

APPROVED
PROFFER/DEVELOPMENT PLAN

Lisa M. Ink
3-9-95
Date

OFFICE OF PLANNING

AMENDED PROFFERS
PROFFER CONDITION AMENDMENT 95-0003
HUNTERS RIDGE L.L.C. and
JAMES K. PICKARD
(Original Rezoning Application # 88-36)
Revised: August 26, 1988
Revised: September 9, 1988
Revised: May 9, 1990
Revised: February 15, 1995

REVISED PROFFER
RECEIVED
FEB 15 '95

The undersigned, being the current owners of all property contained in Rezoning Application #88-36 hereby proffer that the use and development of this property (Tax Map parcels 75-1-9, 62-1-32 and 62-1-37) shall be in strict accordance with the following conditions:

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.]
- 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%) or in the areas designated as natural drainage ways on the generalized development plan. Twenty-five percent slopes are slopes which exceed a drop of more than ten vertical feet over

APPROVED
PROFFER/DEVELOPMENT PLAN
Lucas M. [Signature]
3-9-95
Signed

forty horizontal feet.

SCHOOLS

5. The owner will contribute Nine Hundred Fifteen Dollars ^{Date} (\$915) per dwelling unit to Prince William County to be used to acquire or construct schools. Said sum shall be paid when an occupancy permit is issued for the respective units.

RECREATION FACILITIES

6. (As Amended) Owner will contribute the sum of One Hundred Dollars (\$100.00) per lot to the Prince William County Park Authority, said funds to be utilized for the construction of a park located outside the development to serve this community. The recreational contribution will be paid at the time of bonding or issuance of a site preparation permit, whichever shall occur first, for development of any section of the project.

TRANSPORTATION IMPROVEMENTS

7. (As Amended) The owner shall construct the roads as shown on the referenced generalized development plan dated September 6, 1988, and revised November 8, 1989, and prepared by R. Curtis Harrover & Associates as submitted with this proffer condition amendment but reserves the right to adjust the final location and alignment to conform with good engineering practices or lot configuration.

8. (As Amended) Notwithstanding the generalized development plan dated September 6, 1988, and revised November 8, 1989, and prepared by R. Curtis Harrover & Associates, the owner shall dedicate a one hundred ten foot (110) right-of-way for construction of a street

connecting to the undeveloped parcels to the east and west of the development. This street is currently shown on the generalized development plan as a ninety (90) foot right-of-way.

9. (As Amended) The owner shall improve the one hundred ten (110) foot right-of-way located on its property by constructing therein a road constructed in accordance with the RL-II, Category III or equivalent standard as set forth in the Prince William County Design and Construction Codes Manual. Provided, however, that if the owner is advised by Prince William County in writing on or before July 5, 1990 to do so, then in lieu of constructing the above-referenced road, the owner shall construct a modified half section of pavement in accordance with the ML-1 standard as set forth in the Prince William County Design and Construction Codes Manual without curb and gutter. The elevation of the half section shall be set so as to allow construction of curb and gutter by others at such time as the remaining half section of the road is constructed. In the event the road is constructed to the RL-II, Category III or equivalent standard, then in addition to constructing said road, the owner shall contribute to Prince William County the sum of Five Hundred Dollars (\$500.00) for each dwelling that is constructed for use in improving public roads. Said sum is to be paid at the time building permits are issued.

LIGHTING

10. Four street lights meeting Virginia Department of Transportation specifications will be provided. Two lights will be provided at the intersection of Coloriver Road and the Prince

APPROVED
PROFFER/DEVELOPMENT PLAN

Alice M. J. [Signature]
3-9-95

OFFICE OF PLANNING

William Parkway and two will be provided at the intersection of Fingerlake Way and the Prince William Parkway.

MAXIMUM LOTS

11. The maximum number of lots shall not exceed eighty-five (85).

FIRE AND RESCUE

12. The owner shall contribute the sum of Five Thousand Dollars (\$5,000.00) to Prince William County to be used for the construction or equipping of a fire and rescue station in the Coles Magisterial District.

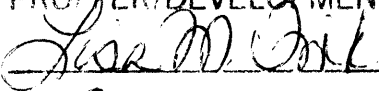
ESCALATOR

13. All monetary contributions set forth herein shall be adjusted to account for inflationary effects occurring during the period of time following approval of Proffer Condition Amendment No. 95-0003. Beginning on a date two years from the date of approval of Proffer Condition Amendment No. 95-0003, the contribution amount will be adjusted by the percentage change in the Consumer Price Index for all Urban Consumers (CPI-U) then in effect, or six percent (6%) per annum, whichever is less. No escalation shall take place during the first two years following approval of the Proffer Condition Amendment.

These proffers supersede all prior proffers.

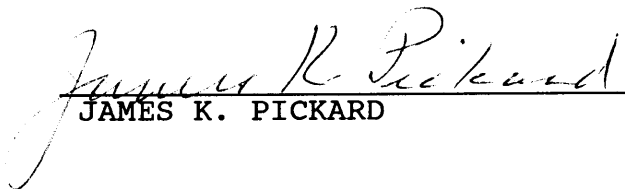
Applicant and Owner:

APPROVED
PROFFER/DEVELOPMENT PLAN

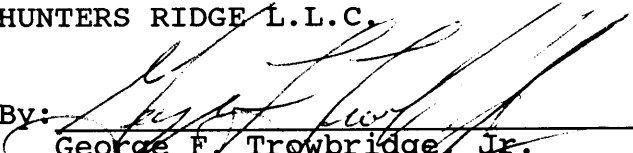

Signed

3-9-95
Date

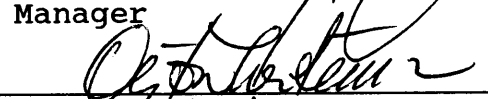
OFFICE OF PLANNING

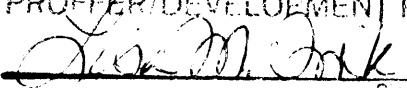

JAMES K. PICKARD

HUNTERS RIDGE L.L.C.

By: 
George F. Trowbridge, Jr.
Manager


Gerald J. Fitzgerald
Manager


Oyton Tertemiz
Manager

APPROVED
PROFFER/DEVELOPMENT PLAN

Signed
3-9-95
Date
OFFICE OF PLANNING