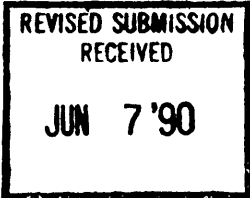


PROFFERS
CHAMP MILL BRANCH LIMITED PARTNERSHIP
Rezoning Application #89-44
TAX MAP 62-01-33
May 18, 1989
Revised: July 26, 1989
Revised: January 4, 1990
Revised: February 6, 1990
Revised: March 21, 1990
Revised: June 7, 1990



The undersigned hereby proffers that the use and development of the subject Property shall be in strict accordance with the following conditions which shall supersede all other proffers made prior hereto. In the event that the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Board of Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal. The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers.

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OPEN SPACES

1. Any open spaces and recreational facilities shown on the final subdivision plan shall be conveyed to a homeowners' association.

ENVIRONMENTAL PROTECTION

2. Best management practices such as ponds, extended detention facilities, infiltration devices, grassed swales and similar methods shall be utilized to control storm water runoff. The stormwater management pond shall be located on one lot and shall meet the set back requirements of the R-1-1 zone.

3. Clearing and grading of the property will be phased to coincide with periods of actual construction.

4. Except for utility work (including storm water management), driveways, and necessary road construction, no clearing or grading will occur on areas which have slopes greater than twenty-five percent (25%). Twenty-five percent slopes are slopes which exceed a drop of more than ten vertical feet over forty horizontal feet. 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

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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.

SCHOOLS

5. The owner will contribute One Thousand Two Hundred Seventy Dollars (\$1,270.00) per dwelling unit to Prince William County to be used to acquire or construct schools. Said sum shall be paid at the time of building permit issuance.

RECREATION FACILITIES

6. Owner shall contribute Two Hundred Dollars (\$200.00) per dwelling unit to Prince William County to be used to aid in the development of the park site in Barrington Oaks. Said sum shall be paid at the time of building permit issuance.

TRANSPORTATION IMPROVEMENTS

7. The owner shall dedicate a one hundred ten (110) foot right of way for construction of that street shown on the generalized development plan dated September 2, 1988 and prepared by Greenhorne

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7/9/90

& O'Mara, Inc. connecting to the parcels to the east and west of the development.

8. The owner shall improve the one hundred ten (110) foot right of way from the eastern boundary of the property to the western property line of the subject parcel by constructing thereon a road built to conform to the RL-2, Category III standard or equivalent as set forth in the Prince William County Design and Construction Standards Manual. In addition, the owner shall contribute the sum of Five Hundred Dollars (\$500.00) per dwelling unit to Prince William County to be used for the construction of roads. Said sum shall be contributed at the time of building permit issuance.

9. The owner shall post a sign in accordance with Prince William County Design and Construction Standards Manual Section 850.15 at the western terminus of the one hundred ten foot right of way.

10. The owner shall provide an interparcel connection from the subject property to the adjacent tax map parcel 75-001 parcel 8, located to the north of the property.

LIGHTING

11. Street lights meeting Virginia Department of Transportation specifications will be provided at the entrance of the development and Basswood Drive. Street lights will also be provided at each of the cul de sacs within the development.

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MAXIMUM LOTS

12. The maximum number of lots shall not exceed thirty-five (35).

FIRE AND RESCUE

13. The owner shall contribute the sum of Two Hundred Dollars (\$200.00) per dwelling unit to Prince William County to be divided equally and used for the equipping of the fire station having first response obligation for the subject property. Said sum shall be paid at the time of building permit issuance.

LIBRARY

14. The owner shall contribute One Hundred Dollars (\$100.00) per dwelling unit to Prince William County to be used for the construction of the library to be built in the Coles Magisterial District. Said sum shall be paid at the time of building permit issuance.

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.

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These proffers supersede all prior proffers.

CHAMP MILL BRANCH LIMITED
PARTNERSHIP

By: 

Title: General Partner

(rezone\champ206.pro)

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Signed

7/9/90

Date

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