

REVISED SUBMISSION  
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PROFFER STATEMENT  
Record Owner: VINTAGE ASSOCIATES, INC.  
REZONING APPLICATION #89-09  
PRINCE WILLIAM COUNTY TAX MAP PARCEL #75-{{1}}-8  
Date: MARCH 28, 1990

I hereby proffer that the use and development of this property shall be in strict accordance with the following conditions. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and shall become null and void. The headings of the proffers hereinbelow have been prepared for reference only and shall not control or affect the meaning or be taken as an interpretation of any provisions of the proffers. The offsite improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvements, unless otherwise specified.

1. USE: The property will be developed to the R-1-1 Zoning District in accordance with the standards of the Zoning Ordinances of Prince William County. There shall be a maximum of twenty-seven (27) residential lots.

2. TRANSPORTATION:

A. The property shall have two entrances at the eastern boundary of the site, as conceptually shown on the General Development Plan prepared by Bengtson, DeBell, Elkin & Titus, dated February 9, 1988, revised through July 12, 1989 (the "Plan").

B. It is understood that no occupancy permits shall be issued until access roads to the subject site have been constructed.

C. Access to proposed residential lots within the development shall be by the planned streets internal to the subdivision.

3. ENVIRONMENT: Stormwater Management Practices will be utilized by the Applicant in the design of the stormwater management system, as conceptually shown on the Plan.

4. LIGHTING: Street lights shall be provided at major intersections and all cul-de-sacs.

5. UTILITIES: The Applicant will place all future utilities in connection with this development underground.

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6. SCHOOL CONTRIBUTION: The Applicant will contribute One Thousand Two Hundred Seventy Dollars (\$1,270.00) per residential unit to the Prince William Board of County Supervisors for the school system at the time building permits are issued for each residential unit.

7. PARKS AND RECREATION: The Applicant proffers to contribute Two Hundred Dollars (\$200.00) per residential unit to the Prince William Board of County Supervisors at the time of issuance of the building permit for each unit for park and recreational uses at Barrington Oaks Park.

8. MONETARY CONTRIBUTION: The Applicant proffers to contribute One Thousand Two Hundred Dollars (\$1,200.00) per residential unit to the Prince William Board of County Supervisors for off-site improvements to the North Hoadly Road transportation network at the time building permits are issued for each residential unit.

9. FIRE AND RESCUE: The Applicant proffers to contribute Two Hundred Dollars (\$200.00) per residential unit to the Prince William Board of County Supervisors, at the time building permits are issued for each residential unit, to be utilized for fire and rescue purposes at the first due fire station to the subject site.

10. HOMEOWNERS' ASSOCIATION AND OPEN SPACE DEDICATION: The Applicant shall prepare all the necessary documentation to form an overall homeowners' association ("HOA"). The Applicant shall dedicate and convey open space as depicted on the Plan to the HOA, which shall be established to be the recipient of said parcel and who shall be responsible for maintenance of the parcel.

11. GRADING:

A. Protection of steeply sloped areas will be provided by the Applicant as described hereinbelow.

(1) Areas of Impact.

(a) Clearing and/or grading for houses, septic tanks and drain fields will not occur on any slopes of twenty-five percent (25%) or greater, except in isolated pockets where slope area does not exceed a maximum of five hundred (500) square feet each.

(b) Clearing and/or grading for public street construction will be minimized on slopes of twenty-five

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percent (25%) or greater and in no case shall exceed more than ten percent (10%) of the site area currently having slopes of twenty-five percent (25%) or more.

(c) Clearing and/or grading for stormwater management and BMP facilities, for utilities (defined as wells, water lines, gas lines, electric lines, telephone lines, storm sewer lines and cable television lines) and for driveways will be limited on slopes twenty-five percent (25%) or greater to the minimum area needed to install such facilities, utilities and driveways and meet County and other applicable standards.

(2) Control of Impact. In areas where clearing and/or grading is to occur on slopes of twenty-five percent (25%) or greater, the Applicant agrees to meet the following requirements:

(a) Prior to any clearing or grading, all surface drainage will be routed away from the areas to be graded.

(b) All fill materials and their subgrade must be approved by the Applicant's soils engineer prior to the placement of any fill or back fill materials to ensure slope stability.

(c) In graded and/or cleared areas, slope stabilization will be required to protect soil from the erosion forces of raindrop impact and flowing water. Soil stabilization measures will be selected to be appropriate for the time of year, site conditions and estimated duration of use. Acceptable erosion and sediment control for this site shall be accomplished by both structural and vegetative practices as outlined in the Virginia Erosion and Sediment Control Handbook, Second Edition, 1980. The Applicant's engineer will inspect and provide certified reports to the Prince William County Department of Development Administration assuring compliance with these requirements during the course of development of the site. Reports will be submitted on a monthly basis.

B. Protection of the 100-year floodplain will be provided by the Applicant as follows: No clearing and/or grading will occur within the 100-year floodplain as delineated on the Flood Insurance Rate Map (F.I.R.M.), except for access to and the installation of utilities or stormwater management facilities.

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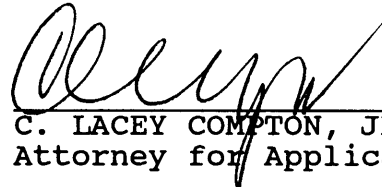
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12. CONSERVATION EASEMENT: A fifty-foot (50') conservation easement to be recorded among the land records of Prince William County shall be designated along the rear of all lots abutting FEMA floodplain areas, as shown on the Plan. To provide for the perpetual maintenance of existing vegetation, said easements by their terms shall prohibit the construction of any buildings, fences or other structures within the easements and shall also prohibit land disturbance and the cutting of trees except for necessary grading and installation of utilities or stormwater management facilities which may cross said conservation easements, with the minimum disturbance necessary for such activity.

13. ESCALATION: The Applicant shall pay, in addition to each contribution set forth herein, either (a) seven percent (7%) per year of each such cash contribution or (b) the percentage represented by the increase in the Consumer Price Index for the year, whichever is less, for each year that contribution goes unpaid after the date of approval of this rezoning until such time as full payment of each contribution has been made.

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

  
C. LACEY COMPTON, JR.  
Attorney for Applicant

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