

August 2, 2017

VIA HAND DELIVERY

Scott F. Meyer, Planner III
Prince William County Planning Office
5 County Complex Court, Suite 210
Prince William, Virginia 22192

Re: Rezoning Application Resubmission for the Reserve at Long Forest
REZ#PLN 2014-00041

Scott
Dear Mr. Meyer:

Please find enclosed revised plans and documents, as detailed below, in connection with our resubmission of the Reserve at Long Forest rezoning. As the title issue concerning GPIN 7895-76-7645 has been resolved, as per the Quiet Title Order included herein, we are now able to proceed with this resubmission, which incorporates all relevant subject properties proposed for this development. This resubmission reflects previous discussions with you as well as the long-range planning policy for areas designated SRR, as the Applicant now requests a rezoning from the existing A-1 zoning to both the R-2C and SR-1C districts. Additionally, based on comments received during the previous submission, we have updated the proffer statement to include the 2014 level of service monetary contributions. Similar to previous submissions of this project, Buckhall Branch will serve as the natural divide between the proposed zoning districts, with public utility service planned for both sections. On behalf of the landowners and contract purchaser we submit the following items:

- A. Eleven full-size copies of the Illustrative Plan;
- B. Application fee check in the amount of \$4,325.00, to cover additional acreage;
- C. One copy of the amended fee calculation worksheet;
- D. Original signed rezoning application;
- E. Original signed affidavits of special power of attorney, interest disclosure, and adjacent property owners;
- F. One copy of the latest deed of title for each subject property;
- G. One copy of the Quiet Title Order;
- H. One copy of the adjacent property owners list;
- I. One copy of the revised Written Narrative, redline and clean versions;
- J. One copy of the revised Proffer Statement, redline and clean versions;
- K. Two copies of the Legal Description;
- L. Two full-size copies of the Rezoning Plat;
- M. Twenty-five full-size copies of the revised General Development Plan;

Page 1 of 2

- N. Fourteen full-size copies of the revised Environmental Constraints Analysis; and
- O. Electronic copies of the above items that will be sent to smeyer@pwcgov.org.

This resubmission conforms to all relevant policies of the Comprehensive Plan, including residential density and environmental conservation. Please contact either myself or Russ Forno with any questions. We look forward to working with you on this matter. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noah B. Klein', with a long horizontal flourish extending to the right.

Noah B. Klein

NBK/drf

Enclosures

cc: Shelia Long
Debra Longhelt
Diane Lewis
Carl Bernstein
Horacio Magalhaes
Jim Madison
Russ Forno
John L. McBride, Esquire

#3554469v1 6th Submission Cover 081035/000001

PART 1 of 3

APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name The Reserve at Long Forest

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

G.P.I.N. #	From:	To:	Acres:	(Total)
<u>See Attachment 1</u>				

- OR -

The undersigned propose(s) to amend the proffered conditions of
Rezoning # _____

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets.

The properties are located approximately one-half mile east from the intersection of Signal Hill Road and Birmingham Drive, Manassas, VA.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

☐ **Owner of Property**

name: See Attachment 1
mailing: _____
address: _____
phone: _____
email: _____

☒ **Authorized Agent(s)**

Odin, Feldman & Pittleman, P.C.
name: John L. McBride, Esquire
mailing: 1775 Wiehle Avenue
address: Suite 400, Reston, VA 20190
phone: 703-218-2133
email: john.mcbride@ofplaw.com

☐ **Contract Purchaser/Lessee**

name: Carl Bernstein
mailing: 4482 Resevior Road, NW
address: Washington, DC 20007-2041
phone: 703-606-8636
email: _____

☐ **Engineer**

name: Matt Marshall - Land Design Consultants
mailing: 4585 Daisy Road Avenue #201
address: Woodbridge, VA 22192
phone: 703-680-4585
email: _____

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 28 day of July, 2017

Signature of Owner

(If anyone other than owner is signing, power of attorney must be attached.)

PART 2 of 3

APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

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<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

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The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are:

☐ **Owner of Property**

name: Diane Katharine Lewis & Debra Kay Longhelt
mailing: 7601 ELim Place
address: Manassas, VA 20111
phone:
email:

☒ **Authorized Agent(s)**

Odin, Feldman & Pittleman, P.C.
name: John L. McBride, Esquire
mailing: 1775 Wiehle Avenue
address: Suite 400, Reston, VA 20190
phone: 703-218-2133
email: john.mcbride@ofplaw.com

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☐ **Engineer**

name: Matt Marshall - Land Design Consultants
mailing: 4585 Daisy Road Avenue #201
address: Woodbridge, VA 22192
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I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 1 day of August, 2017.

Diane K Lewis
Signature of Owner - Diane Katharine Lewis

(If anyone other than owner is signing, power of attorney must be attached.)

PART 3 of 3

APPLICATION FOR A REZONING / PROFFER AMENDMENT (circle one)

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name The Reserve at Long Forest

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☐ **Owner of Property**

name: Diane Katharine Lewis & Debra Kay Longhelt
mailing: 7601 ELim Place
address: Manassas, VA 20111
phone:
email:

☐ **Contract Purchaser/Lessee**

name: Carl Bernstein
mailing: 4482 Resevior Road, NW
address: Washington, DC 20007-2041
phone: 703-606-8636
email:

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name: Matt Marshall - Land Design Consultants
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address: Woodbridge, VA 22192
phone: 703-680-4585
email:

Please check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 1 day of August, 2017.

Debra Kay Longhelt
Signature of Owner - Debra Kay Longhelt

(If anyone other than owner is signing, power of attorney must be attached.)

ATTACHMENT 1

APPLICATION FOR A REZONING

OWNER LAST NAME	G.P.I.N. #	FROM:	TO:	ACRES:	ACRES TO BE REZONED
LONG	7895-96-5568	A-1	R-2C / SR-1C	38.82000	38.82000
LONG	7895-97-8331	A-1	R-2C / SR-1C	39.71822	39.71822
LONG	7895-76-7645	A-1	R-2C	40.88186	40.35575
LEWIS & LONGHELT	7895-86-8190	A-1	R-2C	13.54418	13.54418
LEWIS & LONGHELT	7895-87-1621	A-1	R-2C	1.15005	1.15005
LEWIS & LONGHELT	7895-87-4024	A-1	R-2C	1.49741	1.49741
LONG, TRUSTEE	7895-86-0690	A-1	R-2C	2.87183	0.17539
				TOTAL	135.26100

Owner of Property:

Name: Shelia S. Long

Mailing Address: 7635 ELIM PL, MANASSAS, VA 20111

Name: Diane Katharine Lewis & Debra Kay Longhelt

Mailing Address: 7601 ELIM PL, MANASSAS, VA 20111

Name: Allen E. Long, Trustee & Shelia S. Long, Trustee

Mailing Address: 7635 ELIM PL, MANASSAS, VA 20111



**THE RESERVE AT LONG FOREST
NARRATIVE DESCRIPTION FOR REZONING**

Record Owners/Applicants:

Shelia S. Long

Diane Katharine Lewis

Debra Kay Longhelt

Allen E. Long & Shelia S. Long Living Trust

Contract Purchaser: Carl Bernstein and Horacio Magalhaes

Prince William County GPINS (150.05 acres total)

7895-96-5568

7895-97-8331

7895-76-7645(pt.)

7895-86-8190

7895-87-1621

7895-87-4024

7895-86-0690(pt.)

July 27, 2017

1. Proposal. This is a revised request to rezone an approximately 135.26 acre site from A-1 agricultural, to R-2, cluster, and SR-1, cluster, to permit the development of up to 120 buildable lots in a single-family residential development, as shown on the GDP. Previously, on June 26, 2014, the Applicant had proposed to rezone 118.9 acres to the R-2 Cluster district, for a total of 113 lots and an overall density of .95 dwelling units per acre, however, a legal issue involving GPIN 7895-76-7645 necessitated an adjustment to this development. A subsequent revised request sought to rezone 60.8 acres from A-1 to R-2, cluster, for a proposed development of up to 55 buildable lots.

With this resubmission, the Applicant proposes an overall density of development of 1.26 acres per dwelling unit (0.83 dwelling units per acre). The subject property is bisected by a perennial stream, Buckhall Branch, which serves as a natural dividing line between the proposed R-2C zoning to the west of Buckhall Branch, and the proposed SR-1C to the east. The R-2C portion proposes 92 lots over a total of approximately 92.70 acres, with a proposed density of 1.01 acres per unit (0.99 dwelling units per acre). The SR-1C portion proposes 28 lots over a total of approximately 42.56 acres, with a proposed density of 1.52 acres per unit (0.66 dwelling units per acre). The 15,000 sq. ft. average lot size allowed by R-2C allows 36.2 acres (39%) of protected common area natural open space (30% is required) on the R-2C portion, and the 20,000 sq. ft. average lot size allowed by SR-1C allows 25.5 acres (60%) of protected common area natural open space on the SR-1C portion (35% is required). This results in the preservation and protection of the stream valleys, their natural vegetation and the nearby slopes. This also allows better natural buffers to neighbors and more pervious, natural forest to be preserved. Access to the stream valleys will be provided to the public via a network of natural surface trails.

These trails will be field located at final plan review so as to minimize disturbance within the natural areas.

2. Land Use. The site is designated SRR, Semi-Rural, Residential, and ER, Environmental Resource. The proposed R-2C zoning district is proffered to be within the SRR designation density range and protects, in perpetuity, the sensitive environmental resources, including the tree canopy, within the ER designated area. The proposed residential density of one dwelling unit per 1.26 acres is within the density range of 1 du/1-5 acres for the SRR designation identified in the Comprehensive Plan. The high end of the SRR density range is warranted on this portion of the Property for the following reasons: the Property is served by public water and public sewer; and, small clustered, lot sizes are recommended in the adopted Comprehensive Plan to preserve environmentally sensitive natural open space areas – especially areas with steep slopes and streams. The proposed development is broken down into two sections. The section of the property located to the east of Buckhall Branch will be zoned SR-1C, which implements the SRR designation in the Comprehensive Plan, and has an overall density of approximately 1 dwelling per 1.6 acres. The section located west of Buckhall Branch has a slightly higher density, due to the fact that it abuts an area planned Suburban Residential Low, is adjacent to an elementary school, has direct access from Birmingham Drive and does not include as much environmentally sensitive features. The use of zoning districts other than SR-1 within the SRR area is not uncommon, provided that public water and sewer are readily available. This has been done previously in the County in the following instances: along Route 234 north of its intersection of Hoadly Road (R-2 cluster); the Glenkirk Development (PMR district); the Springwood area (R-2 cluster and R-4); and along Old Carolina Road (R-2).
3. Community Design. The Applicant has proffered a Generalized Development Plan (GDP), including details of site layout, limits of clearing and grading, and internal circulation. This layout and internal circulation provides for a seamless connection with the abutting developed land to the south. Buffering from existing residences to the south and east has been provided. The uses closest to the Property are the single-family residential detached homes to the south, small lot residences along Elim Place and the Elementary School. The GDP provides areas of dedicated, protected open space totaling approximately 36.2 acres (39%) on the R-2C portion, and 25.5 acres (60%) on the SR-1C portion which will be used to protect natural vegetation and the topographic features of the Property, and to locate stormwater management, BMPs, LIDs and buffers. Maximum preservation of environmentally sensitive areas is proposed through use of the R-2C and SR-1C development provisions. Community and school access to the preserved natural stream valley area will be provided by a proffered network of natural surface trails.
4. Cultural Resources. The site has no known historic structures or other cultural resources located on the Site. There are no known gravesites located on the Property. A Cultural Resource/Archaeological Phase 1 Survey has been proffered.
5. Environment. The Applicant has proffered a monetary contribution of \$75/acre for water quality monitoring, stream restoration projects and/or drainage improvements. The Site

contains a Resource Protection Area, 100 year flood plain and two streams (one perennial and one intermittent). A significant portion of the steep slopes located on the site will be preserved within the protected natural open space areas. Stormwater management quality control will be accommodated through on-site facilities and undisturbed natural area credits. Best management practices (BMPs) will be provided on-site. The Applicant has proffered to submit, at plan review, on-site Low Impact Development (LID) techniques to meet a portion of the quantity and quality stormwater requirements. Public sewer is proposed in order to protect the environmentally sensitive streams and slopes from future septic failure. Public water is proposed to avoid disruption of the aquifer recharge areas and neighbors' wells.

6. Fire and Rescue. A monetary contribution has been proffered. The Site is partially within the recommended four minute response time for fire suppression and basic life support. A proffered contribution will be made to enhance nearby fire and rescue operational capacities. The nearby Buckhall station is operating within capacity.
7. Housing. The Applicant has proffered a \$250 per unit monetary contribution to the Housing Preservation and Development Fund, which is consistent with the amount noted in the Comprehensive Plan and in recent Board of County Supervisors zoning approvals.
8. Libraries. The Applicant has proffered a monetary contribution to mitigate impacts on library services, consistent with County policy guidelines.
9. Parks and Recreation. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. Signal Hill Park and Generals Ridge Golf Course are close by, providing many active and passive recreational opportunities.
10. Police. No significant impact to police services is anticipated.
11. Potable Water. The Applicant has proffered to design and construct all on-site and off-site public water facilities necessary to provide public water service to this development by the Prince William County Service Authority. The Applicant has elected to provide public water service in order to avoid disrupting nearby wells. Neighboring developed properties will now have a choice to continue their wells or connect to public water.
12. Sewer. The Applicant has proffered to design and construct all on-site and off-site public sewer facilities necessary to provide public sewer to this development. The Prince William County Service Authority has agreed to cooperate in the provision of public sewer service to the site. The applicant has elected to provide public sewer in order to allow clustered lots, which allows more land to be retained in undisturbed, protected open space. Retention of natural forests along the streams is important to the downstream ecology.
13. Schools. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. The majority of schools that will serve this subdivision will operate within capacity threshold limits. Signal Hill Elementary is under capacity. A new high

school will soon result in capacity being available at Osbourn Park High School. Sidewalks and trails will allow more children to walk rather than be bussed.

14. Transportation. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. No roads will cross the two perennial streams. A trail and sidewalk stream valley trail network will provide access to the elementary school and to the protected natural open space.

The proposed use implements the adopted Comprehensive Plan SRR designation and is in harmony with Action Strategies LU 2.3, LU 2.4, EN 3.1, EN 1.5, EN 1.3, EN 3.13, EN 5.1, EN 5.3, EN 5.15, EN 10.3 and DES 12.1-12.4. The new homes will have minimal impact on County services. Any potential negative impact on neighboring properties has been effectively mitigated by proffered conditions volunteered by the Applicant. For these reasons, the Applicant requests that this rezoning to the R-2C and SR-1C districts be granted.



June 20, 2017
Metes and Bounds Description
A portion of the properties of
Shelia S. Long Property
(Instrument #201206050052750 and 201206050052751)
and
Diane Katharine Lewis & Debra Kay Longhelt
(Instrument #201005040037818)
Coles Magisterial District
and
A portion of the property of
Allen E. Long & Shelia S. Long Living Trust
(Instrument #200503140038964)
Coles Magisterial District
Prince William County, Virginia
(For Rezoning Purposes Only)

Beginning at a point at the northwesterly corner of the tract herein described. Said point being on the southerly variable width right-of-way line of Birmingham Drive, Route #693, lying N. 10° 44' 52" W. 11.26 feet from a corner to the Prince William County School Board, Deed Book 2667 at Page 596.

Thence running with said Birmingham Drive and approximately fifteen (15) feet from the existing centerline of road, the following five (5) courses and distances:

N. 87° 19' 02" E. 218.16 feet to a point;
N. 87° 07' 02" E. 208.20 feet to a point;
N. 88° 16' 15" E. 324.59 feet to a point;
N. 87° 45' 53" E. 187.91 feet to a point; and

61.57 feet along the arc of a curve to the left, said curve having a radius of 209.37, a central angle of 16° 50' 51" and a chord which bears N. 82° 26' 01" E. 61.34 feet to a corner of now or formerly E. D. Hanback, Deed Book 132 at Page 65 and Deed Book 143 at Page 382.

Thence departing said Birmingham Drive and running with said E. D. Hanback, and a portion of the easterly line of the 20 foot right-of-way/outlet road, Deed Book 73 at Page 100, the following three (3) courses and distances:

S. 03° 58' 34" E. 23.95 feet to a point;
N. 56° 10' 00" E. 53.70 feet to a point; and

S. 78° 05' 32" E. 23.19 feet to a point, said point being a corner to the property of now or formerly Navneet Dhillon and Sidhu Rupinderjit, Instrument #201604150026989,

Thence departing said E. D. Hanback and running with said Navneet Dhillon and Sidhu Rupinderjit the following two (2) courses and distances:

S. 77° 19' 32" E. 225.82 feet to a point;
N. 12° 40' 28" E. 235.00 feet to a point;

SEE PAGE 2 FOR DESCRIPTION CONTINUED

www ldc -va .com

DESCRIPTION CONTINUED (Page 2)

Thence continuing with Navneet Dhillon and Sidhu Rupinderjit and continuing with the same line extended with the property of the aforementioned E. D. Hanback,

N. 77° 19' 32" W. 156.09 feet to a point said point being in the southeasterly right of way line of the aforementioned Birmingham Drive;

Thence departing said E. D. Hanback and running with the southeasterly right of way line of Birmingham Drive the following two (2) courses and distances:

N. 28° 45' 03" E. 467.28 feet to a point; and

N. 32° 19' 56" E. 61.60 feet to a point; said point being a corner to Parcel 31B, Subdivision of Ethel S. Evans, Deed Book 1489, Page 1477.

Thence departing said Birmingham Drive and running with said Parcel 31B and with the same line extended with the property of Ethel S. Evans, Will Book 46, Page 312, and with Fairfax Rod and Gun Club, Deed Book 1196, Page 747, S. 69° 33' 16" E. 3,137.22 feet to a point in a stream, said point being a corner to the other land of said Fairfax Rod and Gun Club, Deed Book 149, Page 146.

Thence running generally with said stream and with said Fairfax Rod and Gun Club, Inc., Parcel A, Ruddle Property, Instrument #200606160091037 and Lot 20, Montyville West, Deed Book 981, Page 169, the following seventeen (17) courses and distances:

S. 11° 51' 07" E. 53.40 feet to a point;
S. 23° 27' 57" E. 61.66 feet to a point;
S. 01° 30' 02" E. 33.07 feet to a point;
S. 20° 42' 25" E. 67.67 feet to a point;
S. 04° 10' 07" E. 28.95 feet to a point;
S. 00° 01' 39" W. 71.08 feet to a point;
S. 73° 35' 10" W. 152.26 feet to a point;
S. 03° 19' 58" W. 80.43 feet to a point;
S. 08° 15' 02" E. 211.70 feet to a point;
S. 30° 48' 02" E. 118.30 feet to a point;
S. 00° 39' 58" W. 170.37 feet to a point;
S. 13° 34' 58" W. 90.64 feet to a point;
S. 64° 07' 02" W. 146.45 feet to a point;
S. 32° 59' 53" E. 55.62 feet to a point;
S. 47° 21' 07" W. 59.85 feet to a point;
S. 10° 33' 07" W. 41.25 feet to a point; and

S. 42° 39' 52" W. 110.20 feet to a point, a corner to Parcel A, Montyville West, Deed Book 981, Page 169.

Thence departing said stream and Lot 20 and running with said Parcel A and with the same line extended with Lots 11, 10 and 9, Montyville West, Deed Book 981, Page 169, N. 58° 29' 32" W. 846.54 feet, to a point.

Thence continuing with said Lot 9 and running with Lot 8, Montyville West, Deed Book 981, Page 169 and with the same line extended with the terminous 50 foot right-of-way line of Hanback Drive, and Lot 7A and Lot 6A Resubdivision of Lots 6 and 7, Montyville West, Deed Book 1030, Page 396, S. 85° 54' 42" W. 829.01 feet to point, a corner to Lot 8A, Resubdivision of Lots 8 and 9 General's Ridge, Instrument #200504210063046.

SEE PAGE 3 FOR DESCRIPTION CONTINUED

DESCRIPTION CONTINUED (Page 3)

Thence departing said Lot 6A and running with said Lot 8A, resubdivision of Lots 8 and 9, Generals Ridge, Instrument #200504210063046, and with the same line extended with Lot 7, General's Ridge, Instrument #200401290015172, N. 69° 36' 41" W. 698.82 feet to a point;

Thence continuing with said Lot 7 and with Lots 6 and 5 of said General's Ridge and generally with the meanders of Buckhall Branch, the following ten (10) courses and distances:

S. 21° 33' 28" W. 96.44 feet to a point;
S. 17° 33' 33" E. 112.81 feet to a point;
S. 18° 26' 14" W. 51.06 feet to a point;
S. 49° 36' 40" W. 61.65 feet to a point;
S. 13° 06' 20" W. 98.95 feet to a point;
S. 70° 32' 23" W. 81.61 feet to a point;
S. 65° 47' 53" W. 102.78 feet to a point;
N. 70° 35' 46" W. 116.55 feet to a point;
S. 60° 44' 49" W. 65.08 feet to a point; and

S. 12° 37' 09" W. 27.41 feet to a corner to James R. Crompton and Janie T. Crompton, Deed Book 648 at Page 162.

Thence departing said Lot 5 and running with said Crompton, the following seven (7) courses and distances:

S. 85° 53' 35" W. 48.52 feet to a point;
N. 58° 36' 32" W. 35.71 feet to a point;
N. 89° 23' 42" W. 116.85 feet to a point;
N. 37° 52' 29" W. 39.39 feet to a point;
S. 83° 16' 15" W. 127.16 feet to a point;
S. 78° 36' 42" W. 90.59 feet to a point; and

S. 44° 20' 34" W. 72.81 feet to a corner to Lot 4, Signal Terrace, Deed Book 327 at Page 432.

Thence departing said Crompton and running with said Lot 4 and with Lot 5 of said Signal Terrace, the following ten (10) courses and distances:

N. 64° 48' 02" W. 45.82 feet to a point;
N. 43° 00' 52" W. 62.09 feet to a point;
N. 75° 31' 12" W. 68.79 feet to a point;
N. 09° 54' 48" E. 61.61 feet to a point;
N. 82° 44' 42" W. 72.79 feet to a point;
N. 36° 50' 42" W. 67.42 feet to a point;
S. 66° 00' 28" W. 59.83 feet to a point;
S. 35° 17' 18" W. 66.46 feet to a point;
S. 52° 42' 28" W. 85.47 feet to a point; and

N. 69° 37' 21" W. 28.18 feet to a corner to Dean E. Chavez, Trustee, Instrument #201508250070859.

Thence departing said Lot 5 and said Buckhall Branch and running with said Chavez, N. 11° 12' 56" W. 698.14 feet to a point and S. 71° 53' 58" W. 294.57 feet to a point, said point being a corner to the Prince William County School Board, Deed Book 2667, Page 596.

Thence departing said Chavez and running with said Prince William County School Board, N. 10° 44' 52" W. 862.06 feet to the point of beginning.

SEE PAGE 4 FOR DESCRIPTION CONTINUED

Less and Except

Beginning at a point, said point being the northwesterly corner of Lot 1, Family Subdivision on the Shelia Long Property, Instrument #200311250217472, said point being S. 03° 58' 34" E. 374.27 feet from the southwesterly corner of the property of now or formerly E. D. Hanback, Deed Book 132 at Page 65 and Deed Book 143 at Page 382.

Thence running with said Lot 1 and continuing with Lot 2 and Lot 3 the following four (4) courses and distances:

S. 82° 59' 56" E. 293.40 feet to a point;
N. 87° 13' 55" E. 108.81 feet to a point;
S. 87° 37' 57" E. 468.80 feet to a point; and

S. 13° 10' 19" W. 172.32 feet to a point in the northerly line of the property of Allen E. Long and Shelia S. Long Living Trust, Instrument #200503140038964.

Thence departing said Lot 3 and running through the property of Allen E. Long and Shelia S. Long Living Trust and continuing with the southerly line of Allen E. Long and Shelia S. Long Living Trust the following two (2) courses and distances:

146.32 feet along the arc of a curve to the right, said curve having a radius of 402.37, a central angle of 20° 50' 10" and a chord which bears S. 23° 47' 21" W. 145.52 feet a point, and

N. 87° 21' 29" W. 387.96 feet to a point.

Thence departing the said Allen E. Long and Shelia S. Long Living Trust and crossing to include a portion of the herein described property, the following four (4) courses and distances:

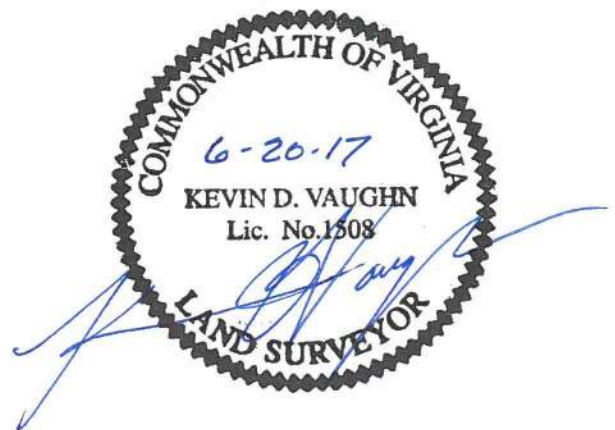
S. 87° 34' 56" W. 360.31 feet to a point;
N. 58° 48' 51" W. 124.72 feet to a point;
N. 04° 14' 08" W. 137.74 feet to a point; and

S. 85° 35' 46" E. 104.46 feet to the corner of the aforementioned Lot 1, Family Subdivision on the Shelia Long Property.

Thence departing Allen E. Long and Shelia S. Long Living Trust and running with Lot 1, N. 03° 44' 22" W. 154.55 feet to the point of beginning.

Total area is 135.26100 acres of land, more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.



201206050052751
Prince William County, VA Pgs: 2
06/05/2012 3:13:34PM
Michèle B. McQuigg, Clerk

GRANTEE ADDRESS:
7635 Elim Place
Manassas, VA 20111

RETURN TO:
Shelia S. Long
7635 Elim Place
Manassas, VA, 20111

Title Insurance Underwriter:

GPIN: 7895-96-5568
7895-76-7645

UNKNOWN TO PREPARER

This Deed is exempt from recordation taxes pursuant to
Virginia Code Section 58.1-811 (A)(12).

GENERAL WARRANTY DEED

THIS DEED, made this 17th day of January, 2011, by and between SAMS Enterprises Inc., a Virginia corporation, hereinafter, GRANTOR and Shelia S. Long, hereinafter, GRANTEE;

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and Valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with General Warranty of Title, unto the Grantee, all that certain tract or parcel of land located in Prince William County, Virginia, and more particularly described as follows:

PARCEL ONE: All of the residue of that certain tract of land described in Deed Book 86, at Page 170, after deducting therefrom the land heretofore conveyed to Davis Hanback by Deed recorded in Deed Book 1103, at Page 735 and a parcel conveyed to Dorothy Hanback Braden by Deed recorded in Deed Book 1179, at Page 87 in the land records of Prince William County, Virginia. 39.4000 Acres

PARCEL TWO: That portion of land conveyed to E. D. Hanback by Deed recorded in Deed Book 143, at Page 283 and more fully described by metes and bounds as Parcel 2 in Deed Book 1186, at Page 3106 in the aforesaid land record. 27.3894 Acres

And being the same property conveyed to Allen E. Long and Shelia S. Long, Trustees, or their successors in trust, under the Allen E. Long and Shelia S. Long Living Trust, dated 10 January 2005, under deed dated 10 January, 2005 and recorded March 14, 2005 as Instrument No. 200503140038961.

And being the same, property conveyed to SAMS Enterprises Inc., a Virginia corporation, recorded in the land records March 20, 2009, instrument No. 200903200025666.

The above-described property is conveyed subject to all rights of ways, easements and restrictions of record which legally affect the title to said property.

The Grantor covenants that Grantor has the right to convey the property described herein; that Grantor has done no act to encumber such land; that the Grantee shall have quiet possession of the said land, free from all encumbrances; and that the Grantor will execute such further assurances of the said land as may be requisite.


Witness the following signatures and seals:

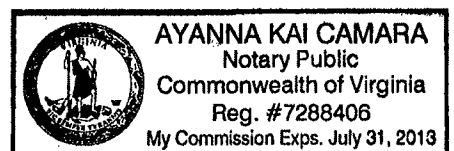

Shelia S. Long
SAMS Enterprises Inc.,


State of VIRGINIA
County/City of PRINCE WILLIAM to-wit:

The foregoing Deed was acknowledged before me in my aforesaid jurisdiction by Shelia S. Long, authorized Agent, SAMS Enterprises Inc.,
My commission expires:

July 31, 2013


Ayanna Kai Camara
Notary Public
Registration No. *1/17/2011*




201206050052750
Prince William County, VA Pgs: 2
06/05/2012 3:13:12PM
Michèle B. McGuigg, Clerk

GRANTEE ADDRESS:
7635 Elim Place
Manassas, VA 20111

RETURN TO:
Shelia S. Long
7635 Elim Place
Manassas, VA, 20111

Title Insurance Underwriter:

GPIN: 7895-97-8331

UNKNOWN TO PREPARER

This Deed is exempt from recordation taxes pursuant to
Virginia Code Section 58.1-811 (A)(12).

GENERAL WARRANTY DEED

THIS DEED, made this 17th day of January, 2011, by and between SAMS Enterprises Inc, a Virginia corporation, hereinafter, GRANTOR and Shelia S. Long, hereinafter, GRANTEE;

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and Valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with General Warranty of Title, unto the Grantee, all that certain tract or parcel of land located in Prince William County, Virginia, and more particularly described as follows:

Sixty-six (66) acres, more or less, being the residue of the property conveyed to E. D. Hanback, et ux, by Deed from Francis O. Hengesback and Marget C. Hengesback, dated April 22, 1950, and recorded in Deed Book 143, at page 283 in the land records of Prince William County, Virginia, and said property is located at 9301 Birmingham Drive.

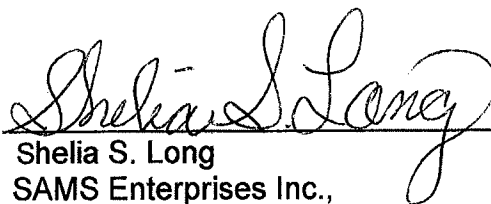
And being the same property conveyed to Allen E. Long and Shelia S. Long, Trustees, or their successors in trust, under the Allen E. Long and Sheila S. Long Living Trust, dated 10 January 2005, under deed dated 10 January, 2005 and recorded March 14, 2005 as instrument No.0503140038960.

And being the same, property conveyed to SAMS Enterprises Inc, Virginia corporation, recorded in the land records March 20, 2009, instrument No. 200903200025668.

The above-described property is conveyed subject to all rights of ways, easements and restrictions of record which legally affect the title to said property.

The Grantor covenants that Grantor has the right to convey the property described herein; that Grantor has done no act to encumber such land; that the Grantee shall have quiet possession of the said land, free from all encumbrances; and that the Grantor will execute such further assurances of the said land as may be requisite.


Witness the following signatures and seals:

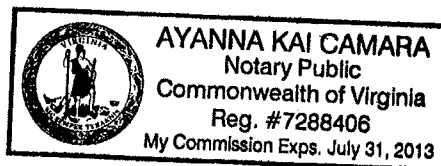

Shelia S. Long
SAMS Enterprises Inc.,

State of VIRGINIA
County/City of PRINCE WILLIAM to-wit:


The foregoing Deed was acknowledged before me in my aforesaid jurisdiction by Shelia S. Long, authorized Agent, SAMS Enterprises Inc.,
My commission expires:

July 31, 2013


Notary Public
Registration No. *1/17/2011*



Grantee Address:
7601 Elim Place
Manassas, VA 20111


201005040037818
Prince William County, VA Pgs: 4
05/04/2010 10:12:47AM
Nichole B. McGuigg, Clerk

Document Prepared By:
Timothy A. Cope, PC
7915 Lake Manassas Dr., #303
Gainesville, VA 20155

The existence of title insurance is unknown to the preparer

**EXEMPT FROM RECORDATION TAXES UNDER THE PROVISIONS
OF SECTION 58.1-811(A)(12) and (D) OF
THE 1950 CODE OF VIRGINIA, AS AMENDED**

THIS DEED OF DISTRIBUTION is made and entered into this 28th day of April, 2010, by and between **DIANE KATHARINE LEWIS and DEBRA KAY LONGHELT**, Co-Trustees of the KATHERINE W. RAIFORD TRUST AGREEMENT dated October 11, 1996, Grantors, and **DIANE KATHARINE LEWIS and DEBRA KAY LONGHELT**, Grantees;

WITNESSETH:

WHEREAS, Katherine W. Raiford established the Katherine W. Raiford Trust Agreement dated October 11, 1996 ("the Trust"), in which Katherine W. Raiford was named as its Trustee; and

WHEREAS, by virtue of those certain Deeds more particularly described in Exhibit "A" attached hereto, Katherine W. Raiford conveyed an undivided one half (1/2) interest in the real property described in Exhibit "A" to Katherine W. Raiford as Trustee for the Trust; and,

WHEREAS, Katherine W. Raiford departed this life on February 26, 2009; and

WHEREAS, under Article Four of the Trust, upon the death of Katherine W. Raiford, Diane Katharine Lewis and Debra Kay Longhelt are appointed successor Co-Trustees; and

WHEREAS, pursuant to the terms of Article Five of the Trust, upon the death of Leslie C. Raiford, the husband of Katherine W. Raiford, who departed this life on March 10, 2010, the Co-Trustees of the Trust are directed to distribute the assets then held in trust, which includes the real property described in Exhibit "A", in equal shares to her children, Diane Katharine Lewis and Debra Kay Longhelt; and

WHEREAS, Grantors now desire to convey the property described in Exhibit "A" to Diane Katharine Lewis and Debra Kay Longhelt.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Diane Katharine Lewis and Debra Kay Longhelt, Co-Trustees of the Katherine W. Raiford Trust Agreement dated October 11, 1996, Grantors, do hereby grant, bargain, sell and convey, WITH SPECIAL WARRANTY OF TITLE, unto Diane Katharine Lewis and Debra Kay Longhelt, the Grantees, as tenants-in-common, an undivided one half (1/2) interest in all that certain land and premises together with improvements thereon, situate in Prince William County, Virginia, and more particularly described in Exhibit "A" attached hereto.

The aforementioned conveyance includes all rights, privileges and appurtenances pertaining to the property conveyed herein, and is made subject to all

easements, rights of way, covenants, conditions and restrictions of record insofar as they may lawfully affect the Property.

IN WITNESS WHEREOF, the Co-Trustees caused this Deed to be executed as of the day and year first above written.

Diane Katharine Lewis, Co-Trustee
DIANE KATHARINE LEWIS, Co-Trustee

Debra Kay Longhelt, Co-Trustee
DEBRA KAY LONGHELT, Co-Trustee

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM, to wit:

The foregoing Deed was acknowledged before me this 28th day of April, 2010, by Diane Katharine Lewis and Debra Kay Longhelt.



Dorothy H. Coverston
Notary Public

THIS DOCUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

EXHIBIT "A"

Parcel 1

All that certain parcel of land situate, lying and being in Prince William County, Virginia, containing 16.2399 Acres, more or less, as more particularly described by metes and bounds in that Deed recorded in Deed Book 670, at page 626, among the land records of Prince William County, Virginia; LESS AND EXCEPT the following two parcels of land; one, containing 1.4982 Acres, more or less, and one, containing 1.1512 Acres, more or less, both as shown on plat dated September 24, 1979, entitled Property of Leslie Raiford, prepared by R.B. Thomas, Jr., Ltd, recorded in Deed Book 1590, at Page 847, among the land records of Prince William County, Virginia; and

GPIN 7895-86-8190

Parcel 2

All that certain lot containing 1.4982 Acres, more or less, as shown on plat dated September 24, 1979, entitled Property of Leslie Raiford, prepared by R.B. Thomas, Jr., Ltd, recorded in Deed Book 1590, at Page 847, among the land records of Prince William County, Virginia.

GPIN 7895-87-4024

Parcel 3

All that certain lot containing 1.1512 Acres, more or less, as shown on plat dated September 24, 1979, entitled Property of Leslie Raiford, prepared by R.B. Thomas, Jr., Ltd, recorded in Deed Book 1590, at Page 847, among the land records of Prince William County, Virginia.

GPIN 7895-87-1621

THE ABOVE PARCELS ARE CONVEYED TOGETHER WITH an ingress and egress easement over and upon the twenty (20) foot right of way running along the southerly line of the aforesaid parcels to the twenty (20) foot right of way easement dedicated in Deed Book 143, at page 383, and further an easement for ingress and egress over the twenty (20) foot right of way recorded in Deed Book 143, at page 383, among the aforesaid land records.

AND BEING the same property conveyed to Leslie C. Raiford, Trustee and Katherine W. Raiford, Trustee, by Gift Deed from Leslie C. Raiford and Katherine W. Raiford, his wife, dated October 11, 1996 and recorded October 22, 1996 in Deed Book 2385, at page 24, and; AND BEING same property conveyed to Leslie C. Raiford, Trustee under the Leslie C. Raiford Trust Agreement dated October 11, 1996, and Katherine W. Raiford, Trustee under the Katherine W. Raiford Trust Agreement dated October 11, 1996, by Gift Deed from Leslie C. Raiford and Katherine W. Raiford, his wife, dated September 24, 2004 and recorded at Instrument No. 200409220160922, all among the land records of Prince William County, Virginia.



###

CONSIDERATION: \$0.00
GRANTEE'S ADDRESS:
7635 ELM PLACE
MANASSAS, VA 20111-2419

Instr: 200503140038964 Pg: 1 OF 4
Prince William County, VA
03/14/2005 9:11:02AM
David C. Mabie, Clerk

PREPARED BY: RICHARD H. AGNEW, JR.
ATTORNEY AT LAW
RETURN TO: 2579 MERRYWOOD COURT
LAKE RIDGE, VIRGINIA 22192
TELE: 703 494-0839

TAX MAP NUMBER: 7895-86-0690

FILE NUMBER: 04032

TAX EXEMPT PURSUANT TO
VIRGINIA CODE SECTION 58.1-811A(12)

DEED INTO TRUST

DEED PREPARED WITHOUT TITLE EXAMINATION

THIS DEED, made on 10 JANUARY 2005, by and between SHELIA S. LONG, GRANTOR, and ALLEN E. LONG and SHELIA S. LONG, Trustees, or their successors in trust, under the ALLEN E. LONG AND SHELIA S. LONG LIVING TRUST, dated 10 JANUARY 2005 and any amendments thereto, GRANTEE.

WITNESSETH:

That for and in consideration of the sum of ZERO Dollars (\$0.00), the said GRANTOR, subject to the matters described herein, does hereby release and conveys with SPECIAL WARRANTY OF TITLE unto the GRANTEE, as tenants in common, all right, title, and interest of that certain lot or parcel of land situate, lying and being in the PRINCE WILLIAM COUNTY, VIRGINIA, and more particularly described as follows:

2.875 ACRES, more or less, and more particularly described by metes and bounds in a deed recorded in the land records of PRINCE WILLIAM COUNTY, Virginia, in Deed Book 2307, at Page 651.

AND BEING the same property conveyed to the GRANTOR herein by Deed recorded in the aforesaid land records, in Deed Book 2307, at Page 651.



TO FURTHER HAVE AND HOLD the property with full power, right and authority hereby granted unto GRANTEE, and its successors in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as GRANTEE may in the discretion of GRANTEE deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as GRANTEE shall deem desirable, together with the right to grant licenses and easements for utilities or other purposes across, over and under said property, and GRANTEE is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchasers or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by the GRANTEE, or its successors in trust, on behalf of any trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that:

- (1) at the time of the delivery of such instrument the trust was in full force and effect;
- (2) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing said trust, as the same may be amended from time to time, and is binding on all beneficiaries under said trust; and
- (3) if such instrument is executed by successor(s) in trust to the GRANTEE, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate,

rights, powers, duties and obligations of Grantees provided such successor(s) in trust certify in said instrument that such successor(s) in trust have been properly appointed. For purposes of identifying the successors in trust to the GRANTEE, the following individuals named as the successor Trustee(s) of each of the trusts identified herein in the following order of succession:

(1) SCOTTIE E. LONG

(2) MICHELLE L. CAPPEL

IN ADDITION, this conveyance includes all rights, privileges, and appurtenances to said properties belonging or in anyway appertaining, and is subject to any conveyances, easements, reservations, covenants and restrictions contained in duly recorded deeds, plat, and other instruments insofar as same effect said property, constituting constructive notice in the chain of title to the said property which has not expired by a time limitation contained therein or otherwise have become ineffective.



The GRANTOR covenants that GRANTOR has the right to convey the above described property to the GRANTEE; that the GRANTEE shall have quiet possession of said property; that the GRANTOR has done no act to encumber said property and that said property is free from all encumbrances; and that GRANTOR will execute such further assurances thereof as may be necessary.

FURTHERMORE, all reference to above said plat(s) and deed(s) and the references therein contained are hereby incorporated for a more particular description of the real estate herein conveyed and for further derivation of title thereto.

WITNESS the following signatures and seals:

X Shelia S. Long (SEAL)
SHELIA S. LONG, GRANTOR

X Allen E. Long (SEAL)
ALLEN E. LONG, TRUSTEE

X Shelia S. Long (SEAL)
SHELIA S. LONG, TRUSTEE

STATE OF VIRGINIA

PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged before me on 10 JANUARY 2005, by SHELIA S. LONG, Grantor and ALLEN E. LONG and SHELIA S. LONG, TRUSTEES

Richard H. Agnew, Jr.
Richard H. Agnew, Jr., Notary Public

(SEAL)

My commission expires: 30 September 2008

04032\DEED.005

VIRGINIA:

IN THE CIRCUIT COURT OF PRINCE WILLIAM COUNTY

SHELIA S. LONG,

Plaintiff/Counter-Defendant,

v.

KEITH DAVIS HANBACK, SR., *et al.*,

Defendants.

Case No. CL15-3608

ORDER OF QUIET TITLE AND DISMISSAL OF COUNTERCLAIM

THIS CAUSE came before the Court upon the Plaintiff/Counter-Defendant's Motion to Enter an Order of Quiet Title and to Dismiss Defendant/Counter-Plaintiff Dorothy Braden's Counterclaim with prejudice. By agreement of the parties, the Court finds:

WHEREAS on August 21, 2015, this Court entered an Order of default judgment against defendant Keith Davis Hanback, Sr. with respect to any claims he may have with respect to the claimed property, thereby quieting title in said property in favor of Shelia S. Long as against any claims of Keith Davis Hanback, Sr.; and

WHEREAS on June 10, 2016, this Court entered an Order of default judgment against the heirs, assigns, and persons claiming under Edna Kraft (also known of record as Edna Krapf) and parties unknown, and the interests, if any, of Ellen Webb and Andrew Marine who had been identified by the Guardian ad Litem as potentially having interest in the property, with respect to any claims any of them may have with respect to the claimed property, thereby quieting title in said property in favor of Shelia S. Long as

against any claims of the heirs, assigns, and persons claiming under Edna Kraft (also known of record as Edna Krapf), to include Ellen Webb and Andrew Marine; and

WHEREAS Defendant/Counter-Plaintiff Dorothy Braden was the only party properly asserting any claim to the property in question; and

WHEREAS the Plaintiff/Counter-Defendant Shelia S. Long and the sole remaining defendant, Dorothy Braden, have reached a settlement whereby Defendant/Counter-Plaintiff Dorothy Braden abandons any claim to the property at issue and whereby Defendant/Counter-Plaintiff Dorothy Braden agrees to dismiss her counterclaim with prejudice.

IT IS HEREBY ADJUDGED, ORDERED, and DECREED that Counter-Plaintiff/Defendant Braden's Counterclaim is hereby dismissed with prejudice; and

IT IS FURTHER HEREBY ADJUDGED, ORDERED, and DECREED that Plaintiff/Counter-Defendant Shelia S. Long's Complaint for Quiet Title is granted and this Court decrees that SHEILA S. LONG is the sole owner of the ten acres more or less of real property included in tax map/Grid Parcel Identification Number (GPIN) 7895-76-7645, more fully described as being a portion of the land containing 39.4000 acres more or less and containing all of the residue of that certain tract of land described in Deed Book 86, at Page 170, after deducting therefrom the land heretofore conveyed to Davis Handback by Deed recorded in Deed Book 1103, at Page 735 and a parcel to Dorothy Hanback Braden by Deed recorded in Deed Book 1179, at Page 87 in the land records of Prince William County, Virginia.

By virtue of this order SHEILA S. LONG is decreed to be the sole owner of the entirety of the land containing 39.4000 acres more or less and containing all of the

residue of that certain tract of land described in Deed Book 86, at Page 170, after deducting therefrom the land heretofore conveyed to Davis Handback by Deed and recorded in Deed Book 1103, at Page 735 and a parcel to Dorothy Hanback Braden by Deed recorded in Deed Book 1179, at Page 87 in the land records of Prince William County, Virginia which has GPIN 7895-96-5568.

IT IS FURTHER ADJUDGED, ORDERED, and DECREED that the Clerk of the Circuit Court shall record this order among the land records of Prince William County, Virginia such that the interests of SHELIA S. LONG with respect to the above described property are properly published and indexed so as to protect her further interests in said property; and


THIS ORDER IS FINAL

ENTERED this 31 day of March 2017.

JUDGE


I ASK FOR THIS:

WESTLAKE LEGAL GROUP
By


Thomas K. Plofchan, Jr., VSB# 34536
46175 Westlake Drive, Suite 320
Potomac Falls, Virginia 20165
Telephone: (703) 406-7616
Facsimile: (703) 444-9498
tplofchan@westlakelegal.com
Counsel for Plaintiff/Counter-Defendant

SEEN AND AGREED:

HALL BALL CARLSON
BAUMGARTNER MURPHY PLC
By


Lisa Campo, VSB #85898
10511 Judicial Drive
Fairfax, VA 22030
Telephone: (703) 591-4900
Facsimile: (703) 591-5082
lcampo@haleball.com
Counsel for Defendant/Counter-
Plaintiff Braden

A COPY TESTE:

PRINCE WILLIAM COUNTY
CLERK CIRCUIT COURT

BY:


DEPUTY CLERK

**7895-96-5568, 7895-97-8331, 7895-76-7645(PT), 7895-86-8190, 7895-87-1621,
7895-87-4024, 7895-86-0690(PT)**

Adjacent property owners list created to include properties within
200' from subject property.

MANASSAS PARK

Signal Station Dr
Roseberry Farm Dr
Beckham Ct
James Hard Ct
Birmingham Dr
Signal Hill ES
Signal Hill Rd
Sunell Rd
Hikmat Rd
Maran Dr
Yola Ln
Hunter Woods Dr
Colbert Ln
Hamback Dr
Signal Ct
689
300 m
1000 ft
GIS Solution Group

GPIN	Parcel Address	Address2	Jurisdiction	Owner	Mail Address	City	State	Zip
N/A			FAIRFAX COUNTY	DEPARTMENT OF PLANNING AND ZONING	12055 GOVERNMENT CENTER PARKWAY SUITE 730	FAIRFAX	VA	22035-5505
N/A			CITY OF MANASSAS PARK	OFFICE OF THE CITY PLANNER	ONE PARK CENTER COURT	MANASSAS PARK	VA	20111
7895-88-0343	9302 BIRMINGHAM DR	MANASSAS VA 20111		PWC SERVICE AUTHORITY	4 COUNTY COMPLEX CT	WOODBRI GE	VA	22192
7895-69-7044	7813 ROSEBERRY FARM DR	MANASSAS VA 20111		ROSEBERRY COMMUNITY ASSOC	13998 PARKEAST CIR	CHANTILLY	VA	20151
7895-86-9807	9751 COLBERT LN	MANASSAS VA 20111		MACINNIS WILLIAM JOHN IV & TANYA LYNN SURV	9751 COLBERT LN	MANASSAS	VA	20111
7895-96-8916	7280 RUDDLE CT	MANASSAS VA 20111		PETERSON JEAN B & ROBERT L	7280 RUDDLE CT	MANASSAS	VA	20111
7995-05-8259	7206 SIGNAL HILL RD	MANASSAS VA 20111		MCCOY BENJAMIN J & SHANNON C SURV	7206 SIGNAL HILL RD	MANASSAS	VA	20111
7895-85-3183	9760 COLBERT LN	MANASSAS VA 20111		HUGHES JAMES K & SHERRY J SURV	9760 COLBERT LN	MANASSAS	VA	20111
7895-75-8241	7604 SIGNAL HILL RD	MANASSAS VA 20111		CROMPTON JAMES R & JANIE T	7604 SIGNAL HILL RD	MANASSAS	VA	20111
7995-07-7669	9275 BIRMINGHAM DR	MANASSAS VA 20111		FAIRFAX ROD & GUN CLUB INC	7039 SIGNAL HILL RD	MANASSAS	VA	20111
7895-67-8666	9512 BIRMINGHAM DR	MANASSAS VA 20111		ROSEBERRY JOHN Y JR & PAMELA T-C	13204 OLD CHURCH RD	NOKESVILLE	VA	20181
7995-05-5466	7279 RUDDLE CT	MANASSAS VA 20111		MONTYVILLE WEST HMOWNRS ASSOC INC	7201 SIGNAL HILL RD	MANASSAS	VA	20111
7895-57-7834	9553 BIRMINGHAM DR	MANASSAS VA 20111		PWC SCHOOL BOARD	PO BOX 389	MANASSAS	VA	20108
7895-87-1621	7620 ELIM PL	MANASSAS VA 20111		LEWIS DIANE KATHARINE & DEBRA KAY LONGHELT	7601 ELIM PL	MANASSAS	VA	20111
7895-87-4024	7610 ELIM PL	MANASSAS VA 20111		LEWIS DIANE KATHARINE & DEBRA KAY LONGHELT	7601 ELIM PL	MANASSAS	VA	20111
7895-77-7607	7617 ELIM PL	MANASSAS VA 20111		LONG SHELIA S	7617 ELIM PL	MANASSAS	VA	20111
7895-66-9354	7816 SIGNAL HILL RD	MANASSAS VA 20111		CHEVES DEAN E TR	7816 SIGNAL HILL RD	MANASSAS	VA	20111
7895-96-5568	9525 BIRMINGHAM DR	MANASSAS VA 20111		LONG SHELIA S	7635 ELIM PL	MANASSAS	VA	20111

7895-97-8331	9301 BIRMINGHAM DR	MANASSAS VA 20111		LONG SHELIA S	7635 ELIM PL	MANASSAS	VA	20111
7895-96-5810	7282 RUDDLE CT	MANASSAS VA 20111		DOVE ADAM JOHN & MALLORY ANN DOVE SURV	7282 RUDDLE CT	MANASSAS	VA	20111
7895-85-5799	9754 COLBERT LN	MANASSAS VA 20111		LIGHT DEBBIE & ROGOR LIGHT SURV	9754 COLBERT LN	MANASSAS	VA	20111
7895-88-4048	9255 BIRMINGHAM DR	MANASSAS VA 20111		EVANS JOHN E & PEGGY A SURV	9255 BIRMINGHAM DR	MANASSAS	VA	20111
7995-18-9811	7039 SIGNAL HILL RD	MANASSAS VA 20111		FAIRFAX ROD & GUN CLUB INC	7039 SIGNAL HILL RD	MANASSAS	VA	20111
7895-75-4791	9701 SIGNAL CT	MANASSAS VA 20111		SPITALERI SARAH P & JOSHUA M SURV	9701 SIGNAL CT	MANASSAS	VA	20111
7895-86-8190	7601 ELIM PL	MANASSAS VA 20111		LEWIS DIANE KATHARINE & DEBRA KAY LONGHELT	7601 ELIM PL	MANASSAS	VA	20111
7895-86-7718	9750 COLBERT LN	MANASSAS VA 20111		QUINLAN SHERYL H & KEVIN P SURV	9750 COLBERT LN	MANASSAS	VA	20111
7895-96-3614	7284 RUDDLE CT	MANASSAS VA 20111		LUEBCKE HELMUT & SANDY B LUEBCKE	7284 RUDDLE CT	MANASSAS	VA	20111
7995-06-2407	7274 RUDDLE CT	MANASSAS VA 20111		KIVETT WILLIAM R TR	7274 RUDDLE CT	MANASSAS	VA	20111
7895-97-3198	9245 BIRMINGHAM DR	MANASSAS VA 20111		EVANS JOHN E AND PEGGY A EVANS	9255 BIRMINGHAM DR	MANASSAS	VA	20111
7995-16-1325	7170 LINETTE LN	MANASSAS VA 20111		QUAKER/RUDDLE PROPERTY LLC	13662 OFFICE PL STE 201	WOODBRI DGE	VA	22192
7895-86-0690	7635 ELIM PL	MANASSAS VA 20111		LONG ALLEN E TR & SHELIA S TR T-C	7635 ELIM PL	MANASSAS	VA	20111
7895-68-8652	7820 WILCOXEN FARM PL	MANASSAS VA 20111		ROSEBERRY COMMUNITY ASSOCIATION	13998 PARKEAST CIR	CHANTILLY	VA	20151
7995-16-4919	7160 LINETTE LN	MANASSAS VA 20111		LORING DENISE L	7160 LINETTE CT	MANASSAS	VA	20111
7895-67-5462	9517 WIGWAG CT	MANASSAS VA 20111		ROSEBERRY COMMUNITY ASSOCIATION	13998 PARKEAST CIR	CHANTILLY	VA	20151
7895-75-0085	9702 SIGNAL CT	MANASSAS VA 20111		BUTLER ROBERT EDWARD BUTLER & JO ANN T SURV	9702 SIGNAL CT	MANASSAS	VA	20111
7895-85-3261	9764 COLBERT LN	MANASSAS VA 20111		DUONG DAVID & NANCY SURV	9764 COLBERT LN	MANASSAS	VA	20111
7895-67-7490	9516 BIRMINGHAM DR	MANASSAS VA 20111		ARMSTRONG WILLIAM F	9516 BIRMINGHAM DR	MANASSAS	VA	20111

7895-66-5433	7824 SIGNAL HILL RD	MANASSAS VA 20111		CLENANCE RUTH M TR & DAWN C VU TR ET AL	7824 SIGNAL HILL RD	MANASSAS	VA	20111
7895-77-8368	9515 BIRMINGHAM DR	MANASSAS VA 20111		DHILLON NAVNEET & RUPINDERJIT SIDHU SURV	8169 DOUGLAS FIR DR	LORTON	VA	22079
7895-87-0504	7613 ELIM PL	MANASSAS VA 20111		NEJAD REZA	7613 ELIM PL	MANASSAS	VA	20111
7895-77-2184	7801 WILCOXEN FARM PL	MANASSAS VA 20111		ARANAS ANTHONY DAMES & CHERYL C SURV	7801 WILCOXEN FARM PL	MANASSAS	VA	20111
7895-87-3303	7607 ELIM PL	MANASSAS VA 20111		MLEZIVA JOHN R & MARY E SURV	7607 ELIM PL	MANASSAS	VA	20111
7895-95-0478	9755 COLBERT LN	MANASSAS VA 20111		KHAN AFZAL & NISHAT J	6114 LEE DORSON LN	ALEXANDRIA	VA	22315
7995-15-1087	9700 WILLMANS WAY	MANASSAS VA 20111		BROOKS PATRICK	9700 WILLMANS WAY	MANASSAS	VA	20111
7895-77-4581	7800 WILCOXEN FARM PL	MANASSAS VA 20111		HAFIZ TARIQ R & SAMARINA MAKHDOOM SURV	PO BOX 187	CLIFTON	VA	20124
7995-16-3450	7150 LINETTE LN	MANASSAS VA 20111		TOPLIKAR LINDA S & CRYSTAL GARCIA-MOREYRA	7150 LINETTE LN	MANASSAS	VA	20111
7895-67-6581	9519 WIGWAG CT	MANASSAS VA 20111		MORAN PATRICK G & KIMBERLY A SURV	9519 WIGWAG CT	MANASSAS	VA	20111
7895-77-0262	9508 BIRMINGHAM DR	MANASSAS VA 20111		ROSEBERRY JOHN Y JR & PAMELA T-C	13204 OLD CHURCH RD	NOKESVILLE	VA	20181
7895-95-2692	7286 RUDDLE CT	MANASSAS VA 20111		GRIFFITH LEWIS JR & VALARI SURV	7286 RUDDLE CT	MANASSAS	VA	20111
7895-75-1598	9700 SIGNAL CT	MANASSAS VA 20111		HOWELL MICHAEL WAYNE & SUE MICHAEL SURV	9700 SIGNAL CT	MANASSAS	VA	20111
7995-05-4987	7272 RUDDLE CT	MANASSAS VA 20111		THOMAS JASON & GASNA S SURV	7272 RUDDLE CT	MANASSAS	VA	20111
7995-06-0614	7276 RUDDLE CT	MANASSAS VA 20111		MCGUIN ROBERT E & VERONICA SURV	7276 RUDDLE CT	MANASSAS	VA	20111
7895-76-7645	7655 ELIM PL	MANASSAS VA 20111		LONG SHELIA S	7635 ELIM PL	MANASSAS	VA	20111

ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long
(Owner/Contract Purchaser/Authorized Agent)

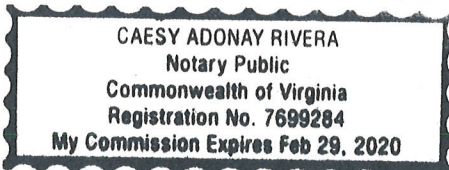
hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.

Shelia S. Long
Shelia S. Long
(Owner/Contract Purchaser/Authorized Agent (circle one))

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.



[Signature]

NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

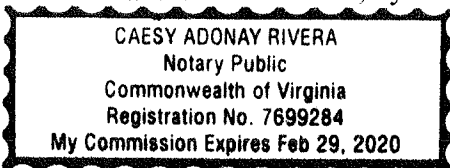
NONE

Shelia S. Long
Shelia S. Long - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.



[Signature]

NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long, Trustee (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

NONE

Shelia S. Long
Shelia S. Long, Trustee - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.

CAESY ADONAY RIVERA
Notary Public
Commonwealth of Virginia
Registration No. 7699284
My Commission Expires Feb 29, 2020

Caesy Adonay Rivera
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long, Trustee
(Owner/Contract Purchaser/Authorized Agent)

hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.

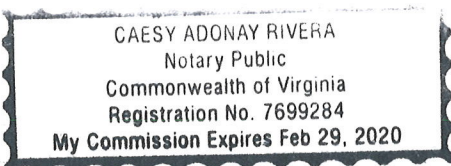
Shelia S. Long
Shelia S. Long, Trustee

(Owner/Contract Purchaser/Authorized Agent) (circle one)

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.



[Signature]

NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long, the owner of
7895-96-5568, 7895-97-8331, 7895-76-7645(pt.) (describe land by geographical parcel
identification number [GPIN]) make, constitute, and appoint
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.
full power and authority to do and perform all acts and make all representation necessary, without any
limitation whatsoever, to make application for said rezoning.

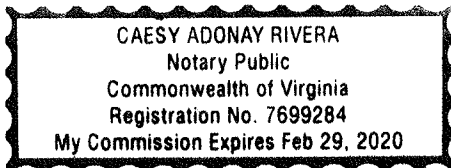
The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in
full force and effect on JULY 18, 2017, and shall remain in full force
and effect thereafter until actual notice, by certified mail, return receipt requested is received by
the Office of Planning of Prince William County stating that the terms of this power have been
revoked or modified.

Shelia S. Long
Shelia S. Long - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county
and state aforesaid, by the aforementioned principal.



[Signature]
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Shelia S. Long, Trustee, the owner of
7895-86-0690(pt.) (describe land by geographical parcel
identification number [GPIN]) make, constitute, and appoint
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.
full power and authority to do and perform all acts and make all representation necessary, without any
limitation whatsoever, to make application for said rezoning.

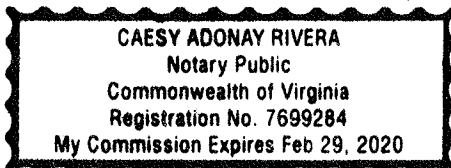
The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in
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revoked or modified.

Shelia S. Long
Shelia S. Long, Trustee - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county
and state aforesaid, by the aforementioned principal.



[Signature]
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Allen E. Long, Trustee
(Owner/Contract Purchaser/Authorized Agent)

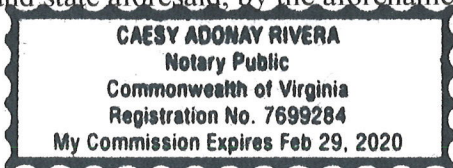
hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.

Allen E. Long
Allen E. Long, Trustee
(Owner/Contract Purchaser/Authorized Agent (circle one))

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.



CR
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

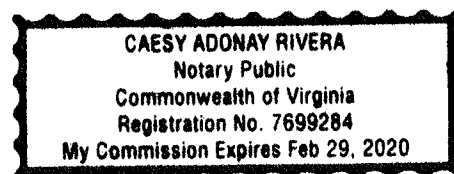
This 20th day of July, 2017,
(Day) (Month) (Year)

I, Allen E. Long, Trustee (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

NONE

Allen E. Long
Allen E. Long, Trustee - Owner



COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county and state aforesaid, by the aforementioned principal.

CAESY ADONAY RIVERA
Notary Public
Commonwealth of Virginia
Registration No. 7699284
My Commission Expires Feb 29, 2020

[Signature]
NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

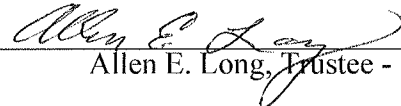
SPECIAL POWER OF ATTORNEY AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of July, 2017,
(Day) (Month) (Year)

I, Allen E. Long, Trustee, the owner of
7895-86-0690(pt.) (describe land by geographical parcel
identification number [GPIN]) make, constitute, and appoint
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Carl Bernstein, Contract Purchaser, and John L. McBride, Noah B. Klein, Douglas R. Forno of Odin Feldman & Pittleman, P.C.
full power and authority to do and perform all acts and make all representation necessary, without any
limitation whatsoever, to make application for said rezoning.

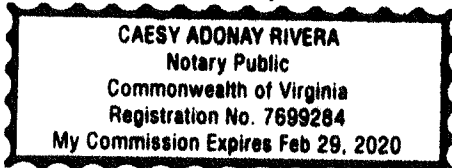
The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in
full force and effect on JULY 18, 2017, and shall remain in full force
and effect thereafter until actual notice, by certified mail, return receipt requested is received by
the Office of Planning of Prince William County stating that the terms of this power have been
revoked or modified.


Allen E. Long, Trustee - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20th day of July, 2017 in my county
and state aforesaid, by the aforementioned principal.




NOTARY PUBLIC

My Commission Expires: Feb 29, 2020

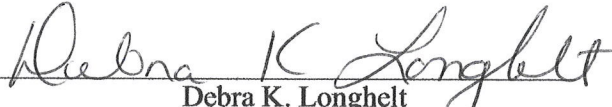
ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24 day of July, 2017,
(Day) (Month) (Year)

I, Debra K. Longhelt
(Owner/Contract Purchaser/Authorized Agent)

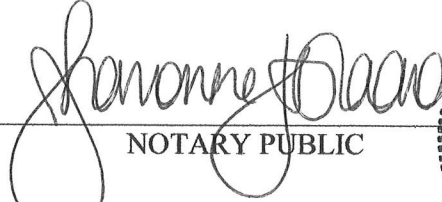
hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.


Debra K. Longhelt
(Owner/Contract Purchaser/Authorized Agent (circle one))

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of July, 2017 in my county and state aforesaid, by the aforementioned principal.


NOTARY PUBLIC

My Commission Expires: 11/30/2018



INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24 day of July, 2017,
(Day) (Month) (Year)

I, Debra K. Longhelt (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

NONE

Debra K. Longhelt
Debra K. Longhelt - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of July, 2017 in my county and state aforesaid, by the aforementioned principal.

Sharonne K. Gooden
NOTARY PUBLIC

My Commission Expires: 11/30/2018



ADJACENT PROPERTY OWNERS AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24 day of July, 2017,
(Day) (Month) (Year)

I, Diane K. Lewis
(Owner) Contract Purchaser/Authorized Agent)

hereby make oath that the list of owner or owners, their agent or the occupant, of each parcel involved, landowners within 200 feet of all portions of the subject property and all property immediately across the street or road from the subject property (including those parcels which lie in other localities of the Commonwealth), any homeowners and/or civic associations having jurisdiction over the property or within 200 feet of the subject property, the chief administrative officer of all jurisdictions located within one-half mile of all portions of the subject property, and Quantico Marine Corp Base or Manassas Regional Airport, if portions of the subject property are located within 3,000 feet of the boundary of these facilities, is a true and accurate list as submitted with my application.

Diane K. Lewis
Diane K. Lewis
(Owner) Contract Purchaser/Authorized Agent (circle one)

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of July, 2017 in my county and state aforesaid, by the aforementioned principal.

My Commission Expires: 11/30/2018



INTEREST DISCLOSURE AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 24 day of July, 2017,
(Day) (Month) (Year)

I, Diane K. Lewis (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

NONE

Diane K. Lewis
Diane K. Lewis - Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of July, 2017 in my county and state aforesaid, by the aforementioned principal.

Shavonne K. Gooden
NOTARY PUBLIC

My Commission Expires: 11/30/2018





**THE RESERVE AT LONG FOREST
NARRATIVE DESCRIPTION FOR REZONING**

Record Owners/Applicants:

Shelia S. Long

Diane Katharine Lewis

Debra Kay Longhelt

Allen E. Long & Shelia S. Long Living Trust

Contract Purchaser: Carl Bernstein and Horacio Magalhaes

Prince William County GPINS (150.0560.8 acres total)

7895-96-5568

7895-97-8331

7895-769-76945(pt.)

7895-86-8190

7895-87-1621

7895-87-4024

7895-86-0690(pt.)

March 19, 2017

1. Proposal. This is a revised request to rezone an approximately 135.26-60.8 acre site from A-1 agricultural, to R-2, c-cluster, and SR-1, cluster, to permit the development of up to 120.55 buildable lots in a single-family residential development, as shown on the GDP. Previously, on June 26, 2014, the Applicant had proposed to rezone 118.9 acres to the R-2 Cluster district, for a total of 113 lots and an overall density of .95 dwelling units per acre, however, a legal issue involving GPIN 7895-76-7645 necessitated an adjustment to this development. A subsequent ~~This revised request will comprise the initial rezoning for this project sought to rezone 60.8 acres from A-1 to R-2, cluster, for a proposed development of up to 55 buildable lots. , with the remaining property to be submitted for an R-2 Cluster rezoning request upon resolution of the issue with GPIN 7895-76-7645.~~

With this resubmission, ~~t~~The Applicant proposes an overall density of development of 1.260.90 acres/dwellings per dwelling unit (0.acre83 dwelling units per acre). The subject property is bisected by a perennial stream, Buckhall Branch, which serves as a natural dividing line between the proposed R-2C zoning to the west of Buckhall Branch, and the proposed SR-1C to the east. The R-2C portion proposes 92 lots over a total of approximately 92.70 acres, with a proposed density of 1.01 acres per unit (0.99 dwelling units per acre). The SR-1C portion proposes 28 lots over a total of approximately 42.56 acres, with a proposed density of 1.52 acres per unit (0.66 dwelling units per acre). The 15,000 sq. ft. average lot size allowed by R-2C ~~-cluster~~ allows 36.227 acres (3944%) of protected common area natural open space (30% is required) on the R-2C portion, and the 20,000 sq. ft. average lot size allowed by SR-1C allows 25.5 acres (60%) of protected common area natural open space on the SR-1C portion (35% is required). This results in the preservation and protection of the stream valleys, their natural vegetation and the nearby slopes. This also allows better natural buffers to neighbors and more pervious,

natural forest to be preserved. Access to the stream valleys will be provided to the public via a network of natural surface trails. These trails will be field located at final plan review so as to minimize ~~land~~ disturbance within the natural areas.

2. Land Use. The site is designated SRR, Semi-Rural, Residential, and ER, Environmental Resource. The proposed R-2-~~cluster~~ zoning district is proffered to be within the SRR designation density range and protects, in perpetuity, the sensitive environmental resources, including the tree canopy, within the ER designated area. The proposed residential density of one dwelling unit per 1.26 acres ~~1.11 acres (0.90 du/acre)~~ is within the density range of 1 du/1-5 acres for the SRR designation identified in the Comprehensive Plan. The high end of the SRR density range is warranted on this portion of the Property for the following reasons: the Property is served by public water and public sewer; and, small clustered, lot sizes are recommended in the adopted Comprehensive Plan to preserve environmentally sensitive natural open space areas – especially areas with steep slopes and streams. The proposed development is broken down into two sections. The section of the property located to the east of Buckhall Branch will be zoned SR-1C, which implements the SRR designation in the Comprehensive Plan, and has an overall density of approximately 1 dwelling per 1.62 acres. The section located west of Buckhall Branch has a slightly higher density, due to the fact that it abuts an area planned Suburban Residential Low, is adjacent to an elementary school, has direct access from Birmingham Drive and does not include as much environmentally sensitive features. ~~Use of the R-2 cluster provisions rather than the SR-1 cluster provisions is desired by adjoining neighbors in order to provide even more undisturbed open space and clustering in the new development. The section located west of Buckhall Branch has a h does not include as much environmentally sensitive features.~~ The use of zoning districts other than SR-1 within the SRR semi-rural residential area is not uncommon, provided that public water and sewer are readily available. This has been done previously in the County in the following instances: along Route 234 north of its intersection of Hoadly Road (R-2 cluster); the Glenkirk Development (PMR district); the Springwood area (R-2 cluster and R-4); and along Old Carolina Road (R-2).
3. Community Design. The Applicant has proffered a Generalized Development Plan (GDP), including details of site layout, limits of clearing and grading, and internal circulation. This layout and internal circulation provides for a seamless connection with the abutting developed land to the south. Buffering from existing residences to the south and east has been provided. The uses closest to the Property are the single-family residential detached homes to the south, small lot residences along Elim Place and the Elementary School. The GDP provides areas of dedicated, protected open space totaling approximately 36.2 ~~27~~ acres (3944% of the site) on the R-2C portion, and 25.5 acres (60%) on the SR-1C portion; which will be used to protect natural vegetation and the topographic features of the Property, and to locate stormwater management, BMPs, LIDs and buffers. Maximum preservation of environmentally sensitive areas is proposed through use of the R-2C and SR-1C-cluster development provisions. Community and school access to the preserved natural stream valley area will be provided by a proffered network of natural surface trails.

4. Cultural Resources. The site has no known historic structures or other cultural resources located on the Site. There are no known gravesites located on the Property. A Cultural Resource/Archaeological Phase 1 Survey has been proffered.
5. Environment. The Applicant has proffered a monetary contribution of \$75/acre for water quality monitoring, stream restoration projects and/or drainage improvements. The Site contains a Resource Protection Area, 100 year flood plain and two streams (one perennial and one intermittent). A significant portion of the steep slopes located on the site will be preserved within the protected natural open space areas. Stormwater management quality control will be accommodated through on-site facilities and undisturbed natural area credits. Best management practices (BMPs) will be provided on-site. The Applicant has proffered to submit, at plan review, on-site Low Impact Development (LID) techniques to meet a portion of the quantity and quality stormwater requirements. Public sewer is proposed in order to protect the environmentally sensitive streams and slopes from future septic failure. Public water is proposed to avoid disruption of the aquifer recharge areas and neighbors' wells.
6. Fire and Rescue. A monetary contribution has been proffered. The Site is partially within the recommended four minute response time for fire suppression and basic life support. A proffered contribution will be made to enhance nearby fire and rescue operational capacities. The nearby Buckhall station is operating within capacity.
7. Housing. The Applicant has proffered a \$250 per unit monetary contribution to the Housing Preservation and Development Fund, which is consistent with the amount noted in the Comprehensive Plan and in recent Board of County Supervisors zoning approvals.
8. Libraries. The Applicant has proffered a monetary contribution to mitigate impacts on library services, consistent with County policy guidelines.
9. Parks and Recreation. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. Signal Hill Park and Generals Ridge Golf Course are close by, providing many active and passive recreational opportunities.
10. Police. No significant impact to police services is anticipated.
11. Potable Water. The Applicant has proffered to design and construct all on-site and off-site public water facilities necessary to provide public water service to this development by the Prince William County Service Authority. The Applicant has elected to provide public water service in order to avoid disrupting nearby wells. Neighboring developed properties will now have a choice to continue their wells or connect to public water.
12. Sewer. The Applicant has proffered to design and construct all on-site and off-site public sewer facilities necessary to provide public sewer to this development. The Prince William County Service Authority has agreed to cooperate in the provision of public sewer service to the site. The applicant has elected to provide public sewer in order to

allow clustered lots, ~~which allows~~ with more land to be retained in undisturbed, protected open space. Retention of natural forests along the streams is important to the downstream ecology.

13. Schools. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. The majority of schools that will serve this subdivision will operate within capacity threshold limits. Signal Hill Elementary is under capacity. Parkside Middle School will have capacity when a 16 room addition is completed by 2015. A new high school will soon result in capacity being available at Osbourn Park High School. Sidewalks and trails will allow more children to walk rather than be bussed.
14. Transportation. The Applicant has proffered a monetary contribution in accordance with County policy guidelines. No roads will cross the two perennial streams ~~but future connections to abutting properties will be provided.~~ A trail and sidewalk stream valley trail network will provide access to the elementary school and to the protected natural open space.

The proposed use implements the adopted Comprehensive Plan SRR designation and is in harmony with Action Strategies LU 2.3, LU 2.4, EN 3.1, EN 1.5, EN 1.3, EN 3.13, EN 5.1, EN 5.3, EN 5.15, EN 10.3 and DES 12.1-12.4. The new homes will have minimal impact on County services. Any potential negative impact on neighboring properties has been effectively mitigated by proffered conditions volunteered by the Applicant. For these reasons, the Applicant requests that this rezoning to ~~the the R-2C and SR-1CR-2 cluster~~ districts be granted.

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**DRAFT
PROFFER STATEMENT**

Rezoning: The Reserve at Long Forest (REZ #PLN 2014-00041)
Owners/Applicants: Shelia S. Long, Diane Katharine Lewis, Debra Kay Longhelt,
Allen E. Long, & Shelia S. Long, Living Trust
Contract Purchaser: Carl Bernstein and Horacio Magalhaes
Subject Property: GPIN Nos. 7895-96-5568 7895-97-8331, 7895-79-7645(pt.), 7895-86-
8190, 7895-87-1621, 7895-87-4024 and 7895-86-0690(pt.)

(135.26 acres total) (field surveyed)

Date: June 26, 2014
March 19, 2015
October 13, 2015
July 28, 2017

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the referenced Subject Property (hereinafter the “Property”) shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the site adjacent to the improvement or within the same section, as shown on the GDP. The term “Applicant,” as referenced herein, shall include within its meaning all current and future owners, successors in interest and assigns of the Property. These proffers are contingent on (i) the rezoning of the Property from A-1 (Agricultural) to R-2 Cluster and SR-1 Cluster, and (ii) their acceptance by the Board of County Supervisors. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed 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 an interpretation of any provision of the proffers.

The following document is hereby incorporated and proffered as part of this rezoning application: the Generalized Development Plan prepared by Land Design Consultants, titled *The Reserve at Long Forest* and dated September 3, 2013, as last revised July 24, 2017 and containing five sheets (“the GDP”).

1. DEVELOPMENT & USE

- 1.1 The Property shall be developed and used for no more than one hundred twenty dwelling units (120) single-family detached homes, in substantial conformance with the GDP.
- 1.2 Development of the Property shall be in substantial conformance with the GDP; provided, however, that minor modifications and alterations to lot lines and the location of open space, roads, utilities, stormwater and LID facilities, etc. may be

made, due to final engineering considerations at the time of final subdivision plan review.

- 1.3 The Applicant shall not utilize, or file for approval of, a “composite grading plan.”
- 1.4 The Property may be developed in two or more separate phases, at the discretion of the Applicant.
- 1.5 There shall be no access by construction vehicles along Elim Place during the excavation or building of new houses on the Property.

2. **TRANSPORTATION**

2.1 Access & Street Configuration

- a. The Applicant shall utilize Hanback Drive as the only means of ingress and egress for Section One of the Property. Section Two shall utilize Birmingham Drive as its only means of ingress and egress. The driveway access points to individual lots shall be determined at the time of final subdivision plan review.
- b. Changes from the road and access shown on the GDP will be allowed only in order to meet DCSM, VDOT, and other applicable regulations and standards necessary to gain final subdivision plan approval for this development.
- c. All on-site internal streets shall be public, have curb and gutter, and shall be designed, right-of-way dedicated and improvements constructed, all according to County and VDOT standards and/or any approved modifications.
- d. “No Parking” or other signage limiting subdivision street parking shall be installed, if requested by VDOT at the time of final subdivision plan review.
- e. As a condition of final subdivision plan approval, the Applicant shall request, pursuant to County and VDOT procedures, permission to establish the Ruddle Court/Hanback Drive intersection within the SR-1 Cluster area as a 4-way stop. The Applicant shall coordinate this request with the residents living on Ruddle Court.

- 2.2 The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$16,780 per single family residential dwelling constructed on the Property, to be used for transportation

improvements in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.

- 2.3 The Applicant shall receive a credit against the transportation level of service monetary contribution identified in proffer 2.2, equaling the estimated cost (as approved by the County) of the design and construction (including any required utility relocations) completed by the Applicant of an off-site one-half road section improvement, including a sidewalk or asphalt trail, for the portion of the road improvement located along the frontage of the Prince William School Board property, as shown on the GDP. Such credit shall not exceed the total value of the LOS monetary contributions outlined in Proffer 2.2. The location of the sidewalk or trail along the frontage of Signal Hill Elementary School and its connection to the School shall be coordinated with Prince William County Schools Staff. The balance of the proffered monetary contributions outlined in Proffer 2.2 shall be applied by the County to capital projects that are identified in the CIP, 6-year road plan, or other capital improvement projects approved by the Board.
- 2.4 In the event the Applicant is not able to acquire off-site right-of-way or easements required in order to provide the off-site road and sidewalk/trail improvements in accordance with Proffer 2.3, including any easements required for utilities, utility relocation and stormwater management, if any, for the road improvements, the Applicant shall request the County to acquire the right-of-way and/or easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
- (1) The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
 - (2) Plats, plans and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
 - (3) Pursuant to Virginia Code Section 25.1-417, a determination of the value of the Property will be based on the following:
 - (i) If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
 - (ii) if the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the

involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.

- (4) A 60 year title search of each involved property.
- (5) Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
- (6) A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw on the same as necessary to effectuate the purposes hereof.
- (7) An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

3. PARKS AND RECREATION

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$5,144.00 per residential dwelling constructed on the Property, to be used for parks and recreation improvements as determined by the Board of County Supervisors. Said contribution shall be made prior to and as a condition of the issuance of the building permit for each dwelling.

4. ENVIRONMENT

- 4.1 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre of the Property to be used for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to, and as a condition of, the

final subdivision plan approval and shall be based on the total acreage reflected on the subdivision plan.

- 4.2 The limits of clearing and grading shall be in substantial conformance with the limits shown on the Generalized Development Plan. No SWM Facility shall encroach into any DCSM required buffer or RPA, except for grading and materials which are necessary to adequately outfall said facility. Any areas outside these limits which are disturbed by utilities, LID facilities, stormwater facilities or construction shall be re-vegetated using only indigenous, native vegetation and other species, as may be approved by the County and the relevant utility, at final subdivision plan review.
- 4.3 The Applicant shall record covenants, conditions and restrictions to enforce the protection of the proffered natural open space areas shown on the GDP. Said covenants, conditions and restrictions shall provide the following: (i) that except for proposed or existing utilities and approved SWM facilities, the natural open space shall be preserved predominantly in its natural vegetated condition, with no construction or other use occurring, except for the disturbance and/or construction related to utilities and proposed SWM/BMP facilities (including LID); and, (ii) under the direction of the County, the Applicant or an HOA may remove any trees and/or vegetation within the protected natural open space that would be deemed a safety hazard, be deemed invasive, and/or cause property damage.
- 4.4 Those areas outside of the limits of clearing and grading which are common area shall remain undisturbed with the intent that these areas shall remain native forest communities. These areas shall only be disturbed by natural surface trails, the removal of noxious, unhealthy, hazardous or invasive vegetation.
- 4.5 The Applicant shall provide a perimeter buffer area having a minimum width of fifty feet (50') within the R-2 Cluster area, as shown on the GDP.
- 4.6 The Applicant shall employ a qualified geotechnical engineer to prepare a detailed geotechnical report recommending proper construction techniques and designs for the portion of the Property containing soil Types 10C, 23D and 23E, which shall be submitted in connection with the final subdivision plan. The proposed construction techniques and designs shall be consistent with Prince William County standards and commonly accepted standards for such certification.
- 4.7 Stormwater Management detention shall be provided on-site, in accordance with DCSM standards. Facilities shall be provided in the approximate locations shown on the GDP, subject to modifications and changes as may be approved by the County in connection with subdivision plan review. The Applicant shall provide one hundred percent (100%) of the stormwater quality control (BMP) and quantity control measures on-site, subject to final engineering constraints. The Applicant shall propose conservation area credits, low impact design techniques

(“LID”) or other innovative systems for SWM/BMP facilities, at the time of final subdivision plan submission, to meet, all or a portion of stormwater quality and quantity requirements. LID techniques may include, but shall not be limited to: on-site infiltration, bio-retention facilities (rain gardens), open space conservation, grass swales or trenches, rain water cisterns with controlled outfall via French drains, or similar measures. The locations and specific techniques to be utilized (including where LID is feasible on the Property) shall be determined at the time of plan review. The LID facility locations shown on the GDP shall be subject to modification or relocation during plan review. The initial home buyers shall be informed of any LID techniques used on the Property.

SWM facilities may be sized to accommodate the Roseberry II development (REZ#2015-20004), which contains a site area of approximately 4 acres.

- 4.8 The trails shown on the GDP both outside and within the RPA shall be natural surface trails, constructed of cinder, wood chip, or gravel.
- 4.9 The Applicant shall replant and restore tree canopy in the “reforestation” area shown on Sheet 4 of the GDP with indigenous, non-invasive and drought resistant species, most of which are evergreen.

4.9.1 Reforestation within the RPA. The Applicant shall reforest those portions of the RPA [**to be depicted on the GDP**], and those portions of the RPA formerly used as pasture. Reforestation shall consist of planting bare root tree seedlings located 5 feet on center, or at the applicant’s discretion, container seedlings may be provided at an adjusted rate based on the concurrence of the Chief of Environmental Services Branch or his designee. The location and extent of the restoration shall be determined based on engineering and soils analysis during the review of the final subdivision plans and shall be provided subject to the appropriate County, State, and Federal approval of the restoration within the RPA. The timing of planting shall be in accordance with the Virginia Department of Forestry’s guidance on planting bare root stock, or between October 1st and December 1st or March 20th and May 15th for container stock. Plantings shall include a mixture of overstory and understory trees that are indigenous and drought resistant species. Said reforestation may be subject to modifications at final engineering of the subdivision plan.

5. TREE PRESERVATION

- 5.1 Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan with the first submission of the final subdivision plan, to identify the trees onsite and to address the preservation of the trees in the undisturbed areas, as shown on the GDP. The Tree Preservation Plan shall be in accord with Paragraph III of the DCSM Plant Selection Guide, and be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, registered Consulting

Arborist or landscape architect. Said plan shall be subject to the review and approval of the Prince William County Public Works.

This Tree Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees which are both 12 inches in diameter or greater, and are located within 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities along the edge of the limits of clearing and grading that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- 5.2 Tree Preservation Walk-through: The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's representative shall walk the limits of clearing and grading with a County Arborist, to determine whether minor adjustments to the clearing and grading limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.
- 5.3 The Applicant shall supplement the existing tree canopy and understory vegetation within a portion of the Section One open space area by planting a variety of evergreen trees along the northern edge of the buffer when there are gaps in the tree cover. Said portion of the Section One open space area is depicted as "Limits of Re-Forestation" on the GDP.

6. LIBRARIES

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$805.00 per residential dwelling constructed on the Property, to be used for library services and facilities in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.

7. FIRE AND RESCUE

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$974.00 per residential unit constructed on the Property, to be used for fire and rescue services and facilities in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.

8. SCHOOLS

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$17,489.00 per residential unit constructed on the Property, to be used for school purposes in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit. The Applicant shall coordinate sidewalk and trail connections to Signal Hill Elementary School with the School's staff (see proffer 2.3).

9. COMMUNITY DESIGN

- 9.1 At the time of submission of a final subdivision plan to Prince William County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association, Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) with copies of the initial submission of the final subdivision plans and, if available, the building house plans for the purposes of courtesy review. To demonstrate compliance, a copy of the cover letter to LOCCA-PELT shall be submitted with the final subdivision plan to the County.
- 9.2 If the development of the Property includes one or more entry monument-style subdivision signs, it shall require sign permit approval and meet zoning regulations. It shall be landscaped with a combination of ground cover/annuals, shrubs/grasses and trees, and shall incorporate only natural materials, such as wood, stone and/or brick.
- 9.3 Each single family dwelling built on the Property shall have a finished (heated) floor area of at least two thousand five hundred (2,500) square feet, not including basement or garage areas. The Applicant shall provide a certification statement with each building permit application, which confirms that this condition has been met. All houses shall have front facades incorporate one or more of the following materials or elements: brick, stone (natural or manufactured), and/or a covered stoop or porch. Further, brick, stone (natural or manufactured) or "beaded" siding shall be utilized on any house's side or rear elevation visible to a public road. The Applicant shall submit building elevations to LOCCA-PELT and the County no less than two weeks prior to requesting a building permit release letter to ensure compatibility with this design theme.

- 9.4 The Applicant shall expressly notify and disclose to each initial purchaser of a lot or home of the existence of the adjacent Fairfax Rod and Gun Club's shooting range. This written notification and disclosure shall be contained within (i) the Deed of Subdivision's covenants for the Property, and (ii) each initial contract of sale and deed of conveyance of each lot.
- 9.5 Prior to the issuance of the first building permit for a residence in the SR-1 Cluster area, the Applicant shall install a solid board fence in the general area as shown on the GDP, at least ten feet from the common property line with GPIN Parcels 7995-18-9811 and 7995-07-7669 and as generally shown on the GDP, in order to provide a solid physical barrier to the adjacent Fairfax Rod and Gun Club, Inc. (the "Club") owned parcels. Said fence shall be at least seven feet in height, shall not contain any gaps or spaces between the vertical boards, shall be installed so that all exposed horizontal boards are placed on the Club property side of the fence, and shall be maintained in perpetuity by the HOA. "No Trespassing" and "Firearms in Use" signage, which identifies the Fairfax Rod and Gun Club property, and which shall be in red or orange letters of at least 3 inches in height, shall be conspicuously placed on this fence by the Applicant and maintained in perpetuity by the HOA. Signs shall be affixed to the fence at intervals of 50 feet or less. Compliance of fence and signage shall be reflected on the final subdivision plan for Section One.
- 9.6 A homeowners' association ("HOA") shall be created by the Applicant and shall be made responsible for the maintenance, preservation and repair, in perpetuity, of the common areas—to include any sidewalks and trails, buffers, board fencing and signs located therein.
- 9.7 Prior to the issuance of the first building permit for a residence in Section Two, the Applicant shall install an alternating board-on-board fence within the northern perimeter buffer area along Lots 92-108 within Section Two, as generally shown on the GDP. Said fence shall be six feet in height and shall be field located so as to avoid mature trees. This fence shall be maintained in perpetuity by the HOA. Compliance of fence and signage shall be reflected on the final subdivision plan for Section Two.
- 9.8 At the time of construction of the Hanback Drive extension from Ruddell Court, the Applicant shall install landscaping on GPIN Parcel 7895-96-5810 and 7895-96-8916 as shown on the attached exhibits. Said landscaping shall become the exclusive property of the owner of the parcel on which it is located after a one year post-planting warranty period.

10. HOUSING

The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per residential unit to be used by the County's Housing Preservation & Development Fund. Said contribution shall

be made prior to and as a condition of the issuance of the building permit for each dwelling.

11. WATER & SEWER

The Property shall be served with public water and sewer. All on-site and off-site improvements necessary to accommodate for the demand generated by the development on the Property shall be provided at the Applicant's expense. These services will be provided in conformance with Prince William County Service Authority standards and specifications, as applicable. Acceptance of these proffers and approval of this rezoning by the Board of County Supervisors authorizes the location and provision of those public uses and facilities required to provide public water and sewer service to the property, pursuant to Va. Code Section 15.2-2232 and Prince William County Code Section 32-201.13.1. The exact alignment, location and extent of said facilities shall be determined based on final engineering and as approved by Prince William County and the Prince William County Service Authority.

12. CULTURAL RESOURCES

12.1 Phase I and Phase II Archaeological Testing and Evaluation - The Applicant shall retain a qualified professional to conduct a Phase I Archaeological survey of the project area, including temporary staging areas, proposed utility easements, off-site wetland mitigation areas, etc. Three (3) copies of the draft report documenting the results and recommendations of the Phase I survey shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. In the event the findings of the Phase I archaeological survey indicate that a Phase II archaeological evaluation is warranted, the Applicant shall conduct such Phase II archaeological evaluation on sites and resources. All Phase I and II scopes of work shall be approved by the Planning Director or his designee. Three (3) copies of the draft report documenting the results and recommendations of the Phase II archaeological evaluation, if required, shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia*. Any final Phase I and Phase II reports which are required shall be submitted in quantities, formats, and media as requested by the County Archaeologist.

12.2 Mitigation Plan - In the event the Phase II evaluations find an archaeology site significant and the site will be disturbed by construction, the Applicant will either (i) if required by Federal law, initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, (ii) if Section 106 review is not required, the

Applicant will prepare a County mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final subdivision plan approval. The County mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.

12.3 Curation – Within two (2) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. All artifacts and records submitted for curation shall be submitted to the County prior to the issuance of the first land disturbance permit and shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

13. ESCALATOR CLAUSE

In the event that the monetary contributions set forth in this Proffer Statement are paid to the Board of County Supervisors within eighteen (18) months of final unappealable approval of this Rezoning, as applied for, said contributions shall be in the amounts stated herein. Any monetary contributions required hereby which are paid to the Board after eighteen (18) months following approval of this Rezoning shall be adjusted in accordance with the Urban Consumer 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 approval hereof, to the most recently available CPI-U to the date the contributions are actually paid, subject to a cap of six percent (6%) per year, non-compounded.

SHELIA S. LONG

By: _____

Date: _____

SHELIA S. LONG, TRUSTEE

By: _____

Date: _____

ALLEN E. LONG, TRUSTEE

By: _____

Date: _____

DIANE K. LEWIS

By: _____

Date: _____

DEBRA K. LONGHELT

By: _____

Date: _____

**DRAFT
PROFFER STATEMENT**

Rezoning: The Reserve at Long Forest (REZ #PLN 2014-00041)

Owner/s/Applicants: Shelia S. Long, Diane Katharine Lewis, Debra Kay Longhelt, Allen E. Long, & Shelia S. Long, Living Trust

Contract Purchaser: Carl Bernstein and Horacio Magalhaes

Subject Property: GPIN Nos. 7895-96-5568~~(pt.)~~ and 7895-97-8331, 7895-79-7645(pt.), 7895-86-8190, 7895-87-1621, 7895-87-4024 and 7895-86-0690(pt.)

(135.2660.8 acres total) (field surveyed)

Date: June 26, 2014
March 19, 2015
October 13, 2015
July 28, 2017

Pursuant to Section 15.2-2303 of the Code of Virginia, as amended, the undersigned hereby proffers that the use and development of the referenced Subject Property (hereinafter the "Property") shall be in substantial conformance with the following conditions. Unless otherwise specified, any improvements proffered herein shall be provided at the time of development of the portion of the site adjacent to the improvement or within the same section, as shown on the GDP. The term "Applicant," as referenced herein, shall include within its meaning all current and future owners, successors in interest and assigns of the Property. These proffers are contingent on (i) the rezoning of the Property from A-1 (Agricultural) to R-2 Cluster and SR-1 Cluster, and (ii) their acceptance by the Board of County Supervisors. In the event this rezoning is not granted as applied for by the Applicant, these proffers shall be deemed 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 an interpretation of any provision of the proffers.

The following document is hereby incorporated and proffered as part of this rezoning application: the Generalized Development Plan prepared by Land Design Consultants, titled *The Reserve at Long Forest* and dated September 3, 2013, as last revised July 24, 2017~~October 2015~~ and containing five sheets ("the GDP").

1. DEVELOPMENT & USE

- 1.1 The Property shall be developed and used for no more than ~~fifty-four one hundred twenty~~ dwelling units (12054) single-family detached homes, in substantial conformance with the GDP.

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- 1.2 Development of the Property shall be in substantial conformance with the GDP; provided, however, that minor modifications and alterations to lot lines and the location of open space, roads, utilities, stormwater and LID facilities, etc. may be made, due to final engineering considerations at the time of final subdivision plan review.
- 1.3 The Applicant shall not utilize, or file for approval of, a “composite grading plan.”
- 1.4 The Property may be developed in two or more separate phases, at the discretion of the Applicant, separate sections; if the Property is developed in two separate sections, then Section One shall include Lots 1-31 and Section Two shall include Lots 44-54.
- 1.5 There shall be no access by construction vehicles along Elim Place during the excavation or building of new houses on the Property.

2. TRANSPORTATION

2.1 Access & Street Configuration

- a. The Applicant shall utilize Hanback Drive as the only means of ingress and egress for Section One of the Property. Section Two shall utilize Birmingham Drive as its only means of ingress and egress. The driveway access points to individual lots shall be determined at the time of final subdivision plan review.
- b. Changes from the road and access shown on the GDP will be allowed only in order to meet DCSM, VDOT, and other applicable regulations and standards necessary to gain final subdivision plan approval for this development.
- c. All on-site internal streets shall be public, have curb and gutter, and shall be designed, right-of-way dedicated and improvements constructed, all according to County and VDOT standards and/or any approved modifications.
- d. “No Parking” or other signage limiting subdivision street parking shall be installed, if requested by VDOT at the time of final subdivision plan review.
- e. As a condition of final subdivision plan approval, the Applicant shall request, pursuant to County and VDOT procedures, permission to establish the Ruddle Court/Hanback Drive intersection within the SR-1 Cluster area in Section One as a 4-way stop. The Applicant shall coordinate this request with the residents living on Ruddle Court.

- 2.2 The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of \$~~16,780,926~~ per single family residential dwelling constructed on the Property, to be used for transportation improvements in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.
- 2.3 The Applicant shall receive a credit against the transportation level of service monetary contribution identified in proffer 2.2, equaling the estimated cost (as approved by the County) of the design and construction (including any required utility relocations) completed by the Applicant of an off-site one-half road section improvement, including a sidewalk or asphalt trail, for the portion of the road improvement located along the frontage of the Prince William School Board property, as shown on the GDP. Such credit shall not exceed the total value of the LOS monetary contributions outlined in Proffer 2.2. The location of the sidewalk or trail along the frontage of Signal Hill Elementary School and its connection to the School shall be coordinated with Prince William County Schools Staff. The balance of the proffered monetary contributions outlined in Proffer 2.2 shall be applied by the County to capital projects that are identified in the CIP, 6-year road plan, or other capital improvement projects approved by the Board.
- 2.4 In the event the Applicant is not able to acquire off-site right-of-way or easements required in order to provide the off-site road and sidewalk/trail improvements in accordance with Proffer 2.3, including any easements required for utilities, utility relocation and stormwater management, if any, for the road improvements, the Applicant shall request the County to acquire the right-of-way and/or easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
- (1) The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
 - (2) Plats, plans and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
 - (3) Pursuant to Virginia Code Section 25.1-417, a determination of the value of the Property will be based on the following:
 - (i) ~~If~~ the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or

- (ii) if the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- (4) A 60 year title search of each involved property.
- (5) Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
- (6) A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw on the same as necessary to effectuate the purposes hereof.
- (7) An Agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

3. PARKS AND RECREATION

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of ~~\$5,1443,972.00~~ per residential dwelling constructed on the Property, to be used for parks and recreation improvements as determined by the Board of County Supervisors. Said contribution shall be made prior to and as a condition of the issuance of the building permit for each dwelling.

4. ENVIRONMENT

- 4.1 The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre of the Property to be used

for water quality monitoring, stream restoration projects and/or drainage improvements. Said contribution shall be paid prior to, and as a condition of, the final subdivision plan approval and shall be based on the total acreage reflected on the subdivision plan.

- 4.2 The limits of clearing and grading shall be in substantial conformance with the limits shown on the Generalized Development Plan. No SWM Facility shall encroach into any DCSM required buffer or RPA, except for grading and materials which are necessary to adequately outfall said facility. Any areas outside these limits which are disturbed by utilities, LID facilities, stormwater facilities or construction shall be re-vegetated using only indigenous, native vegetation and other species, as may be approved by the County and the relevant utility, at final subdivision plan review.
- 4.3 The Applicant shall record covenants, conditions and restrictions to enforce the protection of the proffered natural open space areas shown on the GDP ~~as Parcels "A" and "B"~~. Said covenants, conditions and restrictions shall provide the following: (i) that except for proposed or existing utilities and approved SWM facilities, the natural open space shall be preserved predominantly in its natural vegetated condition, with no construction or other use occurring, except for the disturbance and/or construction related to utilities and proposed SWM/BMP facilities (including LID); and, (ii) under the direction of the County, the Applicant or an HOA may remove any trees and/or vegetation within the protected natural open space that would be deemed a safety hazard, be deemed invasive, and/or cause property damage.
- 4.4 Those areas outside of the limits of clearing and grading which are common area shall remain undisturbed with the intent that these areas shall remain native forest communities. These areas shall only be disturbed by natural surface trails, the removal of noxious, unhealthy, hazardous or invasive vegetation.
- 4.5 The Applicant shall provide a perimeter buffer area having a minimum width of fifty feet (50') ~~within the R-2 Cluster area, as shown on the GDP, adjacent to proposed Lots 1-13, Lots 44-45, and parcels "A" and "B" in accordance with Section 32-250.31 of the Zoning Ordinance and as shown more particularly on the Open Space and Buffer Plan (Sheets 3, 4, or 5 of the GDP); provided, however, that such buffer shall no longer be required upon the occurring of (a) an approved rezoning of the adjacent parcels (identified by GPINs 7895-86-8190, 7895-87-1621, 7895-87-4024, and 7895-86-8190) to the similar R-2C zoning district and (b) submission of a site and/or subdivision plan for development of the rezoned adjacent parcels. Appropriate adjustments to the limits of clearing and grading shall be permitted at the time of the 50' perimeter buffer area is no longer required.~~
- 4.6 The Applicant shall employ a qualified geotechnical engineer to prepare a detailed geotechnical report recommending proper construction techniques and

designs for the portion of the Property containing soil Types 10C, 23D and 23E, which shall be submitted in connection with the final subdivision plan. The proposed construction techniques and designs shall be consistent with Prince William County standards and commonly accepted standards for such certification.

- 4.7 Stormwater Management detention shall be provided on-site, in accordance with DCSM standards. Facilities shall be provided in the approximate locations shown on the GDP, subject to modifications and changes as may be approved by the County in connection with subdivision plan review. The Applicant shall provide one hundred percent (100%) of the stormwater quality control (BMP) and quantity control measures on-site, subject to final engineering constraints. The Applicant shall propose conservation area credits, low impact design techniques ("LID") or other innovative systems for SWM/BMP facilities, at the time of final subdivision plan submission, to meet, all or a portion of stormwater quality and quantity requirements. LID techniques may include, but shall not be limited to: on-site infiltration, bio-retention facilities (rain gardens), open space conservation, grass swales or trenches, rain water cisterns with controlled outfall via French drains, or similar measures. The locations and specific techniques to be utilized (including where LID is feasible on the Property) shall be determined at the time of plan review. The LID facility locations shown on the GDP shall be subject to modification or relocation during plan review. The initial home buyers shall be informed of any LID techniques used on the Property.

SWM ~~facilities~~ facilities may be sized to accommodate the Roseberry II development (REZ#2015-20004), which contains a site area of approximately 4 acres.

- 4.8 The trails shown on the GDP ~~both shall be constructed of asphalt outside and within the of the RPA shall be natural surface trails, constructed of cinder, wood chip, or gravel.~~
~~and cinder, wood chip or gravel within the RPA.~~
- 4.9 The Applicant shall replant and restore tree canopy in the "reforestation" area shown on Sheet 4 of the GDP with indigenous, non-invasive and drought resistant species, most of which are evergreen.

4.9.1 Reforestation within the RPA. The Applicant shall reforest those portions of the RPA [to be depicted on the GDP], and those portions of the RPA formerly used as pasture. Reforestation shall consist of planting bare root tree seedlings located 5 feet on center, or at the applicant's ~~discretion~~ discretion, container seedlings may be provided at an adjusted rate based on the concurrence of the Chief of Environmental Services Branch or his designee. The location and extend of the restoration shall be determined based on engineering and soils analysis during the review of the final subdivision plans and shall be provided subject to the appropriate County, State, and Federal approval of the restoration within the

RPA. The timing of planting shall be in accordance with the Virginia Department of Forestry's guidance on planting bare root stock, or between October 1st and December 1st or March 20th and May 15th for container stock. Planting shall include a mixture of overstory and understory trees that are indigenous and drought resistant species. Said reforestation may be subject to modifications at final engineering of the subdivision plan.

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5. TREE PRESERVATION

- 5.1 Tree Preservation Plan: The Applicant shall provide a Tree Preservation Plan with the first submission of the final subdivision plan, to identify the trees onsite and to address the preservation of the trees in the undisturbed areas, as shown on the GDP. The Tree Preservation Plan shall be in accord with Paragraph III of the DCSM Plant Selection Guide, and be prepared by a professional with experience in the preparation of these plans, such as a certified arborist, registered Consulting Arborist or landscape architect. Said plan shall be subject to the review and approval of the Prince William County Public Works.

This Tree Preservation Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees which are both 12 inches in diameter or greater, and are located within 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities along the edge of the limits of clearing and grading that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- 5.2 Tree Preservation Walk-through: The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's representative shall walk the limits of clearing and grading with a County Arborist, to determine whether minor adjustments to the clearing and grading limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

- 5.3 The Applicant shall supplement the existing tree canopy and understory vegetation within a portion of the Section One perimeter-buffer/open space area by

planting a variety of evergreen trees along the northern edge of the buffer when there are gaps in the tree cover. Said portion of the Section One open space area is depicted as "Limits of Re-Forestation" on the GDP perimeter buffer is located adjacent to GPIN Parcels 7995-06-2407, 7995-06-0614, 7895-96-8916 and 7895-96-5810.

6. LIBRARIES

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of ~~\$805640.00~~ \$974749.00 per residential dwelling constructed on the Property, to be used for library services and facilities in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.

7. FIRE AND RESCUE

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of ~~\$974749.00~~ \$17,489,446.00 per residential unit constructed on the Property, to be used for fire and rescue services and facilities in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit.

8. SCHOOLS

The Applicant shall make a level of service monetary contribution to the Prince William Board of County Supervisors in the amount of ~~\$17,489,446.00~~ \$17,489,446.00 per residential unit constructed on the Property, to be used for school purposes in the County. Said contribution shall be made prior to and as a condition of the issuance of a certificate of occupancy for each unit. The Applicant shall coordinate sidewall and trail connections to Signal Hill Elementary School with the School's staff (see proffer 2.3).

9. COMMUNITY DESIGN

- 9.1 At the time of submission of a final subdivision plan to Prince William County, the Applicant shall provide the Lake Ridge Occoquan Coles Civic Association, Planning, Environment, Land Use and Transportation Committee (LOCCA-PELT) with copies of the initial submission of the final subdivision plans and, if available, the building house plans for the purposes of courtesy review. To demonstrate compliance, a copy of the cover letter to LOCCA-PELT shall be submitted with the final subdivision plan to the County.
- 9.2 If the development of the Property includes one or more entry monument-style subdivision signs, it shall require sign permit approval and meet zoning regulations. It shall be landscaped with a combination of ground cover/annuals,

shrubs/grasses and trees, and shall incorporate only natural materials, such as wood, stone and/or brick.

- 9.3 Each single family dwelling built on the Property shall have a finished (heated) floor area of at least two thousand five hundred (2,500) square feet, not including basement or garage areas. The Applicant shall provide a certification statement with each building permit application, which confirms that this condition has been met. All houses shall have front facades incorporate one or more of the following materials or elements: brick, stone (natural or manufactured), and/or a covered stoop or porch. Further, brick, stone (natural or manufactured) or “beaded” siding shall be utilized on any house’s side or rear elevation visible to a public road. The Applicant shall submit building elevations to LOCCA-PELT and the County no less than two weeks prior to requesting a building permit release letter to ensure compatibility with this design theme.
- 9.4 The Applicant shall expressly notify and disclose to each initial purchaser of a lot or home of the existence of the adjacent Fairfax Rod and Gun Club’s shooting range. This written notification and disclosure shall be contained within (i) the Deed of Subdivision’s covenants for the Property, and (ii) each initial contract of sale and deed of conveyance of each lot.
- 9.5 Prior to the issuance of the first building permit for a residence in [the SR-1 Cluster area Section One](#), the Applicant shall install a solid board fence [in the general area as shown on the GDP in Section One](#), at least ten feet from the common property line with GPIN Parcels 7995-18-9811 and 7995-07-7669 and as generally shown on the GDP, in order to provide a solid physical barrier to the adjacent Fairfax Rod and Gun Club, Inc. (the “Club”) owned parcels. Said fence shall be at least seven feet in height, shall not contain any gaps or spaces between the vertical boards, shall be installed so that all exposed horizontal boards are placed on the Club property side of the fence, and shall be maintained in perpetuity by the HOA. “No Trespassing” and “Firearms in Use” signage, which identifies the Fairfax Rod and Gun Club property, and which shall be in red or orange letters of at least 3 inches in height, shall be conspicuously placed on this fence by the Applicant and maintained in perpetuity by the HOA. Signs shall be affixed to the fence at intervals of 50 feet or less. Compliance of fence and signage shall be reflected on the final subdivision plan for Section One.
- 9.6 A homeowners’ association (“HOA”) shall be created by the Applicant and shall be made responsible for the maintenance, preservation and repair, in perpetuity, of the common areas—to include any sidewalks and trails, buffers, board fencing and signs located therein.
- 9.7 Prior to the issuance of the first building permit for a residence in Section Two, the Applicant shall install an alternating board-on-board fence within the northern perimeter buffer [area along Lots 92-108 within Section Two, as generally shown on the GDP](#). Said fence shall be six feet in height and shall be field

located so as to avoid mature trees. This fence shall be maintained in perpetuity by the HOA. Compliance of fence and signage shall be reflected on the final subdivision plan for Section Two.

- 9.8 At the time of construction of the Hanback Drive extension from Ruddle Court, the Applicant shall install landscaping on GPIN Parcel 7895-96-5810 (~~Eppard~~) and 7895-96-8916 (~~Peterson~~) as shown on the attached exhibits. Said landscaping shall become the exclusive property of the owner of the parcel on which it is located after a one year post-planting warranty period.

10. HOUSING

The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$250.00 per residential unit to be used by the County's Housing Preservation & Development Fund. Said contribution shall be made prior to and as a condition of the issuance of the building permit for each dwelling.

11. WATER & SEWER

The Property shall be served with public water and sewer. All on-site and off-site improvements necessary to accommodate for the demand generated by the development on the Property shall be provided at the Applicant's expense. These services will be provided in conformance with Prince William County Service Authority standards and specifications, as applicable. —Acceptance of these proffers and approval of this rezoning by the Board of County Supervisors authorizes the location and provision of those public uses and facilities required to provide public water and sewer service to the property, pursuant to Va. Code Section 15.2-2232 and Prince William County Code Section 32-201.13.1. The exact alignment, location and extent of said facilities shall be determined based on final engineering and as approved by Prince William County and the Prince William County Service Authority.

12. CULTURAL RESOURCES

12.1 Phase I and Phase II Archaeological Testing and Evaluation - The Applicant shall retain a qualified professional to conduct a Phase I Archaeological survey of the project area, including temporary staging areas, proposed utility easements, off-site wetland mitigation areas, etc. Three (3) copies of the draft report documenting the results and recommendations of the Phase I survey shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. In the event the findings of the Phase I archaeological survey indicate that a Phase II archaeological evaluation is warranted, the Applicant shall conduct such Phase II archaeological evaluation on sites and resources. All Phase I and II scopes of work shall be approved by the Planning Director or his designee. Three (3) copies of the draft report

documenting the results and recommendations of the Phase II archaeological evaluation, if required, shall be submitted to the Planning Office for review, comment, and approval prior to preliminary plan or sketch plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia*. Any final Phase I and Phase II reports which are required shall be submitted in quantities, formats, and media as requested by the County Archaeologist.

12.2 Mitigation Plan - In the event the Phase II evaluations find an archaeology site significant and the site will be disturbed by construction, the Applicant will either (i) if required by Federal law, initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, (ii) if Section 106 review is not required, the Applicant will prepare a County mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final subdivision plan approval. The County mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia* and also the *Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.

12.3 Curation – Within two (2) months of acceptance of the final report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. All artifacts and records submitted for curation shall be submitted to the County prior to the issuance of the first land disturbance permit and shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

13. ESCALATOR CLAUSE

In the event that the monetary contributions set forth in this Proffer Statement are paid to the Board of County Supervisors within eighteen (18) months of final unappealable approval of this Rezoning, as applied for, said contributions shall be in the amounts stated herein. Any monetary contributions required hereby which are paid to the Board after eighteen (18) months following approval of this Rezoning shall be adjusted in accordance with the Urban Consumer 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 approval hereof, to the most recently available CPI-U to the date the contributions are actually paid, subject to a cap of six percent (6%) per year, non-compounded.

SHELIA S. LONG

By: _____

Date: _____

SHELIA S. LONG, TRUSTEE

By: _____

Date: _____

ALLEN E. LONG, TRUSTEE

By: _____

Date: _____

DIANE K. LEWIS

By: _____

Date: _____

DEBRA K. LONGHELT

By: _____

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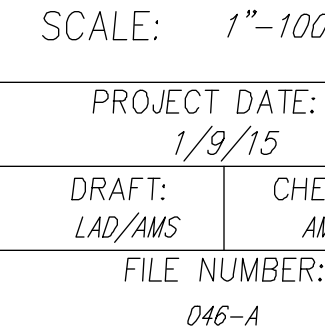
ILLUSTRATIVE PLAN



THE RESERVE AT LONG FOREST

Prince William, Virginia

SCALE 1" = 150'
JULY 20, 2017



1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER FOR THE PROPERTIES SHOWN HEREON ARE 7895-06-5568, 7895-07-8331, 7895-76-7645, 7895-06-8190, 7895-87-1621, 7895-87-4024, AND 7895-06-0690 AND ARE CURRENTLY ZONED A-1.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF SHELIA S. LONG BY DEEDS RECORDED AT INSTRUMENT No. 201206050052750 AND INSTRUMENT No. 201206050052751, AND DIANE KATHERINE LEWIS AND DEBRA KAY LONGHELT BY DEED RECORDED AT INSTRUMENT No. 201005040037818, AND ALLEN E. LONG & SHELIA S. LONG LIVING TRUST BY DEED RECORDED AT INSTRUMENT 200503140038964 ALL RECORDED AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY PERFORMED BY THIS FIRM ON APRIL 15, 2013, AND DECEMBER 17, 2014.
4. TITLE REPORT FURNISHED BY WALKER TITLE, LLC, CASE NUMBER 1300179, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2013 AND ANNUAL AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. A1401032CL, WITH AN EFFECTIVE DATE OF NOVEMBER 13, 2014.
5. THE PROPERTIES SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE A 500 YEAR FLOODPLAIN, AND A ZONE "A", AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 51153C018D, DATED JANUARY 5, 1995. A FLOODPLAIN STUDY WILL BE SUBMITTED ON THE EASTERN PORTION OF THE PROPERTY IN CONJUNCTION WITH THE SUBDIVISION PLAN.
6. THE VERTICAL DATUM IS REFERENCED TO NAVD88. THE CONTOUR INTERVAL IS TWO (2) FEET.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED GRID AND ELEVATION FACTOR IS 0.99994436.
8. UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF STORM AND SANITARY SEWER FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. ASBUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE NOT BEEN PROVIDED AT THIS TIME.
9. WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
10. UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
11. THE RESOURCE PROTECTION AREA SHOWN HEREON IS BASED ON AN APPROVED PFD # PASA BY ECS, LIMITED (PFD 13-00175 AND PASA 13-00176, APPROVED AUGUST, 2013).

12. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND PRINCE WILLIAM COUNTY.
13. THE SITE WILL BE SERVED BY PUBLIC SEWER AND WATER. THE APPROXIMATE LOCATIONS ARE SHOWN ON THIS PLAN. THE APPLICANT RESERVES THE RIGHT TO MODIFY THESE LOCATIONS AND LIMITS OF CLEARING AT TIME OF SUBDIVISION PLAN AND COMPLETION OF FINAL ENGINEERING WITH APPROVAL BY THE PWCSA. AN APPROXIMATE LOCATION OF A PUMP STATION HAS BEEN SHOWN. THE APPLICANT RESERVES THE RIGHT TO MODIFY THIS LOCATION AND LIMITS OF CLEARING SUBJECT TO FINAL ENGINEERING.
14. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES WILL BE PROVIDED VIA WET POND(S) AND/OR LOW IMPACT DEVELOPMENT FACILITIES AS GENERALLY SHOWN ON THIS PLAN. THE FINAL LOCATION AND DESIGN OF THESE FACILITIES WILL BE DETERMINED AT TIME OF SUBDIVISION PLAN AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. LOCATIONS OF ADJACENT HOUSES ARE APPROXIMATE AND BASED UPON INFORMATION OF RECORD.
16. IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAN APPROVAL, THE APPLICANT SHALL DEDICATE AND CONVEY IN FEE SIMPLE TO THE BOARD OF SUPERVISORS RIGHT-OF-WAY FOR PUBLIC STREET PURPOSES.
17. THE RIGHT-OF-WAY FOR HANBACK DRIVE FROM THE SUBJECT PROPERTY SOUTH TO RUDDLE COURT WAS DEDICATED AS PART OF THE MONTVILLE WEST SUBDIVISION RECORDED IN THE PRINCE WILLIAM COUNTY LAND RECORDS AT DEED BOOK 981 AT PAGE 169.
18. A WAIVER OF VDOT SSAR MULTIPLE CONNECTIONS IN MULTIPLE DIRECTIONS REQUIREMENT HAS BEEN SUBMITTED. THIS WAIVER OF VDOT SSAR REQUIREMENTS IS INTENDED TO PRESERVE AND PROTECT THE NATURAL ENVIRONMENT OF THE TWO STREAM VALLEY CORRIDORS (RFA) AND THE NATURAL TOPOGRAPHY ADJACENT TO THEM.
19. TREES WILL BE PROVIDED ON OR PRESERVED ON EACH LOT IN ACCORDANCE WITH THE DCSM. THE FINAL LOCATION TO BE DETERMINED AT TIME OF FINAL SUBDIVISION PLAN.
20. THE LOCATION OF THE NATURAL SURFACE TRAIL IS ILLUSTRATIVE AND THE FINAL LOCATION WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAN.

OVERALL SITE AREA: ±135.26 ACRES		
EXISTING ZONE: A-1		
EXISTING USE: VACANT		
PROPOSED USE: 120 SINGLE FAMILY RESIDENTIAL UNITS		
PROPOSED ZONE:	R-2 CLUSTER	SR-1 CLUSTER
AREA:	±92.70 AC.	±42.56 AC.
DEVELOPMENT STANDARDS:		
PROPOSED UNITS:	R-2 CLUSTER	SR-1 CLUSTER
	92	28
MAXIMUM DENSITY:	2 DU/AC.	1 DU/AC.
PROPOSED DENSITY:	0.91 DU/AC.	0.66 DU/AC.
	1.00 AC./DU	1.52 AC./DU
OPEN SPACE REQUIRED:	30%	35%
OPEN SPACE PROVIDED:	±34%	±60%
MAXIMUM BUILDING HEIGHT:	35'	35'
PROPOSED BUILDING HEIGHT:	MAX. 35'	MAX. 35'
MINIMUM YARDS REQUIRED/PROVIDED:		
FRONT:	30' MIN	35'
SIDE:	10' (INTERIOR LOTS),	20' (CORNER LOTS)±
REAR:	25'	25'

*COMPLIANCE WITH THE APPLICABLE MINIMUM YARDS WILL BE DEMONSTRATED AT TIME OF FINAL SUBDIVISION PLAN APPROVAL

MINIMUM LOT SIZE:	15,000 S.F.	20,000 S.F.
MAXIMUM LOT COVERAGE:	35%	30%
MINIMUM LOT WIDTH (R-2 CLUSTER):	80' (INTERIOR) AND 100' (CORNER)	
MINIMUM LOT WIDTH (SR-1 CLUSTER):	100', 80' FOR LOTS ABUTTING CUL-DE-SACS	

SR-1 ZONE PER SEC. 32-300.52(3), THE MINIMUM LOT SIZES SHALL BE DETERMINED EXCLUDING SLOPES 15% AND GREATER ADJACENT TO PERENNIAL STREAMS, 100-YEAR FLOODPLAIN, AND CHESAPEAKE BAY RESOURCE PROTECTION AREA.

SHELIA S. LONG 7635 ELIM PLACE MANASSAS, VA 20111	DIANE KATHARINE LEWIS DEBRA KAY LONGHELT 7601 ELIM PLACE MANASSAS, VA 20111	ALLEN E. LONG & SHELIA S. LONG LIVING TRUST 7635 ELIM PLACE MANASSAS, VA 20111
---------------------------------------------------------	--------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------

1. IN ACCORDANCE WITH SECTION 74.004(C) OF THE DCSM, THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO PLACE A TRAIL AND ASSOCIATED GRADING WITHIN THE RESOURCE PROTECTION AREA AS GENERALLY SHOWN ON SHEETS 2-4. THE FINAL LOCATION OF THIS TRAIL AND LIMITS OF CLEARING AND GRADING WILL BE DETERMINED AT TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY PRINCE WILLIAM COUNTY. THE APPLICANT WILL SUBMIT A WATER QUALITY IMPACT ASSESSMENT (WQIA) FOR THIS REQUEST, IF REQUIRED, BY PRINCE WILLIAM COUNTY.
2. THE APPLICANT HAS RECEIVED A WAIVER OF SECTIONS 601.01 (C) AND 601.06 OF THE DCSM IN REGARD TO THE PROVISION OF INTERPARCEL ACCESS (WAI-00103, APPROVED FEBRUARY 7, 2014). THE APPLICANT HAS ALSO SUBMITTED A VDOT SECONDARY STREET ACCEPTANCE WAIVER FOR MULTIPLE CONNECTIONS IN MULTIPLE DIRECTIONS ON THE EASTERN SIDE OF THE PROPERTY. A 50' RIGHT-OF-WAY WILL BE PROVIDED TO GPIN 7895-97-3198 AS A CONDITION OF THE DCSM WAIVER APPROVAL (THE GPIN HAS CHANGED SINCE APPROVAL).



SCALE : 1" = 2000

Diagram illustrating the standard cross-section of a street, showing various components and dimensions:

- Right of Way (R/W)** boundaries.
- 3:1 Slope (6)** on the outer edges.
- 1/4":1** slope for the subbase.
- 6"** wide **STANDARD SIDEWALK (7)** on both sides.
- 1.0'** wide curb.
- 5.0'** wide **BITUMINOUS CONCRETE** layer.
- 7.0'** wide **SUBBASE** layer.
- 7.8'** wide **STANDARD CG-6** concrete layer.
- 5.0'** wide **BITUMINOUS CONCRETE** layer.
- 1.0'** wide curb.
- 6"** wide **STANDARD SIDEWALK (7)** on both sides.
- POINT OF FINISHED GRADE** indicated on the left side.
- CENTERLINE OF RIGHT OF WAY AND CONSTRUCTION** marked at the bottom center.
- LIMITS OF BITUMINOUS SURFACE** and **LIMITS OF SUBBASE** indicated.

CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX. GRADE	MIN. C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE STOP INTX (ft.)	S _L (ft.)	P (ft.)	S _R (ft.)	TYPE I SUBBASE AGG. BASE (2 1/2"±)	BASE (BM-25.0A)	SURFACE (SM-9.5A)
I	UP TO 250	54	20	10%	120	125	225	15	25	15	6 in	2 in
II	251 TO 400	54	20	10%	120	125	225	15	25	15	8 in	2 in
III	401 TO 1,000	62	25	10%	200	155	280	15	32	15	8 in	2 in

GENERAL NOTES:

- This typical cross section shall be used in all subdivisions considered as urban/suburban (subdivisions where average lot size is less than one (1) acre).
- Standard landings required at intersections.
- Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- Category I applies to permanent cul-de-sacs only.
- Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- Sidewalks shall be provided in accordance with Section 602.18.
- Pavement section is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- No superlevation is required.
- Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) mile or more.
- If optional street tree plantings are not provided per Section 802.46, the right-of-way may be reduced by 5 feet.
- If the street is identified as a fire lane, the parking restriction will be applied according to Section 302.01. "No Parking" signs will be required on one side of Category I and II streets.

Detail No.	RL-2	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC)	Date
650.04				01/20/2017

INDICATES AREAS EXCLUDED FROM THIS REZONING

BIRMINGHAM DRIVE

ELMT PLACE

HANBACK DRIVE

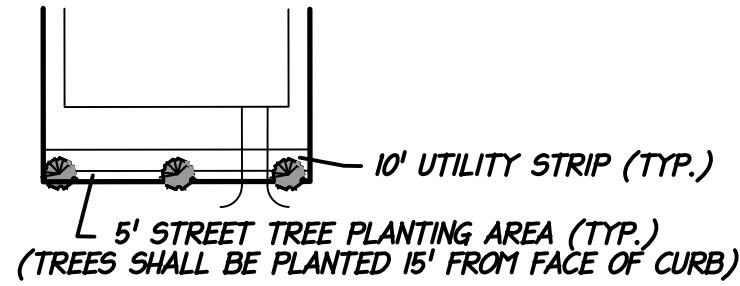
R-2 CLUSTER
SR-1 CLUSTER

1" = 300'

NORTH

SHEET 1: COVER SHEET
SHEETS 2: GENERAL DEVELOPMENT PLAN
SHEETS 3-4: OPEN SPACE & BUFFER PLAN
SHEET 5: BIRMINGHAM DR IMPROVEMENTS

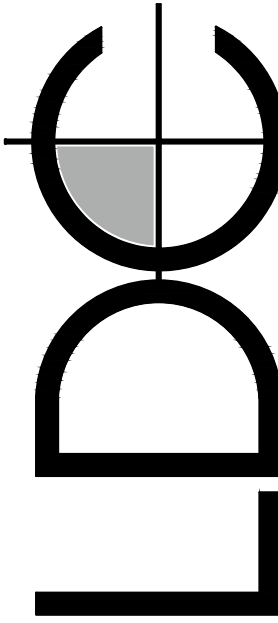
PUBLIC STREET PLANTING DETAIL



VCB 1983 GRID NORTH

BIRMINGHAM DRIVE
RTE 28
VARIABLE WIDTH 64'-128' ADOT (100' 248')

NOTE:
R-2 CLUSTER OPEN SPACE REQUIRED: 30% (±27.8 AC.)
OPEN SPACE PROVIDED: ±36.2 ACRES (39%)
OPEN SPACE INCLUDES BUFFER AREA AND GENERAL OPEN SPACE.



4595 DASH REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-686-4555 FAX: 703-686-4715

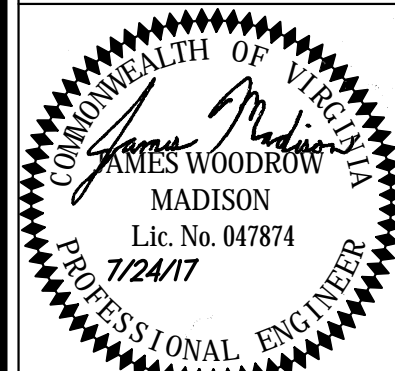
OPEN SPACE &
BUFFER PLAN

THE RESERVE AT
LONG FOREST

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESIGN	NO.	REVISION	BY	APPROVED DATE
1/22/2017	JWM	1	REVISED LAYOUT & ZONE		

I HEREBY CERTIFY THAT
OTHER THAN THE REVISIONS
SHOWN HEREON, NO OTHER
CHANGES HAVE BEEN MADE.



SCALE:
1" = 100'

SHEET 3
OF 5

DATE: SEP. 2013
DRAFT: JWM CHECK: MTM
FILE NUMBER: 13022-2-3
#PLN2014-00041

STREET TREE HIERARCHY

- TREE TYPE A
- TREE TYPE B
- TREE TYPE C
- TREE TYPE D

LEGEND

- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED PEDESTRIAN TRAIL
- BUFFER AREA
- OPEN SPACE



1. THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS FOR THE PROPERTIES SHOWN HEREON ARE 7895-96-5568, 7895-97-8331, 7895-76-7645, 7895-86-8190, 7895-87-1621, 7895-87-4024 AND 7895-86-0690 AND ARE ALL CURRENTLY ZONED A-1. THE PROPOSED ZONING IS R-2 CLUSTER AND SR-1 CLUSTER.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAME OF SHELIA S. LONG BY DEEDS RECORDED AT INSTRUMENT No. 201206050052750 AND INSTRUMENT No. 201206050052751, ALLEN E. LONG AND SHELIA S. LONG LIVING TRUST, BY DEED RECORDED AT INSTRUMENT No. 20050340020964, AND DIANE KATHARINE LEWIS AND DEBRA KA LONGHELT BY DEED RECORDED AT INSTRUMENT No. 201005040037818, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
3. THE PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY PERFORMED BY THIS FIRM ON 04-15-2013.
4. TITLE REPORT FURNISHED BY WALKER TITLE, LLC, CASE NUMBER 1300179, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2013.
5. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE TOPCON GNSS RTK REFERENCE NETWORK. THE COMBINED GRID AND ELEVATION FACTOR IS 0.999994436.
6. THE TOTAL AREA SUBJECT TO REZONING IS 135.26100 ACRES.

No.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	209.37'	16°50'51"	61.57'	31.01'	61.34'	N82°26'01"E
C2	402.37'	20°50'10"	146.32'	73.98'	145.52'	S23°47'21"W

$\frac{N \ 6,957,485.33}{E \ 11,786,563.20}$
BIRMINGHAM DRIVE
RTE. #693

BIRMINGHAM DRIVE
RTE. #693
VARIABLE WIDTH R/W

N/F
E.D. HANBACK
D.B. 132 PG. 65
D.B. 143 PG. 382
ZONE: A1 USE: VACANT

GPIN : 7895-77-8368
N/F
NAVNEET DHILLON
DHU RUPINDERJI
INST. # 201604150026989
ZONE: A1 USE: VACANT

-DIANE KATHARINE LEWIS
DEBRA KAY LONGHELT
INSTR. #201005040037818
50,096# OR 1.15005 ACRES
GPIN 7895-87-1621

SHELIA S. LONG
INSTR. #201206050052750
1,730,126# OR 39.71822 ACRES
GPIN 7895-97-8331

DIANE KATHARINE LEWIS
DEBRA KAY LONGHELT
INSTR. #201005040037818
176,746# OR 4.05753 ACRES
PORTION OF GPIN 7895-86-8190

DIANE KATHARINE LEWIS
DEBRA KAY LONGHELT
INSTR. #201005040037818
65,227# OR 1.49741 ACRES
GPIN 7845-87-4024

DIANE KATHARINE LEWIS
DEBRA KAY LONGHELT
INSTR. #201005040037818
413,239# OR 9.48665 ACRES
PORTION OF GPIN 7895-86-8190

ALLEN E. LONG &
SHELIA S. LONG LIVING TRUST
INSTR. # 200503140038964
7,640# OR 0.17539 ACRES
PORTION OF GPIN 7895-86-0690

-SHELIA S. LONG
INSTR. # 201206050052751
1,690,999# OR 38.82000 ACRES
GPIN 7895-96-5568

**PROPOSED
SR-1 CLUSTER ZONE
42.56014 ACRES**

PROPOSED R-2 CLUSTER ZONE
92.70086 ACRES

SHELIA S. LONG
INSTR. # 201206050052751
634,758# OR 14.57204 ACRES
PORTION OF GPIN 7895-76-7645

SHELIA S. LONG
INSTR. # 201206050052751
1,123,138# OR 25.78371 ACRES
PORTION OF GPIN 7895-76-7645

GPIN 7895-66-9354
N/F
DEAN E. CHAVES,
TRUSTEE
INSTR. # 201508250070855
ZONE: A1 USE: SFD

LINE	BEARING	DISTANCE
L1	S03°58'34"E	23.96'
L2	N56°10'00"E	53.70'
L3	S70°06'32"E	23.19'
L4	S18°26'14"W	51.06'
L5	S12°3'70"W	47.51'
L6	S85°53'35"W	28.42'
L7	N58°36'32"W	35.71'
L8	N37°52'24"W	39.39'
L9	S78°36'42"W	50.59'
L10	N64°48'02"W	45.82'
L11	N34°00'52"W	62.09'
L12	N75°31'12"W	68.74'
L13	N09°54'48"E	61.61'
L14	N82°44'42"E	72.79'
L15	N36°50'42"E	67.42'
L16	S66°00'28"W	59.83'
L17	S35°17'18"W	66.46'
L18	S52°42'28"W	85.47'
L19	N69°3'72"W	28.18'
L20	S75°03'14"E	17.63'
L21	S61°24'18"E	55.71'
L22	S12°55'38"E	8.32'
L23	N11°35'02"E	46.00'
L24	S47°21'07"W	59.85'
L25	S10°33'07"W	41.25'
L26	S42°33'52"W	110.20'

GPIN 7895-75-1598
LOT 5

GPIN 7895-75-4791
LOT 4

SIGNAL TERRACE
D.B. 327 PG. 432
ZONE: A1 USE: SFD

JAMES R. CROMPTON
JANE T. CROMPTON
D.B. 648 PG. 162 ZONE: A1 USE: SFL

GENERAL'S RIDGE
INSR. #20040129001517
ZONE SR-1 USE SET

GPIN 7895-86-7718
LOT 7
GENERAL'S RIDGE
INSIR. #200401290015172

GPIN 7895-86-9807
LOT 8A
RESUBDIVISION OF
LOTS 8 AND 9
GENERAL'S RIDGE
INSTR. #200504210063046

RESUBDIVISION OF LOTS 6 &
MONTYVILLE WEST
D.B. 1030 PG. 396
ZONE: A1 USE: SFD

GPIN 7895-96-3614
LOT 6A

GPIN 7895-96-5810
LOT 7A

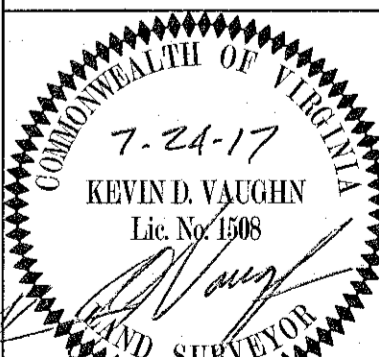
GRAPHIC SCALE

0 100

1" = 100'

THE RESERVE AT LONG FOREST

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

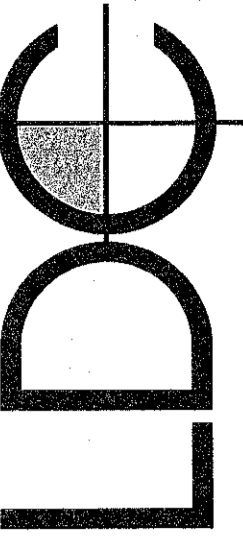
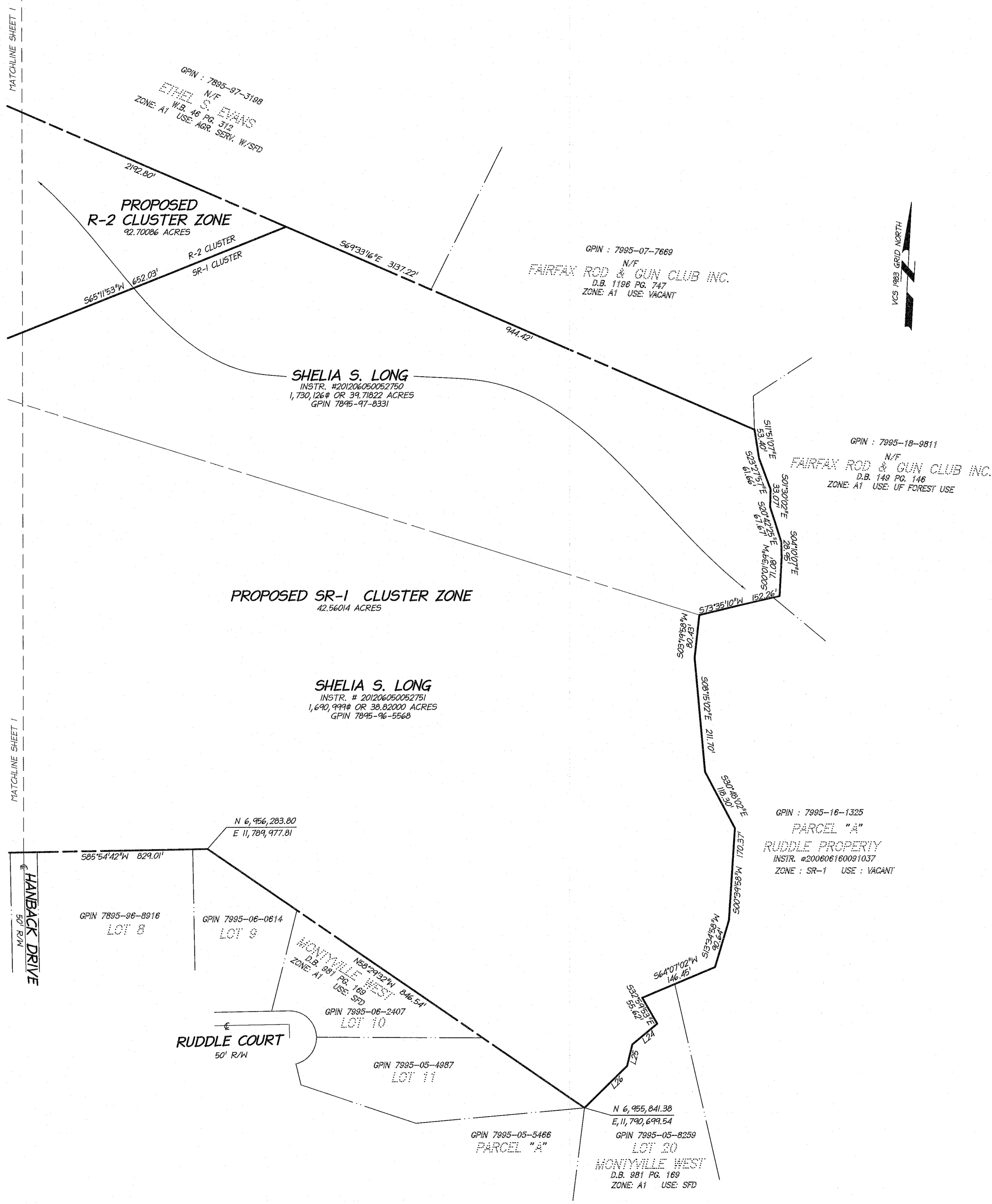


SCALE:
1" = 100'

SHEET 1

DATE: JULY 24, 2017	
DRAFT: DKA	CHECK KDV
FILE NUMBER: 12345 6 7 8 9	

P:\PY 2013\13022-2-3 Birmingham Drive and Elim Place Properties\SURVEY\PLATS\MISCELLANEOUS\1302223-RZ1.dwg

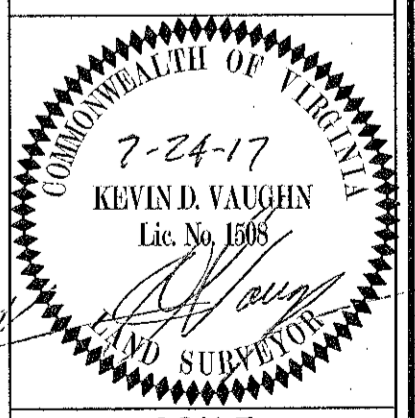


LAND DESIGN CONSULTANTS
4555 DASHY RED AVENUE, SUITE 201, WOODBRIDGE, VIRGINIA 22192
PH: 703-880-4555 FX: 703-880-4775

REZONING PLAT

THE RESERVE AT LONG FOREST

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



SCALE:
1" = 100'

SHEET 2
OF 2

DATE: JULY 24, 2017
DRAFT: DKA CHECK: KDV
FILE NUMBER: 13022-2-3 3.1

