain existing facilities. The School Board is requesting the transfer of \$3 million in school proffer funds for the renovation of Osbourn Park High School and the construction of an addition to Marumsco Hills Elementary School. Both projects are identified in the School Board Capital Improvement Project.
- B. School Proffer Funds – Within the past 19 years over \$30 million in proffers for school purposes has been collected and a little over \$16 million has been transferred to the School Board for school projects.

II. Current Situation is as follows:

- A. Proffers Available for this Request – The developers of various projects throughout the County have proffered funds for school purposes. The following table shows funds available for general school purposes and construction purposes.

Transfer, Budget and Appropriate \$3,000,000
 March 16, 2005
 Page 2

<u>Subdivision</u>	<u>Proffer Case</u>	<u>Zoning Case</u>	<u>Magisterial Dist.</u>	<u>Amount</u>
BARONS GRANT	PRO005320	REZ1995-0008	Woodbridge	\$144,550.13
BARRETT'S CROSSING	PRO2002-01666	PLN2001-00167	Brentsville	\$203,832.06
BLOOMS MILL	PRO003069	PLN2004-00348	Brentsville	\$63,138.62
BRAEMAR	PRO2003-01672	PLN2002-00134	Brentsville	\$24,854.83
BROAD RUN OAKS	PRO2001-00364	REZ2000-0002	Gainesville	\$271,179.10
CARDINAL CREST	PRO011131	REZ1999-0033	Neabsco	\$8,000.00
CARDINAL ESTATES	PRO002477	REZ1990-0020	Coles	\$3,246.12
ELLIS PLANTATION	PRO008966	REZ1998-0001	Brentsville	\$20,320.00
EVERGREEN TERRACE	PRO2001-00502	PLN2000-00094	Brentsville	\$32,914.98
FARSANI, ARJAN PROPERTY	PRO010107	REZ1997-0042	Dumfries	\$12,700.00
FEATHERSTONE FARMS	PRO000687	REZ1986-0033	Woodbridge	\$1,000.00
FOXBOROUGH ESTATES	PRO002955	REZ1989-0062	Brentsville	\$8,089.90
GARDNER PROPERTY	PRO2003-00933	PLN2002-00171	Brentsville	\$511,358.40
INDEPENDENCE	PRO007449	REZ1996-0029	Brentsville	\$17,616.24
MIDDLEBROOKS GARDEN	PRO2002-02857	PLN2002-00132	Brentsville	\$46,950.12
NEW BRISTOW VILLAGE	PRO2003-00408	PLN2001-00157	Brentsville	\$181,665.57
NEW BRISTOW VILLAGE	PRO2003-00409	PLN2001-00157	Brentsville	\$159,374.53
NEW DOMINION HUNT ESTATES	PRO2003-02322	PLN2003-00079	Brentsville	\$91,621.10
PEMBROOKE VILLAGE	PRO000780	REZ1990-0067	Brentsville	\$257,520.00
PEMBROOKE VILLAGE	PRO000781	REZ1990-0067	Brentsville	\$17,700.00
POWELL'S LANDING	PRO001469	REZ1988-0023	Woodbridge	\$16,215.00
POWELL'S LANDING	PRO001470	REZ1988-0023	Woodbridge	\$93,600.00
PUFFENBARGER ESTATES	PRO2002-01145	PLN2001-00161	Neabsco	\$26,095.32
QUAKER HOMES	PRO2001-01032	PLN2000-00054	Occoquan	\$74,856.78
RIVERSIDE STATION	PRO003036	REZ1990-0072	Woodbridge	\$184,605.02
RIVERSIDE STATION	PRO003037	REZ1990-0072	Woodbridge	\$193,463.20
ROCK HILL ESTATES	PRO001905	REZ1988-0093	Brentsville	\$3,810.00
ROSEBERRY	PRO0005796	REZ1995-0012	Brentsville	\$6,146.80
SHEFFIELD MANOR	PRO002843	REZ1990-0081	Brentsville	\$39,035.40
STACYS RIDGE	PRO2002-00486	PLN2001-00154	Neabsco	\$150,510.00
TOWNES OF COMPTON FARM	PRO002967	REZ1991-0037	Brentsville	\$127,305.80
TOWNES OF COMPTON FARM	PRO002968	REZ1991-0037	Brentsville	\$3,379.80
WINDSOR ESTATES	PRO002722	REZ1990-0032	Brentsville	\$3,345.18
			Total	\$3,000,000.00

- B. BOCS Action Required - This request is to budget and appropriate \$3,000,000 in available proffer funds and to transfer these funds to the School Board.
- C. School Proffer Current Balance – The school proffer account has a balance of approximately \$13.9 million as of March 2, 2005. This board item will reduce the available school proffer account balance to approximately \$10.9 million. According to the School planning staff, this available money is set aside to purchase one or more school sites for those schools needed to be open in September 2008 and 2009, as noted in their CIP.

III. Issues in order of importance are:

- A. Timing - Is timing for appropriation of the funds important?
- B. Legal - Is the intended use of funds in compliance with proffer conditions?
- C. Fiscal Impact - Are these funds available in the County's proffer account?
- D. Service Level/Policy Impact - Does the use of these funds further policies contained in the Comprehensive Plan?

IV. Alternatives in order of feasibility are:

- A. Transfer, budget and appropriate \$3,000,000 in proffer funds to the School Board for the renovation of Osbourn Park High School and for the construction of an addition to Marumscos Hills Elementary School.
 - 1. Timing – The requested funds are in accordance with the School's CIP in order to keep pace with needed school facilities.
 - 2. Legal - The intended use of the funds is in accordance with the language of the respective proffer statements.
 - 3. Fiscal Impact - The school proffer account has a balance of approximately \$13.9 million as of March 2, 2005. This request to transfer \$3 million will reduce the available school proffer account balance to approximately \$10.9 million.
 - 4. Service Level/Policy Impact - The use of these funds will further meet the education needs of current and future residents and their school-age children.

B. Take No Action.

1. Timing - Denying this request could result in a delay in these projects.
2. Legal - None identified.
3. Fiscal Impact - The funds would remain in the County proffer account for future use. Another source of funds to support the subject projects will have to be identified.
4. Service Level/Policy Impact - The County's Comprehensive Plan goal of providing school sites and facilities would not be supported.

V. **Recommendation** is that the Board of County Supervisors accept Alternative A and approve the attached Resolution.

Staff: Nimet El'Alaily, 792-6830

Attachments:

Attachments A - BB, Proffer Statements

ATTACHMENT A
Proffer Statement, Baron's Grant

5. **RECREATION WITHIN EXISTING NEWPORT:** The Applicant shall pay the sum of \$66,162.05 to the Newport Homes Association within thirty (30) days following final, non-appealable rezoning of the property as applied for by Applicant, to enable said Association to discharge its obligation in connection with work performed in the construction of a recreational area within the existing Newport subdivision.¹
 6. **ESCALATOR CLAUSE:** The monetary contributions set forth in Paragraph #B.2 and #B.8 below, shall be adjusted to account for inflationary effects during the period of time following approval of the rezoning by the Board of County Supervisors. The contribution amount shall be adjusted by the percentage change in the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor as calculated from the date of final zoning approval by the Board of County Supervisors to the date of payment, subject to a maximum noncompounded annual adjustment of seven percent (7%) until paid.
 7. **SIGNAGE:** A coordinated sign program for project identification and directional purposes shall be implemented substantially in accordance with the "Newport Village Streetscape Conceptual Streetscape Plan", prepared by Land Design, Inc. and dated October 11, 1994, which has been submitted to the Planning Office in conjunction with this application. Modifications or alterations to such sign program shall be permitted, so long as any such modified or altered elements of such sign program are in conformance with the applicable provisions of the Zoning Ordinance.
- B. PROFFERS APPLICABLE TO R-T AND RT-10 ZONING DISTRICTS**
1. **UNIT LIMITATION:** Within the R-T and RT-10 zoning districts, the Applicant shall construct no more than 910 residential units.
 2. **SCHOOL CONTRIBUTION:** The Applicant shall contribute to the Board of County Supervisors of Prince William County the sum of \$1,270 per single family detached dwelling unit and \$860 per townhouse dwelling unit for school purposes. Said contribution shall be paid, on a per-unit basis, at the time of issuance of a building permit for each unit.
 3. **RECREATION FACILITIES:** The Applicant shall construct recreation facilities in the general areas shown on the GDP for the private use of the residents of the Property. Said facilities shall include a 25 meter by 25 yard swimming pool,

¹ This proffer was satisfied with payment of \$66,162.05 to the Newport Homes Association on April 11, 1995.

APPROVED
PROFFER/DEVELOPMENT PLAN

Gerald J. Mason
Signed

4-19-95

Date

OFFICE OF PLANNING

ATTACHMENT B
Proffer Statement, Barrett's Crossing

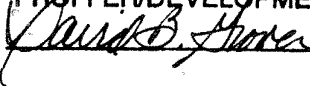
PROFFER STATEMENT

Applicant: Frank Barros, Trustee and Carl Bernstein, Trustee
Project Name: Barrett's Crossing
Property: Prince William County
G.P.I.N No. 7596-15-4376 and Part G.P.I.N. No. 7596-17-7642
39.51 acres; Brentsville Magisterial District ("Property")
Rezoning Number: PLN #2001-00167
Date: September 11, 2001

per unit contribution shall be made at the time of issuance of the building permit for each unit.

- E. SCHOOLS. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$5,190.00 per single family detached unit for school purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.
- F. HOUSING. The Applicant shall contribute the sum of \$250.00 per residential unit to the Board of County Supervisors of Prince William County, to be utilized by the County's Housing Trust Fund. Said contribution shall be paid on a per unit basis at the time of issuance of a building permit for each residential dwelling unit to be constructed on the Property.
- G. ESCALATOR In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following final approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, noncompounded.

APPROVED
PROFFER/DEVELOPMENT PLAN


Signed

10-23-01

Date

OFFICE OF PLANNING

II. SITE DEVELOPMENT/USES

9. Except as provided herein for affordable housing, the maximum number of dwelling units to be developed on the property shall not exceed three hundred eighty-eight residential units. The Applicant, at its sole option, may include all types of allowable unit design; provided, however, that the Applicant agrees that a minimum of four (4) different exterior elevations shall be included.

III. SCHOOLS

10. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors for site acquisition and/or construction of new school facilities in the amount of Eight Hundred Sixty Dollars (\$860.00) per unit. Said contributions shall be paid at the time of issuance of building permits for applicable dwelling units.

IV. LIBRARY SERVICES

11. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors for library services in the amount of Five Dollars (\$5.00) per dwelling unit. One half of this sum shall be paid upon issuance of the building permit for the 200th residential unit and the balance at the time a building permit is issued for the 300th unit.

V. RECREATION AND OPEN SPACES

12. The Applicant shall provide a total of two (2) tot lots and one (1) multi-purpose court or tennis court through the development of the property at locations to be determined by the Applicant.

13. The Applicant shall provide a swimming pool at least 65 feet in length and bathhouse on the property at a location to be determined by the Applicant.

14. The Applicant shall make a Ten Thousand Dollar (\$10,000) cash contribution to the Prince William County Board of Supervisors, which contribution shall be used for the planning and design of the County's Western Recreation Center (the "Recreation Center"). This \$10,000 cash contribution shall be paid upon issuance of the first building permit for construction of a dwelling unit on the property; provided, however, that in the event the Recreation Center has already been constructed, the \$10,000 cash contribution shall be used to furnish and equip the center. All open space shall be dedicated to applicable homeowners associations ("HOA") on the property for recreation, ownership and maintenance purposes.

APPROVED
PROFFER/DEVELOPMENT PLAN

Daniel G. Mayle
Signed

12-7-04

Date

OFFICE OF PLANNING

D. PARKS AND RECREATION. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$1,609.00 per single family detached unit to be used for parks and recreation purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit.

E. SCHOOLS. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$9,161.00 per single family detached unit to be used for school purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit.

F. LAND BAY TT, FOR THE FIRST 19 SINGLE FAMILY DWELLING UNITS (THOSE CONVERTED FROM PREVIOUSLY PROFFERED AGE RESTRICTED UNITS), THERE SHALL BE A PER UNIT CONTRIBUTION IN THE AMOUNT OF \$ 12,065.00 AS FOLLOWS (LOS impact of the age restricted units calculated as multi-family units less school contribution versus impact of single family detached units):

(1) TRANSPORTATION. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$ 2,093.00 per single family detached unit to be used for transportation purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit.

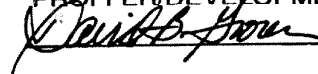
(2) FIRE AND RESCUE. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$176.00 per single family detached unit to be used for fire and rescue purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit

(3) LIBRARY. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$117.00 per single family detached unit to be used for library purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit.

(4) PARKS AND RECREATION. The Applicant shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$518.00 per single family detached unit to be used for parks and recreation purposes. The per unit contributions shall be made at the time of issuance of the building permit for each unit.

APPROVED

PROFFER/DEVELOPMENT PLAN



Signed

7-2-02

Date

OFFICE OF PLANNING

Property to be used for library services in the area. Said contribution shall be made at the time a building permit is issued for each unit.

FIRE & RESCUE

18. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$400.00 per residential unit to be used for fire and rescue services in the area. Said contribution shall be paid at the time a building permit is issued for each residential unit.
19. The Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$0.23 per square foot of gross floor area constructed on the Property for a religious institution and related facilities, child care/pre-school facility or office uses on the Property to be used for fire and rescue services in the area. Said contribution shall be paid at the time a building permit is issued for each such building.

SCHOOLS

20. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,190.00 per residential unit to be used for school purposes in the area. Said contribution shall be made, on a per unit basis, at the time a building permit is issued for each dwelling unit constructed on the Property.

WATER AND SEWER

21. The Property shall be served by public sanitary sewer and water.

STREETSCAPE AND LANDSCAPING

22. Subject to approval by Prince William County, the Applicant shall provide a streetscape for the community to include street trees along roadways in the community as shown on the Transportation Plan. Trees shall be planted along both sides of said streets at a rate of one (1) tree per forty feet (40') of frontage and shall have a minimum caliper of 2 ½" at the time of planting. Said trees may be clustered at various locations along said streets for purposes of providing adequate sight distance.

APPROVED
PROFFER/DEVELOPMENT PLAN
Robert C. Bainbridge
April 5, 2000 Signed
Date
OFFICE OF PLANNING

ATTACHMENT F
Proffer Statement, Cardinal Crest

B. The Applicant agrees that no clearing or grading shall take place where existing slopes are 3:1 or greater, except for street construction, stormwater management and placement of utilities, and further, when constructing on slopes greater than 25% but less than 3:1, the following shall apply:

(1) In these disturbed areas, slope stabilization will be required to protect soil from the erosive forces of raindrop impact and flowing water. Soil stabilization measures should be selected to be appropriate for the time of year, site conditions and estimated duration of use. Applicable practices include vegetative establishment, mulching, and the early application of gravel base on areas to be paved.

(2) Permanent or temporary soil stabilization must be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization must also be applied within 15 days to denuded areas which may not be at final grade but will remain dormant (undisturbed) for longer than 60 days.

(3) Acceptable erosion and sediment control for this site shall be accomplished by both structural and vegetative practices as outlined in the Virginia Erosion and Sediment Control Handbook, Second Edition, 1980.

9. Density Cap and Cluster Limitation.

A maximum of 22 dwellings shall be constructed in the area which is the subject of this request for rezoning. The resulting density shall not exceed 1.6 dwelling units per acre. The overall density for Cardinal Crest as shown in the "Proposed Composite Lot Layout" shall not exceed 1.85 dwellings per acre. The number of pipestem lots throughout Cardinal Crest shall not exceed twenty-five percent (25%).

10. School Contribution.

Should the property which is the subject of this application be rezoned to R-20 for twenty-two (22) lots, the Applicant agrees to contribute five hundred dollars (\$500.00) per lot towards the improvements of the capital facilities of Prince William County School System. This contribution is to be made at the time of the issuing of the building permit for each lot.

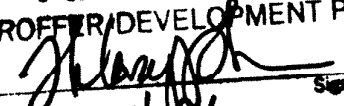
APPROVED
PROFFER/DEVELOPMENT PLAN
Elizabeth Cochran

Signed
September 7, 1999

Date
OFFICE OF PLANNING

provide for a future interparcel connection.

- c. The Applicant shall contribute to the Board of County Supervisors of Prince William County the sum of One Thousand Two Hundred Dollars (\$1,200) per dwelling unit for off-site transportation purposes. Said contribution shall be paid on a per-unit basis at the time of issuance of a building permit for each residential unit to be constructed on the Property.
- d. The Applicant shall create a ten (10') foot wide pedestrian easement between the right of way for the easternmost cul-de-sac on the Property and the right of way for Minnieville Road. Within said easement, the Applicant shall construct an asphalt pedestrian trail to provide pedestrian access between the on-site street network and Minnieville Road.
3. SCHOOL CONTRIBUTION. The Applicant shall contribute to the Board of County Supervisors of Prince William County the sum of One Thousand Two Hundred Seventy Dollars (\$1,270) per dwelling unit for school purposes. Said contribution shall be paid on a per-unit basis at the time of issuance of a building permit for each residential unit to be constructed on the Property.
4. STORMWATER MANAGEMENT. Stormwater management for the Property shall be provided in accordance with Best Management Practices ("BMP") criteria.

APPROVED
PROFFER/DEVELOPMENT PLAN

6-4-01
Date
Signed
OFFICE OF PLANNING

ATTACHMENT H
Proffer Statement, Ellis Plantation

B. The Applicant shall dedicate thirteen feet (13') of right-of-way along the entire frontage of the Property beginning at a point north of the Ellis Road intersection with Prince William Parkway and terminating at the common boundary with Prince William County GPIN # 7895-93-2931 (N/F Murray) on Ellis Road, as shown on the Plan.

C. The Applicant shall construct Ellis Road frontage improvements to the RM-1 Category IV standard, to include a right turn lane into the Property, all within existing right-of-way and the thirteen feet (13') of right-of-way to be dedicated by the Applicant pursuant to 2.B. above, beginning at the intersection of Prince William Parkway and Ellis Road and terminating in close proximity to the common boundary with Prince William County GPIN # 7895-93-2931 (N/F Murray), as conceptually shown on the "Ellis Road Improvements Plan", prepared by H. Aubrey Hawkins Associates, Ltd., dated November 14, 1997.

D. The Applicant shall contribute to the Prince William Board of County Supervisors at the time of the issuance of the building permit for each unit, One Hundred Dollars (\$100.00) per dwelling to be utilized for bicycle trail improvements on the segment of the Prince William Parkway located between Ellis Road and Liberia Avenue.

3. SCHOOLS:

The Developer proffers to contribute to the Prince William Board of County Supervisors, One Thousand Two Hundred and Seventy Dollars (\$1270.00) per dwelling unit at the time of issuance of the building permit for each unit, to be utilized for public school purposes.

4. PARKS AND RECREATION:

The Developer proffers to contribute Five Hundred Dollars (\$500.00) per dwelling unit to the Prince William Board of County Supervisors, at the time of issuance of the building permit for each unit, for historical preservation, parks and recreational purposes.

5. LIBRARIES:

The Applicant shall contribute to the Prince William Board of County Supervisors at the time of issuance of the building permit for each dwelling unit, Fifty Dollars (\$50.00) per unit to be utilized for county library facilities.

6. FIRE AND RESCUE:

A. The Applicant shall offer, as an option to prospective purchasers, to provide fire suppression sprinkler systems in dwelling units.

B. The strip of land located at the south easterly corner of the Property, immediately adjacent to the Buckhall Fire Station and consisting of approximately 12,500 square feet of land, shall be dedicated to the Buckhall Fire Station at the time of final site plan approval.

APPROVED
PROFFER/DEVELOPMENT PLAN
Robert C. Bainbridge
Signed
December 17, 1997
Date
OFFICE OF PLANNING

contribution shall be made at the time of final plan approval for the Property.

- B. If a stormwater management/BMP pond is constructed in the area adjacent to the residential spine road and Parcel A, as generally shown on the GDP, it shall be a wet pond and shall be landscaped in accordance with that plan prepared by Burgess & Niple entitled "Landscape and Open Space Plan, Evergreen Terrace", dated May 12, 2000 and last revised May 23, 2000 (the "Landscape Plan") to be an attractive feature of the site. This proffer shall not be interpreted as an obligation for the Applicant to construct a stormwater management/BMP pond either in the location shown on the Landscape Plan or on the Property since an off-site stormwater management/BMP pond may be utilized.
5. FIRE AND RESCUE. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.23 per square foot of gross floor area for every commercial building constructed on Parcel A. Said contribution shall be used for fire and rescue services in the area and shall be paid for each such building at the time a building permit is issued for said building. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$400.00 for each residential dwelling unit constructed on Parcel A. Said contribution shall be used for fire and rescue services in the area. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
6. SCHOOLS. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,190.00 for each residential dwelling unit constructed on Parcel A for schools. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
7. PARKS AND RECREATION. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$600.00 for each residential dwelling unit constructed on Parcel A for parks and recreation. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.

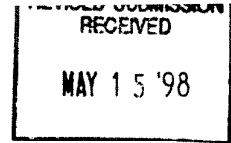
APPROVED

PROFFER/DEVELOPMENT PLAN

Robert C. Bainbridge
Signed

July 26, 2000
Date

OFFICE OF PLANNING



Proffer Statement

RE: Rezoning #: 97-42, Farsani (GPIN#8191-51-4149)
Applicant/ Record owner: Arjan Farsani
Property: Tax Map 023-01-000-0015
15226 Cardinal Dr. Woodbridge, Va. 22193
Date: April, 13, 1998

The undersigned hereby proffers that the use and development of the subject property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the above referenced rezoning is not granted, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as interpretation of any provision of the proffers.

1. **Unit Limitation:** A maximum of 10 residential building lots shall be created from property for development of single family detached units .
2. **Schools:** The owner shall contribute the sum of one Thousand two Hundred Seventy Dollars (\$1270.00) per residential unit to the board of county supervisors of Prince William County for school purposes. Said contribution shall be paid on a per-unit basis at the time of issuance of an building permit for each dwelling unit.
3. **Recreation Facilities:** The owner shall contribute the sum of Five Hundred Dollars (\$500.00) per residential unit to the board of county supervisors of Prince William County for general park and recreational purposes. Said contribution shall be paid on per unit basis at the time of issuance of an building permit for each dwelling unit.
4. **Library:** The owner shall contribute the sum of Fifty Dollars(\$50.00) per residential unit to the board of county supervisors of Prince William County for general library purposes. Said contribution shall be paid on per unit basis at time of issuance of building permit for each dwelling unit.
5. **Stormwater Management:**
 - A. Best Management Practices such as ponds, extended detention facilities, infiltration devices, grassed swells and similar methods shall be used to control water runoff if determined necessary at subdivision plan submission.
 - B. A retention area, if determined to be necessary, will be created on site.

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Delores Karsell
6/23/98
OFFICE OF PLANNING

of County Supervisors for the purpose of parks and recreation, at the time occupancy permits are issued.

9. Schools. The Developer proffers to contribute \$500.00 per dwelling unit to the Prince William Board of County Supervisors for the purpose of the school system at the time occupancy permits are issued.

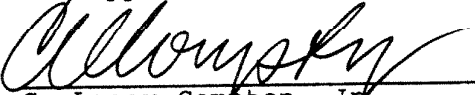
10. Cash Contribution. The Developer proffers to contribute \$600.00 per dwelling unit toward off-site transportation improvements at the time building permits are issued.

11. Homeowners' Association.

A. The Developer shall establish a homeowners' association for all lot owners. The homeowners' association will own and be responsible for the maintenance of all open space and/or common areas and shore line stabilization, and the covenants of the homeowners' association will provide for the protection and preservation of existing trees located on land owned by the homeowners' association.

B. In accordance with paragraph 4.B. relative to the provision of shore line stabilization, the Developer will establish a uniform method of stabilization of the shore line along the waterfront of the subject site, and the maintenance of such stabilization shall be the responsibility of the homeowners' association.

The conditions set forth in this Proffer Statement supersede all conditions set forth in previous proffer statements submitted as a part of this application.


C. Lacey Compton, Jr.
Attorney for Applicant

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J.A.W.

Signed

Date
10/6/87

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park land to be dedicated pursuant to Paragraphs 13 and 14 above. In the event the funds are to be used for improvements to said park land, said contribution shall be paid with the dedication of such park land assuming other funds have been allocated for improvements to said park land. If no such allocation exists at the time of dedication, the payment shall be made at the time of such allocation upon receipt of a written request from Prince William County.

IV. SCHOOLS

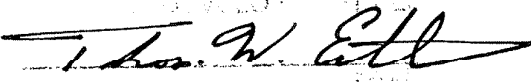
18. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,270 per single family detached dwelling unit, \$860 per market rate townhouse unit and \$430 per affordable unit to be used for school site acquisition and construction purposes. Said contribution shall be made at the time a building permit is issued for each dwelling unit.

V. FIRE & RESCUE

19. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$15,000 to be used for fire and rescue services in the area. Said payment will be prorated based on the total number of units approved on the preliminary plan for purposes of calculating the lump sum amounts to be paid in phases at the time of final site plan approval for each section.

VI. ENVIRONMENTAL/CULTURAL RESOURCES

20. The Applicant agrees that the areas located within the limits of the 100-year flood plain will remain undisturbed with the exception of clearing, grading, or other disturbance necessary to provide for access, construction, placement, and maintenance of utilities, road crossings, storm drainage, stormwater management facilities, recreational amenities and trails, and the removal of debris, objectionable vegetation, such as poison ivy, poison oak, etc., or damaged and/or diseased vegetation.
21. The Applicant shall retain a qualified professional investigator meeting the professional standards set forth by the Virginia Department of Historic Resources and Guidelines for Preparing Archaeological Resource


Feb. 5, 1992

11. The Applicant shall provide super silt fences or equivalent sedimentation control measures as determined by the Department of Public Works in connection with development and land disturbing activity on the Property which is within 20 feet of the field verified limits of any Resource Protection Area (RPA) or floodplain Disturbances of the RPA necessary to accommodate utility crossings and stormwater management outfall, shall be authorized in accordance with sound engineering practices and applicable standards.
12. The Applicant shall provide a minimum 20 foot wide undisturbed buffer, as shown on the GDP, adjoining the field verified limits of the RPA, beyond the normal RPA buffer required by the DCSM. Said buffer shall remain undisturbed except as necessary to accommodate utilities and grading for the stormwater management pond shown on the Plan and stormwater management outfall. Areas that are disturbed for the purpose of grading for the stormwater management pond and outfall facilities shall be replanted using native and indigenous species, subject to the review and approval of the Department of Public Works at the time of final site plan.
13. The Applicant shall provide a permanent conservation area outside of the RPA, between the proposed treeline/limits of disturbance and the field verified limits of the RPA boundary, as shown on the GDP, which shall remain undisturbed except as necessary to accommodate utility crossings and storm water management outfall facilities.
14. Stormwater management ponds constructed on the property will be landscaped, subject to the review and approval of the Department of Public Works.

LIBRARIES

15. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$239.00 per multi-family unit constructed on the Property to be used for library services and facilities. Said contribution shall be made at the time a building permit is issued for each building.

FIRE & RESCUE

16. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$358.00 per multi-family unit constructed on the Property to be used for fire and rescue services. Said contribution shall be paid at the time a building permit is issued for each building.

SCHOOLS

17. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$3,560.00 per family-family unit constructed on the

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[Signature]

ORD #02-85 9/3/02 Signed

Date
OFFICE OF PLANNING

Property to be used of school purposes. Said contribution shall be made, on a per unit basis, at the time a building permit is issued for each building.

WATER AND SEWER

18. The Property shall be served by public water and sewer.

MISCELLANEOUS

19. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

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Signed
DRD # 02-85 9/3/02
Date
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area. Said open space shall be located generally as shown on the Basic Submission Graphic and shall be conveyed to the homeowners association. The grading and seeding of the play area shall be provided once Sudley Manor Drive is constructed and final grades are set.

23. If accepted by the Prince William County Park Authority, the Applicant agrees to dedicate that portion of the Property located within the 100-year flood plain along Dawkins Branch and not otherwise shown for the East-West Connector Road, consisting of approximately ten (10) acres, for use as a linear park/greenway. In the event the area is not accepted by the Park Authority, the Applicant shall deed said area to an owners association. The obligation for the maintenance of the open space/greenway shall be that of the recipient. In the event the area is accepted by the Park Authority, the Applicant shall provide a public pedestrian access easement to said linear park/greenway area from a public right of way, the exact location of said easement to be determined by the Applicant at the time a final subdivision/site plan is approved in an area impacted by this obligation.

SCHOOLS

24. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$1,270 per single family detached unit and \$860 per single family attached unit to be used for school site acquisition and construction proposes. Said contribution shall be made, on a per unit basis, at the time a building permit is issued for each dwelling unit constructed on the Property.

LIBRARY

25. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50.00 per residential unit for use in the purchase of library books. Said contribution shall be paid at the time a building permit is issued for each dwelling unit.

APPROVED
DEVELOPMENT PLAN
Robert C. Bainbridge
October 16, 1996
Signed
Date
OFFICE OF PLANNING

ATTACHMENT O
Proffer Statement, Middlebrooks Garden

MIDDLEBROOKS GARDEN
PLN2002-000132

LIBRARIES

1. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$356.00 per residential unit constructed on the property to be used for library services County wide. Said contribution to be paid on a per unit basis at the time a building permit is issued for each unit.

FIRE & RESCUE

1. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$534.00 per single family detached unit to be for fire and rescue services County wide. Said contribution to be paid on a per unit basis at the time a building permit is issued for each unit.

AFFORDABLE HOUSING

1. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per single family detached unit to be used for the Housing Preservation and Development Fund. Said contribution to be paid on a per unit basis at the time a building permit is issued for each unit.

SCHOOLS

1. The applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$9,161.00 per single family detached unit to be for school purposes County wide. Said contribution to be paid on a per unit basis at the time a building permit is issued for each dwelling unit constructed on the property.

COMMUNITY DESIGN

1. Any house with side yard adjacent to Vint Hill Road shall be constructed with the same exterior wall material (i.e. siding, brick ...) on the front elevation of the house and the Vint Hill Road side of the house or a row of evergreen planting shall be provided between the side of the house and the HCOD buffer, to soften the appearance of the house from Vint Hill Road.

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Signed

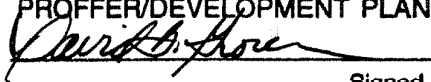
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Date

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PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village
Page 6

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PROFFER/DEVELOPMENT PLAN


Signed

4-11-02

Date

OFFICE OF PLANNING

Development Plan, and shall be subject to the review and approval of the aforesaid Architectural Review Board and the County, except that minor adjustments to the trail system, interpretive center, interpretive signage, parking lot, shelters or related features may be permitted with approval of the Planning Director.

- 3.4. In the event that side yards in the housing unit types as described in the Design Guidelines are reduced below 10 feet in width, then each lot so reduced shall comply with the intent of the NFPA 80A standards, by using either a fire rated wall or sprinkler system, where appropriate.
- 3.5. Garages constructed for residential uses within the development shall remain for parking of vehicles only, and may not be converted into living space. The Applicant shall record a prohibition against garage conversions in the covenants and restrictions for each residential lot.
4. FIRE & RESCUE:
 - 4.1. The Applicant shall contribute to the Board the sum of \$400.00 per residential single family dwelling unit, and \$360.00 per residential single family attached dwelling unit, for fire and rescue purposes, payable upon the issuance of an occupancy permit for each such unit.
 - 4.2. The Applicant shall also contribute to the Board the sum of \$0.23 per square foot of commercial development, for fire and rescue purposes, payable upon the issuance of a building permit for each development.
5. SCHOOLS:
 - 5.1. The Applicant shall contribute to the Board the sum of \$5,190.00 per residential single family dwelling unit, and \$3,615.00 per residential single family attached dwelling unit, for school purposes, payable upon the issuance of an occupancy permit for each such unit.
6. PARKS & OPEN SPACE:
 - 6.1. The Applicant shall contribute to the Board the sum of \$580.00 per residential single family detached unit, and \$540.00 per residential single family attached dwelling unit, for recreational purposes, payable upon the issuance of an occupancy permit for each such unit.
 - 6.2. The Applicant shall provide a total of four tot lots throughout the site, to be located

ATTACHMENT Q

Proffer Statement, New Dominion Hunt Estates

PROFFER STATEMENT

Applicant: NVP, INC.

Project Name: New Dominion Hunt Estates

Property: Prince William County G.P.I.N No. 7396-75-8077

16.9 acres; Brentsville Magisterial District ("Property")

Rezoning Number: PLN2003-00079

Date: January 15, 2003

7. **LIBRARY CONTRIBUTION.** The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$375.00 per new single family detached unit for library purposes. The per unit contribution shall be made at the time of issuance of the building permit for each new unit.
8. **PARKS AND RECREATION CONTRIBUTION.** The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$2,756.00 per new single family detached unit for parks and recreation purposes. The per unit contribution shall be made at the time of issuance of the building permit for each new unit.
9. **SCHOOLS CONTRIBUTION.** The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$8,287.00 per new single family detached unit for school purposes. The per unit contribution shall be made at the time of issuance of the building permit for each new unit.
10. **HOUSING CONTRIBUTION.** The Owner at the time of development shall contribute to the Prince William Board of County Supervisors the sum of \$250.00 per new single-family detached unit to be utilized by the County's Housing Trust Fund. Said contribution shall be paid on a per unit basis at the time of the issuance of the building permit for each new residential dwelling unit to be constructed on the Property.
11. **ESCALATOR.** In the event the monetary contributions set forth in this Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following final approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final approval of this rezoning to the most

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PROFFER/DEVELOPMENT PLAN

David A. Blair

2-4-03

Signature

Date

OFFICE OF PLANNING
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plan approvals so as to comply with County requirements, address engineer constraints and permit restriction design modifications.

C. School Site Donation:

(1) The Developer will also dedicate and convey to Prince William County officials land to be used for a school site containing approximately twenty (20) acres (generally located as shown on the Plan), the exact acreage to be determined by a preliminary siting of required facilities by the Developer at the time of the preliminary subdivision plan submission, with approval of the Prince William County School Board, which shall not be unreasonably withheld. The school site shall be conveyed at the time of the issuance of the occupancy permit for the six hundredth (600th) residential unit. Roads and utilities necessary to serve the school which are consistent with the design of the Applicant for its future residential construction shall be in place at the time of the conveyance or the School Board may install such roads and/or utilities. Should the School Board provide the above improvements, the Applicant agrees to reimburse the School Board for engineering and construction expenses of such roads and utilities, provided: (i) the School Board agrees to provide the design of such roads and utilities to Applicant ninety (90) days prior to construction so Applicant may review the design and may, at its option, construct such roads and/or utilities. The Applicant agrees to advise the School Board of its decision concerning design and construction within sixty (60) days of receipt of the design information and (ii) the School Board shall provide the Applicant with all bid prices for road and utility construction for which it expects reimbursement thirty (30) days prior to letting the bid.

(2) The Developer proffers to contribute Five Hundred Eighty Dollars (\$580.00) per single-family dwelling unit and Three Hundred Dollars (\$300.00) per townhouse unit to the Prince William Board of County Supervisors for the school system at the time occupancy permits are issued for individual units.

D. Fire and Rescue/Site Donation: The Developer proffers to contribute Eighty Thousand Dollars (\$80,000.00) to the Prince William Board of County Supervisors for fire and rescue purposes in a lump sum at the time the occupancy permit is issued for the two hundred fiftieth (250th) unit.

E. Fire and Rescue: The Developer proffers to contribute Sixty Thousand Dollars (\$60,000.00) to the Prince

APPROVED
PROFFER/DEVELOPMENT PLAN
Warren L. Clark
Signed
April 15, 1991
Date
OFFICE OF PLANNING

ATTACHMENT S
Proffer Statement, Powell's Landing

Supervisors for use by the County Archaeologist to assist in such removal. Said funds shall not be utilized to pay for studies or excavations which would be normally required to comply with state or federal regulations or ordinances. In the event that any federal funds or permits are sought by the Developer and in the additional event that further studies are required to obtain such federal funds or permits, the Developer will have such further studies completed as may be required to obtain such funds or permits. If any portions of the subject site are deemed to be "significant" as defined above, the County Archaeologist shall have eighteen (18) months from the date of approval of this rezoning application to complete all work at this site and vacate the site so development on that portion of the site may begin. In the event this site is "extremely significant", an extension of the eighteen (18) months will be permitted if acceptable to the County and the Applicant; a plaque will be placed in the general area of such a significant site and an exhibit will be placed in the Community Center.

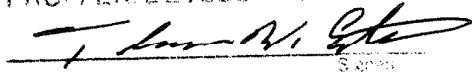
14. SCHOOLS: The Applicant shall contribute to the Prince William Board of County Supervisors the sum of Seven Hundred Five Dollars (\$705.00) for each townhouse and One Thousand Forty Dollars (\$1,040.00) for each single-family home for the benefit of the School System at the time building permits are issued for each residence.

15. LAND DONATION/PUMP STATION SITE: The Developer shall provide the land as generally shown on the Plan and shall construct a sanitary sewer pump station to serve the development which is the subject of this application. The construction of the sanitary sewer pump station shall be in accordance with the construction standards of the Prince William County Service Authority. By the acceptance and approval by the Prince William Board of County Supervisors of this rezoning, the construction and location shall be authorized as pursuant to the Prince William County Comprehensive Plan.

These proffers will be binding upon the heirs, executors, administrators, assigns and successors in interest of the applicants and owners.

APPROVED

PROFFER/DEVELOPMENT PLAN


Signature

Dec. 21, 1986
Date

OFFICE OF PLANNING

ATTACHMENT T

PROFFER STATEMENT

Proffer Statement, Puffenbarger Estates

Applicant: NVP, Inc.
Project Name: Puffenbarger Estates
Property: Prince William County
G.P.I.N No. 8292-05-6412
6.7± acres; Neabsco Magisterial District ("Property")
Rezoning Number: 2001-00161
Date: July 9, 2001

County Supervisors for monitoring water quality. Said lump sum contribution shall be paid at the time of the approval of the first final subdivision plan.

- C. Stormwater management. Stormwater management shall be provided off-site.
- D. No lot shall be platted within the Resource Protection Area or One Hundred Year Floodplain on the Property.

4. MONETARY CONTRIBUTIONS

A. TRANSPORTATION. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$3,440.00 per single family detached unit for transportation purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

B. FIRE AND RESCUE. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$400.00 per single family detached unit for fire and rescue purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

C. LIBRARY. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$500.00 per single family detached unit for use by the Dale City Mini-Library located at Dale Boulevard and Minnieville Road. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

D. PARKS AND RECREATION. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$580.00 per single family detached unit for parks and recreation purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

E. SCHOOLS. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$5,190.00 per single

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PROFFER/DEVELOPMENT PLAN

 Signed
 8-07-01
 Date
 OFFICE OF PLANNING

PROFFER STATEMENT

ATTACHMENT T
Proffer Statement, Puffenbarger Estates

Applicant: NVP, Inc.
Project Name: Puffenbarger Estates
Property: Prince William County
G.P.I.N No. 8292-05-6412
6.7± acres; Neabsco Magisterial District ("Property")
Rezoning Number: 2001-00161
Date: July 9, 2001

family detached unit for school purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

F. HOUSING. The Applicant shall contribute the sum of \$250.00 per residential unit to the Board of County Supervisors of Prince William County, to be utilized by the County's Housing Trust Fund. Said contribution shall be paid on a per unit basis at the time of issuance of a building permit for each residential dwelling unit to be constructed on the Property.

5. COMMUNITY DESIGN.

- A. Architectural style. The architectural styling of all new residential buildings shall be compatible and shall be based on a unified traditional architectural theme throughout the community. The traditional architectural theme shall be defined as including, but not limited to, Georgian, Federal, Colonial and Victorian styles.
- B. House siting. As closely as practicable and as applicable code and regulation requirements may allow, homes shall be sited so as to complement the topography of the Property and allow cut and fill to be minimized, recognizing that grading may be required to facilitate walk-out basements where feasible. Two to one (2:1) slopes may be used, subject to Prince William County approval, in order to minimize clearing.
- C. Yard lighting. The Owner at the time of development shall provide a pole-mounted yard light (glare preventive) on each lot, in addition to the street lighting required in accordance with the Prince William County Subdivision Design Standards.
- D. Subdivision sign(s). A subdivision monument or sign shall be provided substantially in one of the locations shown on the Plan. The design shall be compatible with the overall architectural theme of the homes to be built on the Property and will be in accordance with the requirements of the Prince William County Zoning Ordinance.

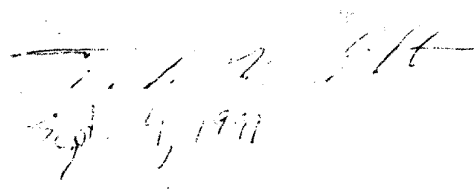
APPROVED
PROFFER/DEVELOPMENT PLAN

 8-02-01 Signed
 Date
 OFFICE OF PLANNING

5. FIRE AND RESCUE.
- A. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$400.00 for each residential dwelling unit constructed on the Property. Said contribution shall be used for fire and rescue services in the area. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
- B. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.23 per square foot of gross floor area for every commercial building constructed on the Property. Said contribution shall be used for fire and rescue services in the area and shall be paid for each such building at the time a building permit is issued for said building.
6. SCHOOLS. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,190.00 for each residential dwelling unit constructed on the Property for schools. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
7. PARKS AND RECREATION. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$600.00 for each residential dwelling unit constructed on the Property for parks and recreation. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
8. LIBRARIES. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$200.00 for each residential dwelling unit constructed on the Property for libraries. Said contribution shall be paid for each such dwelling unit at the time a building permit is issued for said dwelling unit.
9. ARCHITECTURE.
- A. Homes constructed on the R-10 zoned portion of the Property shall be colonial style, consistent with the surrounding neighborhood. Clustered lots and/or lots located on pipestem driveways shall be prohibited.

APPROVED
PROFFER/DEVELOPMENT PLAN
Elizabeth Cook
Signed
July 11, 2000
Date
OFFICE OF PLANNING

STPW Land Corporation
Proffer Statement
April 22, 1991
June 5, 1991
June 12, 1991
June 27, 1991
August 20, 1991
Page 10



Handwritten signature and date: "7.1.2. 1/11" and "Aug. 9, 1991".

1. The Applicant agrees that it shall contribute to the County the sum of \$1270.00 (One Thousand Two Hundred Seventy Dollars) for each single family detached dwelling unit constructed, \$860.00 (Eight Hundred and Sixty Dollars) for each townhouse unit constructed, and \$365.00 (Three Hundred and Sixty Five Dollars) for each multifamily unit constructed, to be applied to school site acquisition and construction in Prince William County. Such contributions shall be made at the time of issuance of building permits for each such dwelling unit.

2. The Applicant shall contribute the sum of \$50.00 per unit to the County for the purpose of providing fire and rescue services. Such contribution shall be made at the time of issuance of building permits for each residential unit.

3. The Applicant agrees to contribute the sum of \$15,000 to the Prince William County Board of Supervisors to assist in the operation and maintenance of Rippon Landing Park. Such contribution shall be made at the time of the issuance of the first building permit for any residential use on the site.

4. The Applicant agrees to contribute the sum of five dollars (\$5.00) per dwelling unit to the Prince William County Board of Supervisors to assist in the operation and maintenance of the Prince William County Public Library System. Such

ATTACHMENT W
Proffer Statement, Rock Hill Estates

- c. No individual residential lot shall have direct vehicular access to Linton Hall Road.

2. TRANSPORTATION:

- a. Applicant agrees to dedicate right of way up to fifty-five feet (55') from the existing centerline of Linton Hall Road, as shown on the Plan, for the ultimate widening of Linton Hall Road along Applicant's frontage as dictated by the functional plan for Linton Hall Road (Route 619).
- b. Applicant agrees to contribute to the Board of County Supervisors of Prince William County the sum of Five Hundred Thirty-Five Dollars (\$535.00) per residential building lot for bridge construction, reconstruction or improvements along the Linton Hall Road corridor. Said contribution shall be made on a per-unit basis at the time of issuance of a building permit for each residential unit to be constructed on the Property.
- c. Applicant agrees to construct, in conjunction with the first phase of development of the Property, improvements to Linton Hall Road to supplement those proffered to be constructed with rezoning REZ 88-66, to result in the construction of a half section of an ML-2 category road on Applicant's side of centerline, between the westernmost boundary of Tax Map Parcel 116-01-23 and the westernmost limit of the 100-year floodplain for Piney Branch.

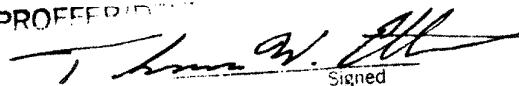
3. SCHOOL CONTRIBUTION: Applicant agrees to make a monetary contribution to the Board of Supervisors of Prince William County of the sum of One Thousand Two Hundred Seventy Dollars (\$1,270.00) per residential building lot to be used for school purposes. Said contribution shall be made on a per-unit basis at the time of issuance of a building permit for each residential unit to be constructed on the Property.

4. PARK CONTRIBUTION: Applicant shall contribute to the Board of Supervisors of Prince William County, the sum of Two Hundred Dollars (\$200.00) per residential building lot for park and recreational facilities serving the area in which the Property is located. Said contribution shall be made on a per-unit basis at the time of the issuance of a building permit for each residential unit to be constructed on the Property.

5. FIRE AND RESCUE: Applicant shall contribute to the Board of County Supervisors of Prince William County, the sum of Two Hundred

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PROFFERED BY


Signed

June 13, 1990
Date

OFFICE OF PLANNING

- d) Pitched roofs shall be constructed on all units located within this portion of the development.
- e) Townhouse units located immediately adjacent to the northerly side of the entrance roadway shall be oriented so the fronts of said dwellings are facing the roadway.

V. HOMEOWNERS' ASSOCIATION:

- A. The Applicant shall prepare all of the necessary documentation to form an overall homeowners' association, which association shall eventually be managed by the homeowners; the HOA shall be responsible for maintaining on-site trails, open space areas and recreational amenities. The Covenants, Conditions and Restrictions ("CCR") created for the proposed community shall (1) prohibit the use of off-road, motorized vehicles in open space areas; (2) prohibit homeowners from removing trees from individual lots having a caliper of four (4") or greater without the written authorization of the HOA; and (3) provide that the street trees proffered in paragraph III. B. be part of the landscaping design requirement within the CCR and subject to the provisions of the CCR.

VI. MONETARY CONTRIBUTIONS:

- A. **Public Schools:** The Applicant shall provide to the Prince William Board of County Supervisors, at the time of issuance of the building permit for each dwelling unit, a monetary contribution in the amount of One Thousand Two Hundred Seventy Dollars (\$1,270.00) per single-family detached unit and Eight Hundred Sixty Dollars (\$860.00) per single-family attached unit for use by the public school system.
- B. **Fire and Rescue:** The Applicant shall provide to the Buckhall Fire Station, at the time of issuance of the building permit for each dwelling unit, a monetary contribution in the amount of One Hundred Dollars (\$100.00) per unit.
- C. **Transportation:**
 - 1. The Applicant shall provide to the Prince William Board of County Supervisors, at the time warrants are met but no sooner than final subdivision plan approval for the first phase of the development, a lump sum monetary contribution in the amount of Thirteen Thousand and No/100 Dollars (\$13,000.00) to be utilized towards the signalization of Signal View Road/Signal Hill Road intersection.
 - 2. The Applicant shall provide to the Prince William Board of County Supervisors, at the time warrants are met but no sooner than final subdivision plan approval for the first phase of the development, a lump sum monetary contribution in the amount of Twenty-one Thousand and No/100 Dollars (\$ 21,000.00) to be utilized towards the signalization of Signal View Road/Manassas Drive intersection.
- D. **Library:** The Applicant shall provide to the Prince William Board of County Supervisors, at the time of issuance of the building permit for each

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Mark W. Burnell
Signed
7-10-95
Date
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as a play field generally as shown on Exhibit A.

4. ENVIRONMENTAL:

- a. The Applicant agrees that the areas located within the limits of the 100-year floodplain will remain undisturbed with the exception of clearing, grading or other disturbance necessary to provide for access, construction, placement, and maintenance of utilities, road crossings, stormwater management facilities, storm drainage, recreational amenities and trails and the removal of debris, objectionable vegetation, such as poison ivy, poison oak, etc., or damaged and/or diseased vegetation.
- b. The Applicant shall provide on-site stormwater management facilities which are designed in accordance with Best Management Practices criteria. In the event Prince William County approves the implementation of a regional or subregional stormwater detention system which includes the Property, the Applicant reserves the right to participate in such a program in lieu of providing on-site stormwater management.

5. SCHOOLS: The Applicant shall make a monetary contribution in the amount of \$1,270 per single family detached dwelling unit and \$860 per townhouse unit to be used for school site acquisition and construction purposes. Said contribution shall be made at the time a building permit is issued for each dwelling unit.

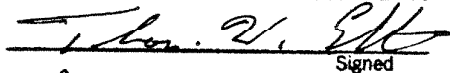
6. FIRE AND RESCUE: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$8,500 to be used for fire and rescue services in this area. Said payment will be made upon approval of the first final subdivision or site plan for residential uses on the Property.

7. PHASING:

- a. The Applicant shall have the right to construct a maximum of 137 dwelling units on the Property with construction of the Devlin Road improvements referenced in paragraphs 1.a. (3) and (4) above.
- b. The Applicant shall have the right to construct the remainder of the units on the Property with the provision of one of the following. Such improvements referenced

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Signed

Aug. 7, 1991
Date

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ATTACHMENT Z
Proffer Statement, Stacy's Ridge

- D. The Applicant shall provide either an access easement or access from an internal street to the 1930 square foot parcel shown as GPIN 8290-09-4970 (N/F Miller) on the Plan.
3. WATER QUALITY MONITORING. The Owner at the time of development shall contribute the sum of \$75.00 per acre, i.e. Sixteen Hundred Ninety-Five and No/100 Dollars (\$1,695.00) for the 22.6± acres subject to this rezoning to the Prince William County Board of County Supervisors for monitoring water quality. Said lump sum contribution shall be paid at the time of the issuance of the first building permit for construction of a single family detached dwelling unit on the Property.
4. MONETARY CONTRIBUTIONS
- A. TRANSPORTATION. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$3,440.00 per single family detached unit for transportation purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.
- B. FIRE AND RESCUE. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$400.00 per single family detached unit for fire and rescue purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.
- C. LIBRARY. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$500.00 per single family detached unit for use by the Dale City Mini-Library located at Dale Boulevard and Minnieville Road. The per unit contribution shall be made at the time of issuance of the building permit for each unit.
- D. PARKS AND RECREATION. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$580.00 per single family detached unit for parks and recreation purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.
- E. SCHOOLS. The Owner at the time of development shall provide to the Prince William Board of County Supervisors, on a per unit basis, \$5,190.00 per single family detached unit for school purposes. The per unit contribution shall be made at the time of issuance of the building permit for each unit.

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Sue Lynn Gray
Signed
18 July 2021
Date
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objectionable vegetation, such as poison ivy, poison oak, etc.

4. SCHOOLS: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$860 per market rate townhouse unit and \$430 per affordable dwelling unit to be used for school site acquisition and construction purposes. Said contribution shall be made at the time a building permit is made for each dwelling unit.
5. FIRE AND RESCUE: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$50 per market rate unit to be used for fire and rescue services in the area. Said payment shall be made at the time an occupancy permit is issued for each unit on the Property.
6. LIBRARY: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$5.00 per market rate unit for use in the purchase of library books. Said contribution shall be made at the time of issuance of a building permit for each such unit.
7. AFFORDABLE HOUSING:
 - a. The Applicant shall have the right to develop up to a maximum of 119 dwelling units on the Property. Of said total number of units developed, five percent (5%) shall be set aside as "affordable housing" pursuant to the following. The affordable dwelling units shall be available for purchase by qualified families earning up to seventy percent (70%) of the median family income range for Prince William County as defined and implemented by Prince William County at the time said units are made available.
 - b. Definitions, procedures, and the overall program description will be set forth completely in and as a part of Declaration of Covenants recorded against the units.

The following parameters shall be established for the program:

- (1) Units will be "for sale" only at the time of initial offering and will be owner occupied.

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[Signature]
Jan. 22, 1992
Date
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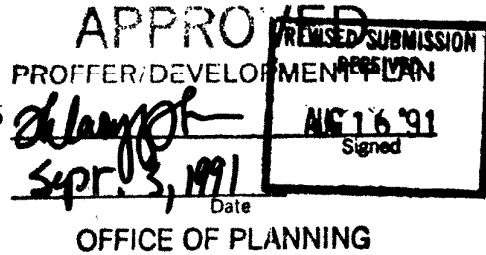
FINAL PROFFER STATEMENT

Record Owner: Woodbridge 85

Prince William County Tax Map Parcel: TM#51-1-16

Rezoning Application: #90-32

Date: Revised July 18, 1991



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I hereby proffer that the use and development of this property shall be in strict accordance with the following conditions. In the event the referenced rezoning is not approved as applied for by the Applicant, there proffers shall be withdrawn and are null and void.

1. USE: The property shall be developed to the R-1-5 Rural Residential District in accordance with the standards of Section 32-302.10 of the Zoning Ordinance of Prince William County. There shall be a maximum of seventeen (17) per unit single-family dwellings.

2. TRANSPORTATION:

A. All roads crossing the Resource Protection Area shall be built to public road standards and meet all other requirements of the Chesapeake Bay Preservation Act. The Intersection of Marie Court and Keyser Road shall be aligned with Orlando Road.

B. The Applicant agrees to dedicate up to thirty feet of right-of-way from the centerline of Keyser Road across the frontage of the property at the time of subdivision and construct a nineteen foot half-section of pavement across the frontage of the property to County standards.

C. The applicant shall contribute to the Board of County Supervisors of Prince William County the sum of two-hundred and fifty dollars (\$250.00) per unit for road improvements along Keyser Road. Said contribution shall be made at the time of building permit. The applicant shall provide a fifty (50) foot wide easement for an interparcel connection to the adjacent Tax Map Parcel 51-1-17.

D. SCHOOL CONTRIBUTION: The applicant shall contribute to the Board of County Supervisors of Prince William County the sum of one-thousand two-hundred and seventy dollars (\$1270.00) per unit to be used for school purposes. Said contribution shall be paid at the time of building permit. The applicant shall contribute to the Board of County Supervisors the sum of eighty-five dollars (\$85.00) for the purchase of library books. Said contribution shall be made at time of subdivision approval.

E. PARKS AND RECREATION: The applicant shall contribute to the Board of County Supervisors of Prince William County the sum of two-hundred and fifty dollars (\$250.00) per unit for park and recreation uses in the area serving the property, to be paid at the time of building permit.