

# Retail / Office Land For Sale

*13830 Noblewood Plaza  
Woodbridge, Virginia*



*Offered by:*

**Trust Properties, Inc.**

**Patrick Sullivan II    [PSullivan@TrustPropertiesInc.com](mailto:PSullivan@TrustPropertiesInc.com)**

Phone (703) 392-0002

[www.TrustPropertiesInc.com](http://www.TrustPropertiesInc.com)

# **TRUST PROPERTIES**

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[www.TrustPropertiesInc.com](http://www.TrustPropertiesInc.com)

14000 Silver Hill Road • Sumerduck, VA 22742

Office (703) 392-0002

## **RETAIL / OFFICE LAND FOR SALE**

LOCATION: 13830 Noblewood Plaza  
Woodbridge, Virginia 22193

PARCEL SIZE: Approx. 0.9428 Acres (41,069 Square Feet)

ZONING: Planned Business District (PBD) • Prince William County  
1994 version – subject to attached Proffers

SALE: \$1,300,000.00

TRAFFIC COUNT: Approx. 29,000 cars daily

COMMENTS:

- Property is located in the Prince William Commons area adjacent to Noblewood Plaza Shopping Center.
- Excellent Retail Exposure Pad-Site.
- Great parcel for fast food restaurants, casual dining restaurants, banks, medical building, and freestanding office buildings.

CONTACT: Patrick Sullivan II [PSullivan@TrustPropertiesInc.com](mailto:PSullivan@TrustPropertiesInc.com)  
(703) 392- 0002

*\*Agent is licensed in Virginia*

Information concerning this listing and contained herein has been obtained from the owner of the property or from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, and changes of price, terms, or withdrawal without notice. The prospective tenant/purchaser should carefully verify each item and all other information herein.

Rev Nov.01.2022



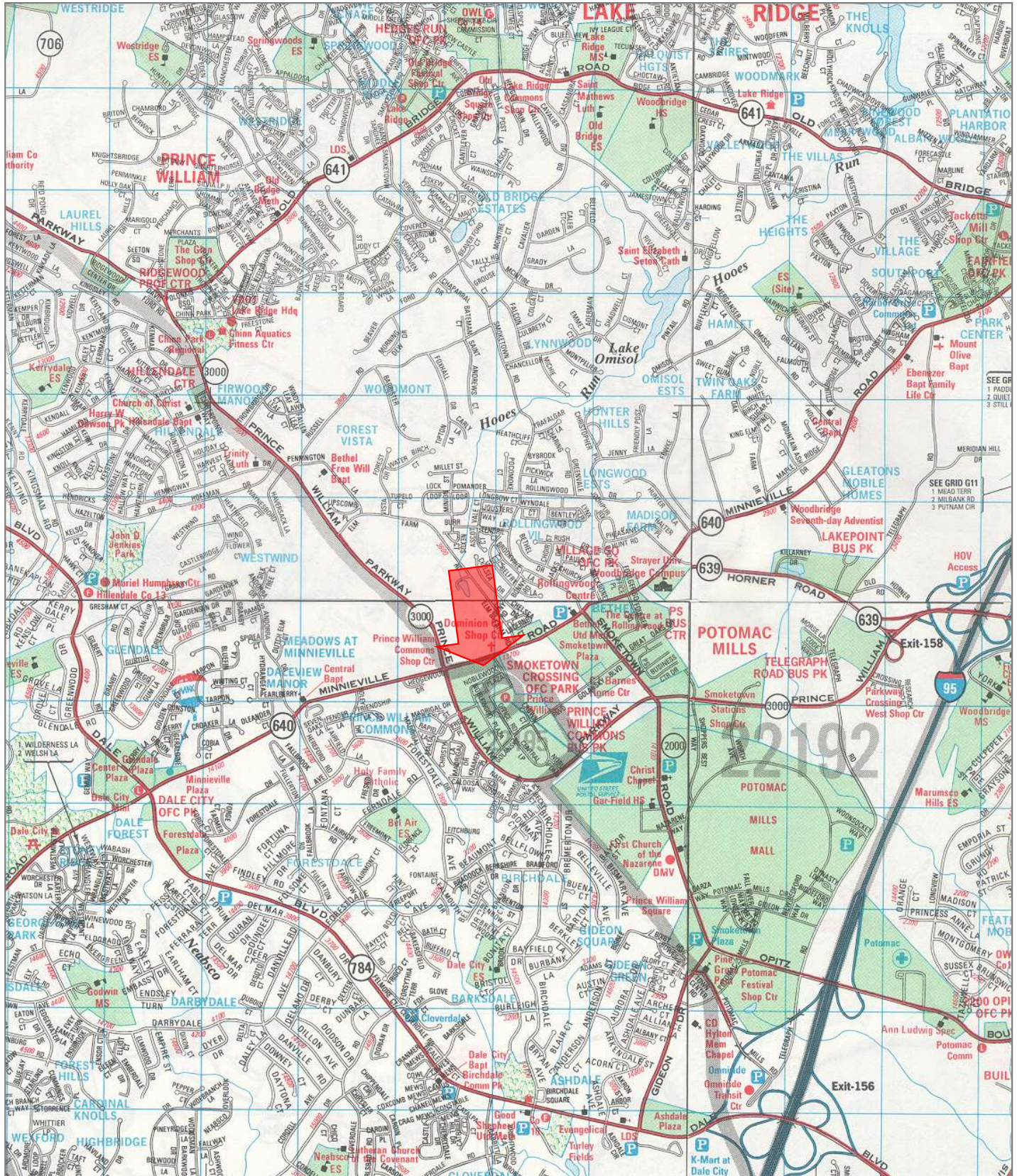
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# LOCATION MAP

13830 Noblewood Plaza  
Woodbridge, VA 22193



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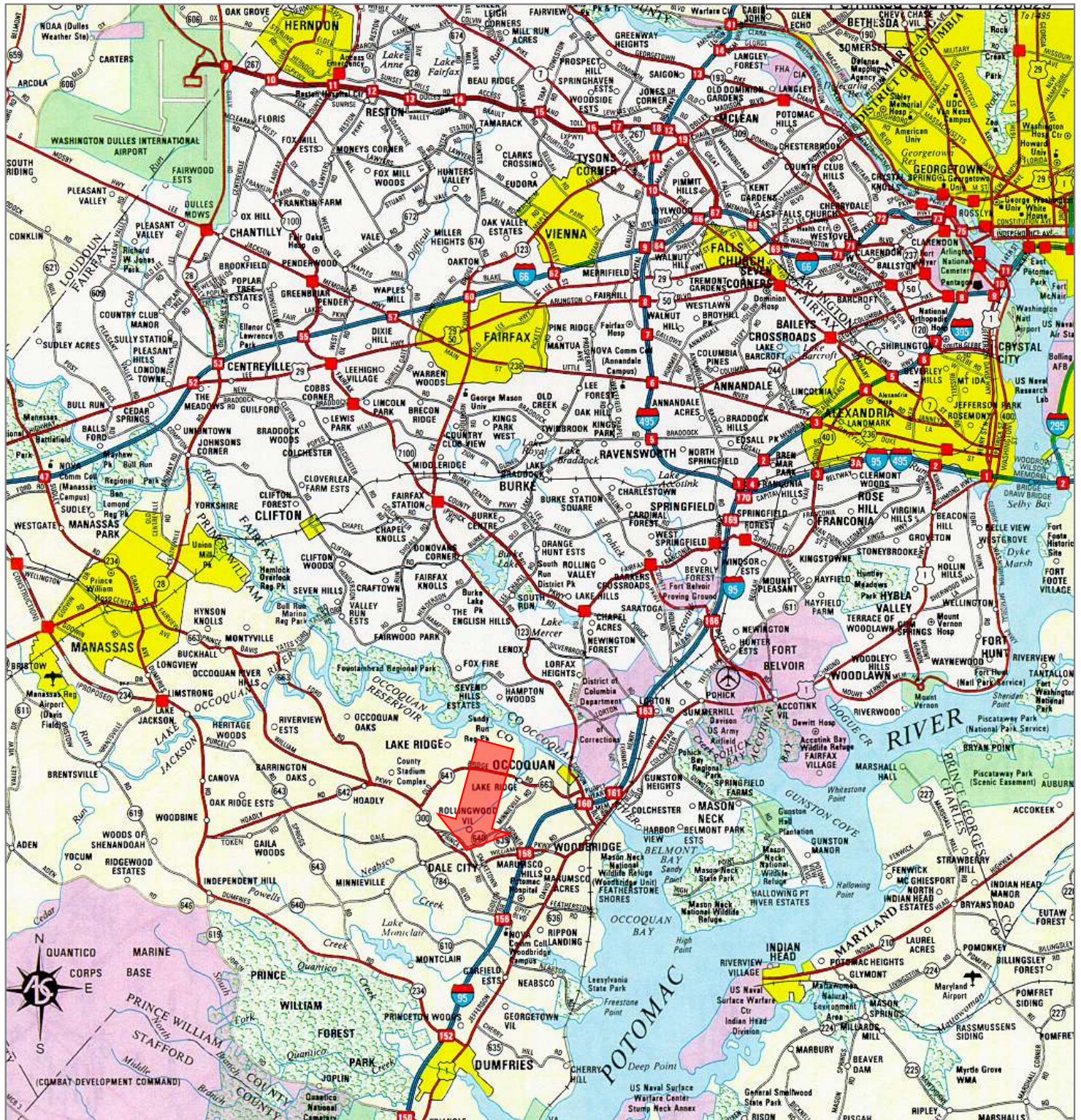
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# REGIONAL MAP

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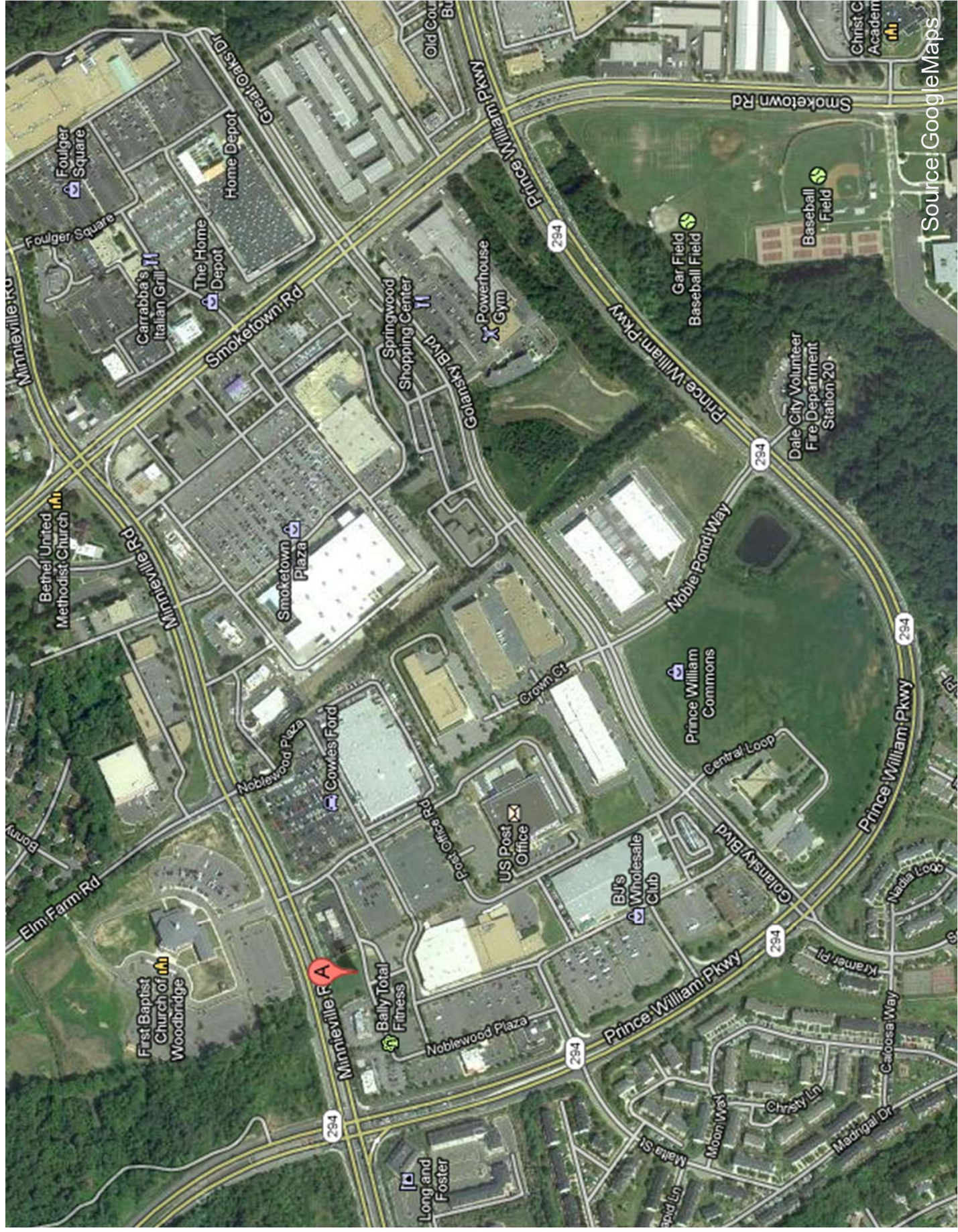


## AERIAL MAP 1

13830 Noblewood Plaza • Woodbridge, VA 22193

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Source: Google Maps

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## AERIAL MAP 2

13830 Noblewood Plaza • Woodbridge, VA 22193



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**TAX MAP**

13830 Noblewood Plaza  
Woodbridge, VA 22193

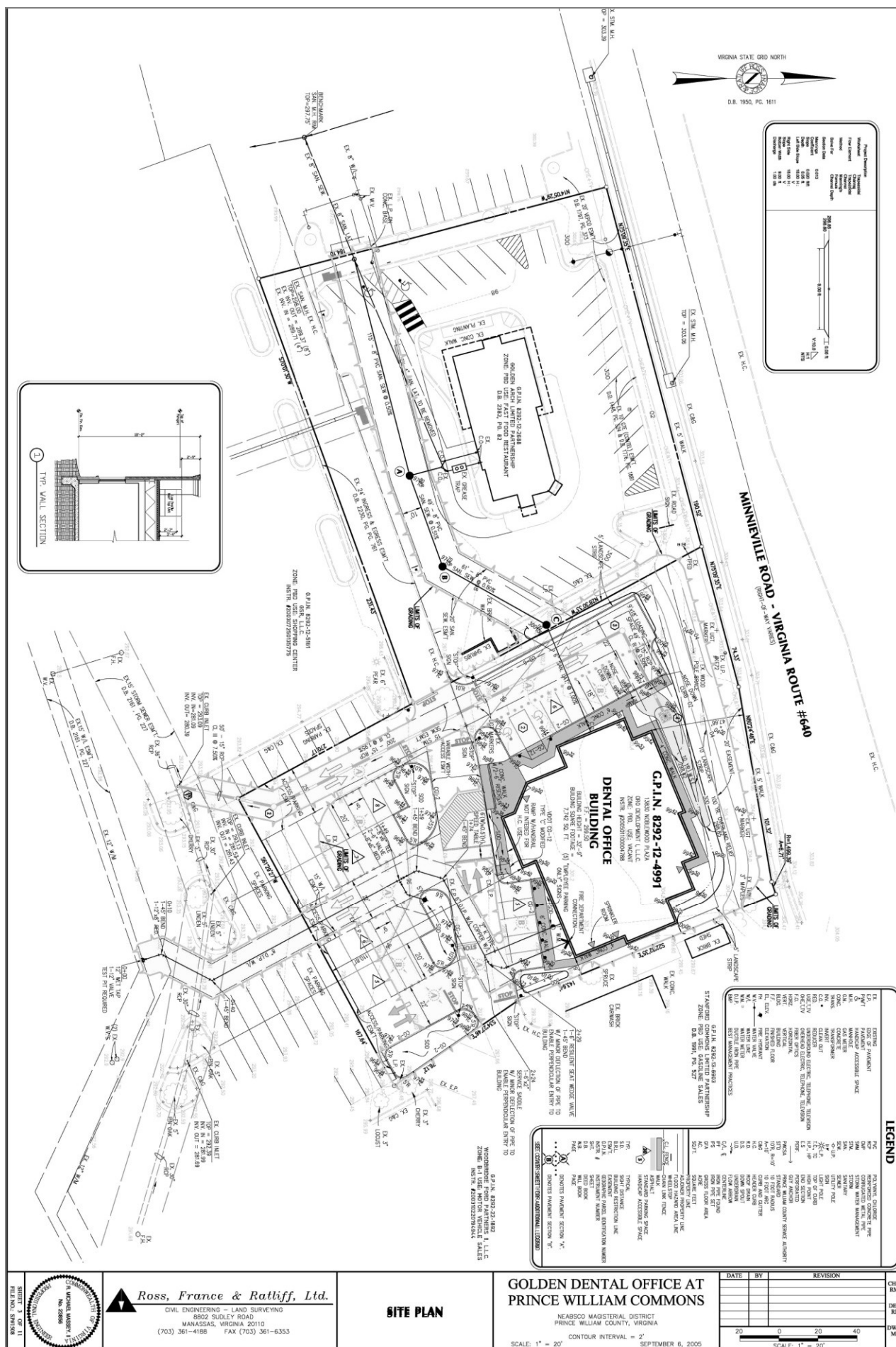


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SHEET 1 OF 1  
FILE NO. RP#1873







# **Prince William County 1994 PLANNED BUSINESS DISTRICT (PBD) Zoning Information (3 pages)**

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## **PART 404**

### **PLANNED DEVELOPMENT**

#### **PBD, PLANNED BUSINESS DISTRICT**

##### **32-404.01. Purpose and intent.**

The planned development - business district PBD is intended to provide for the flexibility of design necessary to implement the economic development goals and objectives of the county as set forth in the comprehensive plan. The PBD district should be created in appropriate areas, as determined by reference to the comprehensive plan, when the objectives of the district can be met. More specifically, the objectives of the PBD are as follows:

(1) Provide an opportunity for a planned nonresidential development which allows the mixing of commercial, research and development, office complexes, and certain types of manufacturing and related land uses.

(2) Encourage the clustering of related industries.

(3) Provide development guidelines which will produce a campus/park atmosphere or an integrated center for commerce and industry by establishing development standards for building setbacks, lot coverages, and permitted uses.

(4) Encourage designs which will promote pedestrian access to support facilities.

(5) Preserve trees and other environmental amenities; establish an efficient transportation system which supports pedestrian activities and integrates public and private transportation networks; promote the efficient use of utilities and infrastructure, and encourage architectural compatibility between and among structures within the PBD.



(6) Encourage the development of a site in a manner to which promotes economical and efficient land use, an enhanced level of amenities, variety in physical development and creative design. It is intended that the PBD may be established in areas served by a freeway or interstate highway or serviced by a minor arterial or greater designation roadway.

#### **32-404.02. Creation of District.**

(1) The PBD shall be created in accordance with the requirements of Part 280 of this chapter.

(2) Designation of land bays within a PBD shall be made with reasonable consideration for comprehensive plan land use designations.

#### **32-404.03. Permitted Uses.**

The following uses shall be permitted by right in any PBD subject to the requirements and limitations contained herein:

(1) The PBD shall permit land bay designations "RC1", "RC2", "OC1", "OC2", "OC3" and "IC1", except that no more than fifty (50) percent of the total land area in the proposed PBD may be designated "RC1" or "RC2" or both. Uses within each land bay designation shall be permitted by right, as ancillary, special or provisional uses, as applicable, as provided in Part 280 of this chapter, except where specifically precluded in this section.

(2) Notwithstanding the uses permitted by reference to Part 280 of this chapter, the following uses are prohibited in the PBD:

- (a) Car wash, unless accessory to a motor vehicle fuel station
- (b) Cold storage
- (c) Commercial kennel
- (d) Commercial recreation (outdoor), except golf course (driving range only ancillary to the golf course)
- (e) Flea market
- (f) Medical care facility, specialized, unless ancillary to a hospital
- (g) Mobile home or office sales
- (h) Mortuary, funeral or wedding chapel
- (i) Motorcycle sales
- (j) Motor vehicle impoundment yard
- (k) Motor vehicle parts, with service
- (l) Motor vehicle repair
- (m) Motor vehicle sales, limited
- (n) Motor vehicle sales, recreational
- (o) Motor vehicle service
- (p) Nursing or convalescent facility, unless ancillary to a hospital
- (q) Racetrack, equestrian or motorized
- (r) Range, shooting (outdoor or indoor)



- (s) Self-storage center
- (t) Travel trailer camp or park
- (u) Truck stop with related facilities

(3) The restrictions on retail uses imposed by subparagraph (1) above shall not apply to PBDs zoned prior to November 22, 1991, provided that this subsection shall not apply to remove any restriction otherwise applicable to such land.

#### **32-404.04. Development Standards.**

In addition to general provisions made applicable in Parts 250 and 280 of this chapter, the following standards shall govern development in the PBD:

(1) Minimum area required for creation of district - fifteen (15) contiguous acres in reasonably compact configuration.

(2) Minimum lot size - none.

(3) Minimum lot width - none.

(4) Minimum lot depth - none.

(5) Maximum lot coverage shall not exceed eighty (80) percent, with a minimum twenty (20) percent maintained as open space.



5/28/88  
Rev. 6/13/88  
7/12/88  
7/28/88  
8/30/94

APPROVED  
PROFFER DEVELOPMENT PLAN  
*Robert C. Bainbridge*  
October 26, 1994  
Date

PROFFER STATEMENT

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ZONED PBD

RE: Rezoning #94-0028  
Record Owners: Collin Equities, Inc.  
Property: 156.9641 acres, Neabsco Magisterial  
District, Prince William County, Virginia

Date: August 30, 1994

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 and the proffers accepted in connection with REZ #88-43 and REZ #88-44 shall remain in full force and effect. 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.

1. TRANSPORTATION:

a. Prince William Parkway.

- (i) "Parkway" Defined: For purposes of this Proffer Statement, the term "Parkway" shall be defined as that roadway identified on the Generalized Development Plan prepared by Gordon Associates, dated March 2, 1988 and bearing a last revision date of May 20, 1988 (the "Plan") as the "Prince William Parkway", consisting of a divided roadway within a 130-foot right of way, traversing the Property from Minnieville Road to the easternmost corner of the Property.
- (ii) Reservation of Right of Way: The Applicant shall reserve for dedication, for a period of three (3) years following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, right of way of up to 130 feet in width generally as shown on the Plan for the Parkway, subject to minor modifications necessitated as a result of field engineering. If no



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*Robert C. Bamber* Signed  
October 26, 1994 Date

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contracts for construction of the Parkway have been entered into within three (3) years following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, this reservation shall be null and void and of no further force and effect, and Applicant shall have no further obligation to reserve or dedicate any right of way for the Parkway.

(iii) Dedication of Right of Way: In the event contracts for construction of the Parkway are entered into within three (3) years following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, the Applicant shall, upon request by Prince William County, dedicate the right of way referenced in Proffer 1.a.(ii) above; however, such dedication shall be contingent upon the Applicant being granted that number of access points to the Parkway (i.e., Minnieville Road intersection, two internal median break intersections and six right-in/right-out connections) shown on the Plan, and upon Applicant being given the right to landscape within the right of way and, if desired by Applicant, to irrigate the median of the Parkway. Further, said dedication shall be contingent upon Applicant having the right, as a part of the construction of the Parkway and at Applicant's sole expense, to stub sewer lines adjacent to the right of way and to install conduits across and through the right of way to permit further extensions of utility lines. Further, any such dedication pursuant to this paragraph shall not preclude the Applicant from applying for a permit from the State or Prince William County to allow a crossing of said right of way for the purpose of installing utility lines, nor from having such application processed and reviewed based upon the typical standards then used by the State or County in reviewing such applications.

(iv) Applicant's Right to Construct Parkway: In the event financing of the Parkway is not approved in the November, 1988 election, as submitted for referendum by the Board of County Supervisors of Prince William County, or in the event such financing is approved and construction of the Parkway has not commenced within eighteen (18) months following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, the Applicant shall have the right to construct the Parkway, at Applicant's expense, within the right of way reserved pursuant to Proffer



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Signed  
October 26, 1974  
Date

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1.a.(ii) above, from Minnieville Road to proposed Great Oaks Drive, and Prince William County shall cooperate by providing the final engineering design for the Parkway, if available, and the County shall assist the Applicant in the processing necessary to obtain the permits required for such construction, including the grant of Priority Processing status. In such event, Applicant shall construct that portion of the Parkway which Applicant elects to construct in accordance with such final engineering design. In the event that the final engineering design for the Parkway is unavailable or is not provided to the Applicant by Prince William County or in the event the Applicant desires to construct a roadway, within the right of way reserved pursuant to Proffer 1.a.(ii) above, to access portions of the Property south of Great Oaks Drive, the Applicant shall have the right to construct, in accordance with all State and County standards, a spine road of a type which would normally be constructed to service a development of this nature. The cost of any construction performed by Applicant pursuant to this paragraph shall be credited against the monetary contribution discussed in Proffer 1.a.(v) below.

- (v) Monetary Contribution Relating to Access Points to Parkway: Provided that the Parkway is constructed, the Applicant shall contribute the sum of \$1,400,000 to the Board of County Supervisors of Prince William County, to be used for purposes of construction of or retiring the debt arising from construction of the Parkway, said contribution to be phased as follows: 25% at the time of the issuance of a building permit for the first phase of development; 25% at the time Great Oaks Drive is connected to the Parkway; 25% at the time the spine road within the RM-1 district is connected to the Parkway; and 25% at the time of completion of construction of the Parkway. The contribution amount referred to in this paragraph shall be reduced by the costs of any construction of the Parkway or spine road performed by Applicant pursuant to Proffer 1.a.(iv) above.
- (vi) Limitation of Access Points: The number of access points to the Property from the Parkway shall be limited to those shown on the Plan. The final locations of the median break intersections and the right-in/right-out entrances shall be determined during final design of the Parkway by Prince William County or VDOT, with input from the Applicant.



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*Don C. Bainbridge*  
Signed  
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Date  
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- (vii) Right Turn/Decel Lanes for Right-In/Right-Out Entrances: The Applicant shall construct right turn/decel lanes at all right-in/right-out entrances to the Property from the Parkway. The Applicant shall have the right, but not the obligation, to incorporate the construction of said right turn/decel lanes into construction of the Parkway, with the cost of construction of such right turn/decel lanes being paid by Applicant.
- (viii) Participation in Parkway Taxing District: The Applicant shall, upon final approval of this rezoning, execute all documents necessary to have the Property included within a special taxing district established to fund construction costs of the Parkway. Applicant's participation in said taxing district is contingent upon Applicant being granted that number of access points to the Parkway (i.e., Minnieville Road intersection, two internal median break intersections, and six right-in/right-out connections) shown on the Plan, and also upon Applicant having the right, as a part of the construction of the Parkway and at Applicant's sole expense, to stub sewer lines adjacent to the right of way for the Parkway and to install conduits across and through said right of way to permit future extension of utility lines. In the event no contracts for construction of the Parkway are entered into within three (3) years following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, this proffer shall be null and void and Applicant shall have no further obligation to have the Property included in any special taxing district for the Parkway.

b. Great Oaks Drive.

- (i) Dedication and Construction: The Applicant shall dedicate right of way of up to 90 feet in width for Great Oaks Drive, generally as shown on the Plan, subject to minor modifications necessitated as a result of field engineering. Said right-of-way shall taper down at the eastern boundary of the Property to provide a transition to the section of Great Oaks Drive approved in conjunction with development of the adjacent property. Within said right of way, Applicant shall construct Great Oaks Drive as a four lane divided roadway, with left turn lanes and right turn/decel lanes at each intersection. Said roadway shall taper down at the eastern boundary of the Property to provide a



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*Robert C. Baumbridge*  
October 26, 1994  
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transition to the section of Great Oaks Drive approved in conjunction with development of the adjacent property. The construction of Great Oaks Drive shall be phased with development of the Property.

The dedication and construction referenced immediately above are contingent upon the Applicant being granted that number of access points to Great Oaks Drive (i.e., two median break intersections) shown on the Plan, and upon the Applicant being given the right to landscape within the right of way being dedicated and, if desired by Applicant, to irrigate the median of the roadway.

- (ii) Limitation of Access Points: The number of access points to the Property from Great Oaks Drive shall be limited to those shown on the Plan. The final locations of the crossovers shall be determined during final design of the roadway.

c. Minnieville Road.

- (i) Dedication of Right of Way: The Applicant shall dedicate right of way of from two to eight feet across the Minnieville Road frontage of the Property, in conformance with the plan for ultimate improvement of Minnieville Road identified as Plan and Profile-Proposed State Highway 640, Project Nos. 0640-076-268 C-502, and 0640-076-268 C-503, prepared by VDOT.
- (ii) Limitation of Access Points: The number of access points to the Property from Minnieville road shall be limited to those shown on the Plan; however, the final location of such access points is subject to change based on final engineering and design of the Property.
- (iii) Construction of Left and Right Turn Lanes: The Applicant shall construct left turn lanes and right turn/decel lanes at each entrance point to the Property from Minnieville Road; provided, however, that if the Parkway is constructed by Prince William County or VDOT, the Applicant shall not be obligated to construct a left turn lane or a right turn/decel lane at the Parkway/Minnieville Road intersection.



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Robert C. Baird, Judge  
October 26, 1974  
OFFICE OF THE JUDGE

d. Miscellaneous.

(i) Monetary Contribution in Lieu of Parkway: In the event that no contracts for construction of the Parkway have been let within three (3) years following approval of this rezoning, as proffered, by the Board of County Supervisors of Prince William County, the Applicant shall contribute the following sums to said Board, to be used for general transportation improvements in the Minnieville Road corridor:

(a) Within ninety (90) days after the expiration of three years following approval of the rezoning, the Applicant shall contribute the sum of \$800.00 per unit for each dwelling unit which has been constructed or for which a final site plan has been approved within the RM-1 zoning district. Thereafter, the Applicant shall contribute the sum of \$800 per dwelling unit at the time of final site plan approval for each additional unit.

(b) Within ninety (90) days after the expiration of three (3) years following approval of the rezoning, the Applicant shall contribute the sum of \$1.00 per square foot of gross floor area devoted to retail uses, \$1.00 per square foot of gross floor area devoted to office uses, and \$.60 per square foot of gross floor area devoted to all other uses which has been constructed or for which a final site plan has been approved within the PBD zoning district. Thereafter, the Applicant shall contribute at the rate per square foot set forth above at the time of final site plan approval for all additional non-residential construction.

(ii) No Street Connection to Dale City: No direct street connection shall be made between the Property and the adjacent properties in Dale City located southwest and southeast for the Property.

2. USES WITHIN PBD DISTRICT:

Within the PBD zoning district, a minimum of 65% of the total net floor area shall be devoted to non-retail uses, which, for purposes of this proffer, shall include, without limitation, such uses as office, research and development, flexible high tech space, and commercial non-retail uses, such as restaurants, financial institutions, health spa, professional offices and the like.



The uses permitted within the PBD zoning district shall not include the following: car wash, funeral home, crematorium, motor vehicle sales, outside storage, automobile repair.

3. RESIDENTIAL UNITS:

- a. No more than 1,700 bedrooms, excluding sunrooms, dens or finished basements, shall be constructed on the Property, said bedrooms to be located within a maximum of 700 units.
- b. All units constructed on the Property shall be "for sale" only at the time of initial offering."

4. MONETARY CONTRIBUTIONS:

- a. For Community Use: The Applicant shall contribute to the Board of County Supervisors of Prince William County the sum of \$120 per dwelling unit, said contribution to be made at the time of final site plan approval for each unit. This contribution to be used for community purposes in the form of improvements to the Gar-Field High School athletic facilities.
- b. For Dale City Recreation Center: The Applicant shall contribute to the Board of County Supervisors of Prince William County, the sum of \$120 per dwelling unit, said contribution to be utilized to upgrade or augment the facilities and/or programs of the Dale City Recreation Center. Said contribution shall be made at the time of final site plan approval for each unit.

5. ARCHITECTURE AND AESTHETICS:

- a. Subject to Covenants, Conditions and Restrictions: The architectural styling and building materials of all buildings to be constructed on the Property shall be governed by covenants, conditions and restrictions, which shall be recorded against the Property in the County land records. As to the provisions of said covenants referenced herein (architectural styling and building materials), the covenants which are recorded against the Property shall be in substance similar to the covenants which have been filed with the Planning Office in conjunction with this rezoning. The architectural styling and building materials of buildings to be constructed in the PBD zoning district shall also be governed by design guidelines which, as to the provisions of said guidelines referenced herein (architectural styling and building materials), shall be in substance similar to the guidelines which have been filed with the Planning Office in conjunction with this rezoning.

cc: R's?

DG's?

2D  
SENT PLAN  
Signed  
October 26, 1994  
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*Robert C. Bainbridge*  
Signed  
October 26, 1994

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Professional and quality oriented architectural materials will be utilized in the construction of all buildings on the Property.

Similarity to Renderings: The buildings to be constructed in that portion of the PBD zoning district identified on the Plan as "Prop Use R&D/Flex Tech/Service Center/Office" shall be substantially similar, in terms of function, style and building materials, to those buildings depicted in those renderings identified as "Single Story Prototype: and "Two Story Prototype", which have been submitted to the Planning Office in conjunction with this rezoning.

- c. Screening of Dumpsters: All dumpsters shall be screened with materials compatible with that utilized in construction of the primary structure.

6. BUFFER AND SCREENING:

- a. Location of Buffers: The Applicant shall provide buffer areas substantially as shown on the Plan, including a 50-foot buffer area along the southeastern boundary of the Property, and a variable-width buffer along the southwestern boundary of the Property, within which the Applicant shall preserve the existing stream valley.
- b. Retention of Vegetation: Within said buffer areas, existing vegetation will be retained where warranted, except as necessary for the placement of utilities or stormwater management facilities, and, within said buffer areas, the Applicant shall supplement existing vegetation where necessary in order to create a screening effect equivalent to the Prince William County SBD-1 standard.
- c. Landscaping of Parking Bays and Interior Travelways: Landscaping shall be provided for interior parking bays and travel lanes, where practical, as set forth in the Covenants, Conditions and Restrictions to be filed against the Property in the County land records. cc: R

7. LANDSCAPING:

- a. Subject to Covenants, Conditions and Restrictions: Landscaping for the Property shall be controlled by covenants, conditions and restrictions, which shall be recorded against the Property in the County land records. As to the provisions of said covenants referenced herein (landscaping), the covenants which are recorded against the Property shall be in substance similar to the covenants which have been filed with the Planning Office in conjunction with this rezoning. The landscaping for



the PBD zoning district shall also be governed by design guidelines which, as to the provisions of said guidelines referenced herein (landscaping), shall be in substance similar to the guidelines which have been filed with the Planning Office in conjunction with this rezoning.

- b. Minimum Value of Landscaping: The minimum value of landscaping to be provided within the PBD zoning district, including the cost of irrigating the median of the Parkway and Great Oaks Drive, shall be \$.75 per square foot of gross floor area.
- c. Parking Lot Landscaping: The Applicant shall provide, within all parking areas, interior landscape areas equal to at least five percent (5%) of the paved area of the parking lot.
- d. Phasing: Landscaping shall be phased in coordination with the phasing of development of the Property, so that landscaping is provided on a section-by-section basis as various sections of the project are constructed.
- e. Landscaping along the Prince William Parkway frontage of the Property shall be provided in accordance with the following:
  - (1) With reference to that portion of the Property zoned RM-1, landscaping shall be provided substantially in conformance with that which is reflected on the exhibit prepared by Studio 39 entitled "Prince William Parkway Landscape Design", dated August 23, 1994, attached hereto and incorporated herein by reference ("Exhibit A"), said landscaping to include berms as generally depicted on Exhibit A.
  - (2) With the approval of Prince William County and Virginia Department of Transportation and subject to the issuance of required permits, the developer of the RM-1 portion of the Property shall be responsible for planting trees in that portion of the Prince William Parkway median capable of being planted (i.e., grass areas), said trees to be planted forty feet on center (40' o.c.). This obligation with reference to tree plantings in the median shall be subject to the following:
    - (a) The necessary permit for said trees shall be filed with VDOT within thirty (30) days of plan approval for the first residential section proposed for development. If the permit is approved by VDOT, said trees shall

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Robert C. Baird, Jr.  
October 26, 1994  
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*Hert C. Bainbridge*  
October 26, 1994  
Date

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be planted no later than the next planting season.

The developer of the RM-1 portion of the Property shall be responsible for watering the trees for a period of one (1) year. This obligation may be satisfied in the form of a contract for one (1) year with a landscaping company for this service.

8. SIGNAGE:

- a. Subject to Covenants, Conditions and Restrictions: Signage (temporary and permanent) for the Property shall be controlled by covenants, conditions and restrictions, which shall be recorded against the Property in the County land records. As to the provisions of said covenants referenced herein (signage), the covenants which are recorded against the Property shall be in substance similar to the covenants which have been filed with the Planning Office in conjunction with this rezoning.
- b. Entry Features: Entry feature signage shall be substantially similar in style, color, and materials to that which is shown in the exhibit identified as Prince William Commons Typical Entrance Wall, dated June 11, 1988, prepared by Land Design/Research, Inc. and filed with the Planning Office in conjunction with this rezoning.
- c. Freestanding Signage: All other permanent freestanding signage shall have a maximum height of ten feet (10'). No pole-type signs shall be permitted; however, this proffer shall not preclude use of those signs identified as "Traffic Directionals" and "Building Site Entrance Identification," on schematic drawings which have been filed with the Planning Office in conjunction with this rezoning.

9. RECREATIONAL AMENITIES:

Within the RM-1 zoning district, the Applicant shall provide recreational amenities consisting of, at a minimum, a pool, a clubhouse, two (2) tennis courts, two (2) tot lots, two 60 x 90 foot all purpose courts, picnic areas, and a meeting/all purpose room.

10. PRESERVATION OF STONE HOUSE:

The Applicant shall preserve and rehabilitate the existing stone house located in the northeast quadrant of the Property.



In order to rehabilitate the structure, the Applicant shall be permitted to remove elements of the house which are not historic in nature. The Applicant's obligation to rehabilitate the structure shall extend only to the exterior of the structure and those portions of the interior which will be used by Applicant or any successor in interest. Once rehabilitated, the structure may be used for any purpose permitted within the PBD zoning district. Until the structure is put to a full-time commercial and/or office use, the Applicant shall make the structure available, on a reservation basis, for use as a community meeting facility. In addition, the Applicant shall provide a plaque on or near the stone house, which plaque shall provide information about the store presently located on the Property and its contributions to Prince William County. The wording of said plaque shall be as determined by the Prince William Historical Society.

11. PARKING LOT LIGHTING:

All freestanding parking lot lights shall have a maximum height of twenty-five feet (25') and shall have fixtures which shall direct light downward and inward.

12. HANDICAPPED PARKING:

The Applicant shall provide handicapped parking in conformance with the requirements of the Design and Construction Standards Manual.

13. FIRE AND RESCUE STATION:

- a. The Applicant shall convey to the Dale City Volunteer Fire Department a 1.435 acre parcel of land within the Property in accordance with the terms and conditions contained in the Agreement For Purchase and Sale of Real Estate, dated April 12, 1994, attached hereto and incorporated herein by reference.
- b. Comprehensive Plan Conformity: Acceptance and approval of this zoning proffer amendment by the Prince William Board of County Supervisors authorizes the location and provision of that public use site and facilities specifically referenced on the Plan and in this proffer statement for a fire station site pursuant to the Virginia Code Section 15.1-456 and the Prince William County Code Section 32-201.13(b). Acceptance of this proffer constitutes approval of the public use and facility and its general location and thereby excepts said use and facility from further Comprehensive Plan conformity review.

APPROVED  
Robert C. Bainbridge  
October 26, 1994

14. SITE DEVELOPMENT:

- a. Internal Street Network and Pods: Subject to the Parkway/Spine road alternatives set forth in Proffer 1.a.(iv) above, the internal street network of the Property shall be constructed substantially as shown on the Plan, and development of the Property shall occur within those pod areas generally shown on the Plan.
- b. Compliance with HCOD: In the event of adoption, by the Board of County Supervisors of Prince William County, of a Highway Corridor Overlay District (HCOD) for Minnieville Road and/or the Parkway adjacent to the Property, development of that portion of the Property which is included within the limits of the HCOD shall be in accord with the provisions of said HCOD. However, this proffer shall not preclude the Applicant from pursuing site plan approval and development of the Property pursuant to then-current ordinances, nor from acquiring vested rights pursuant to such plans or development, prior to the adoption of said HCOD.

15. BUS SHELTER:

In the event that an intracounty bus system is established, the Applicant shall construct a bus shelter on the Property for the use of patrons of said bus system.

16. STORMWATER MANAGEMENT:

The Applicant shall provide stormwater management for the Property under Best Management Practices criteria. As part of said stormwater system, the Applicant shall construct a wet pond within the RM-1 portion of the Property, in the general location shown on the Plan.

17. LIMITATION ON GARRISON-TYPE FLAGS:

No garrison-type (extraordinary in size) flags shall be used or displayed on any portion of the Property.

(SIGNATURES ON FOLLOWING PAGE)

prof\collineq.pro  
9/14/94

APPROVED  
Robert C. Bainbridge  
October 26, 1994

C.



COLLEN EQUITIES, INC., a Texas Corporation

By: Deborah K. Behrman  
Title: VICE PRESIDENT

and

By: Marian Jackson  
Title: Assistant Secretary

APPROVED  
PROFFER DEVELOPMENT PLAN  
Robert C. Bainbridge  
October 26, 1994

# MASTER ZONING PLAN/GENERAL DEVELOPMENT PLAN



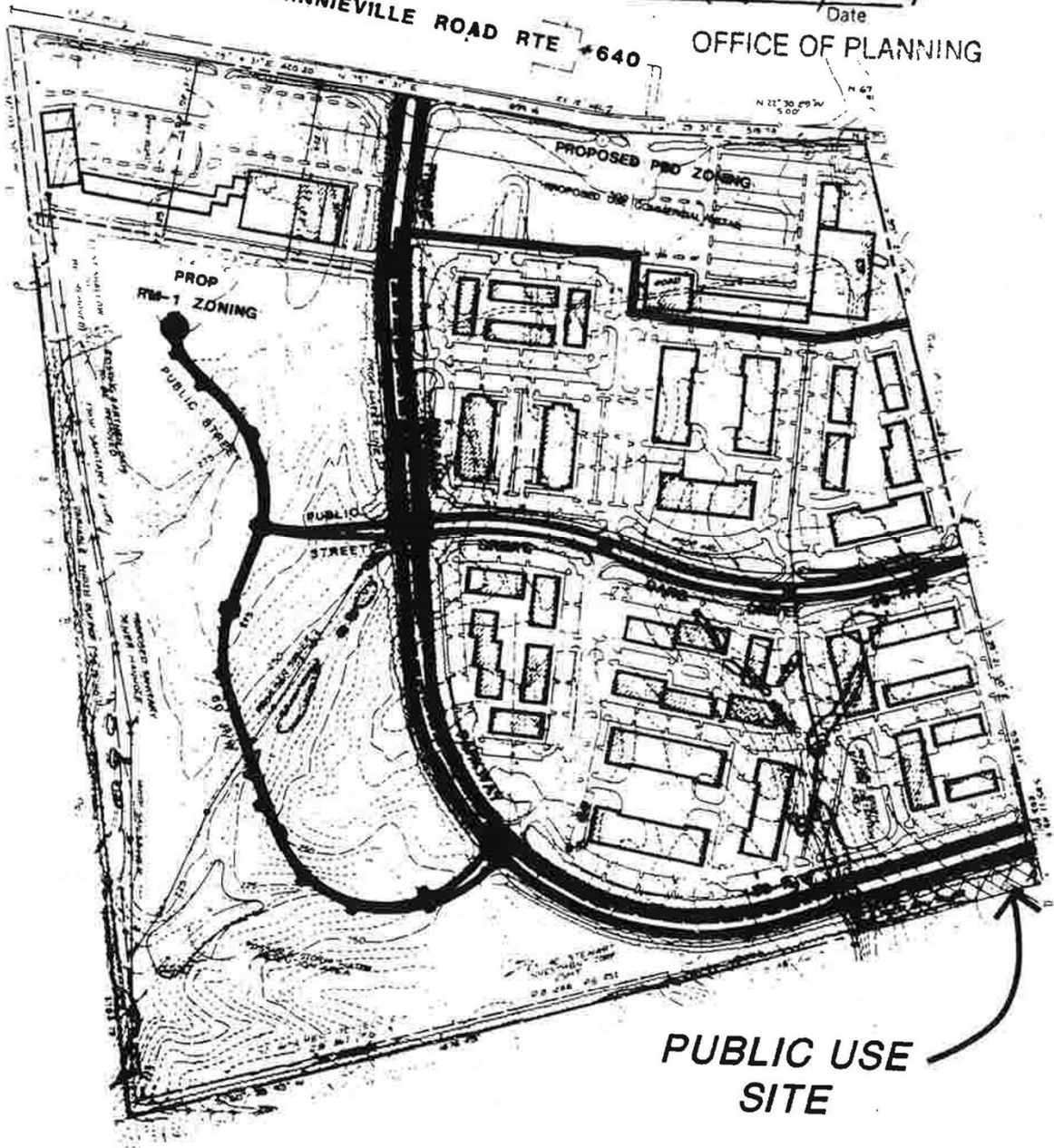
**APPROVED**  
PROFFER/DEVELOPMENT PLAN

*Robert C. Bainbridge*  
Signed

*October 26, 1994*  
Date

OFFICE OF PLANNING

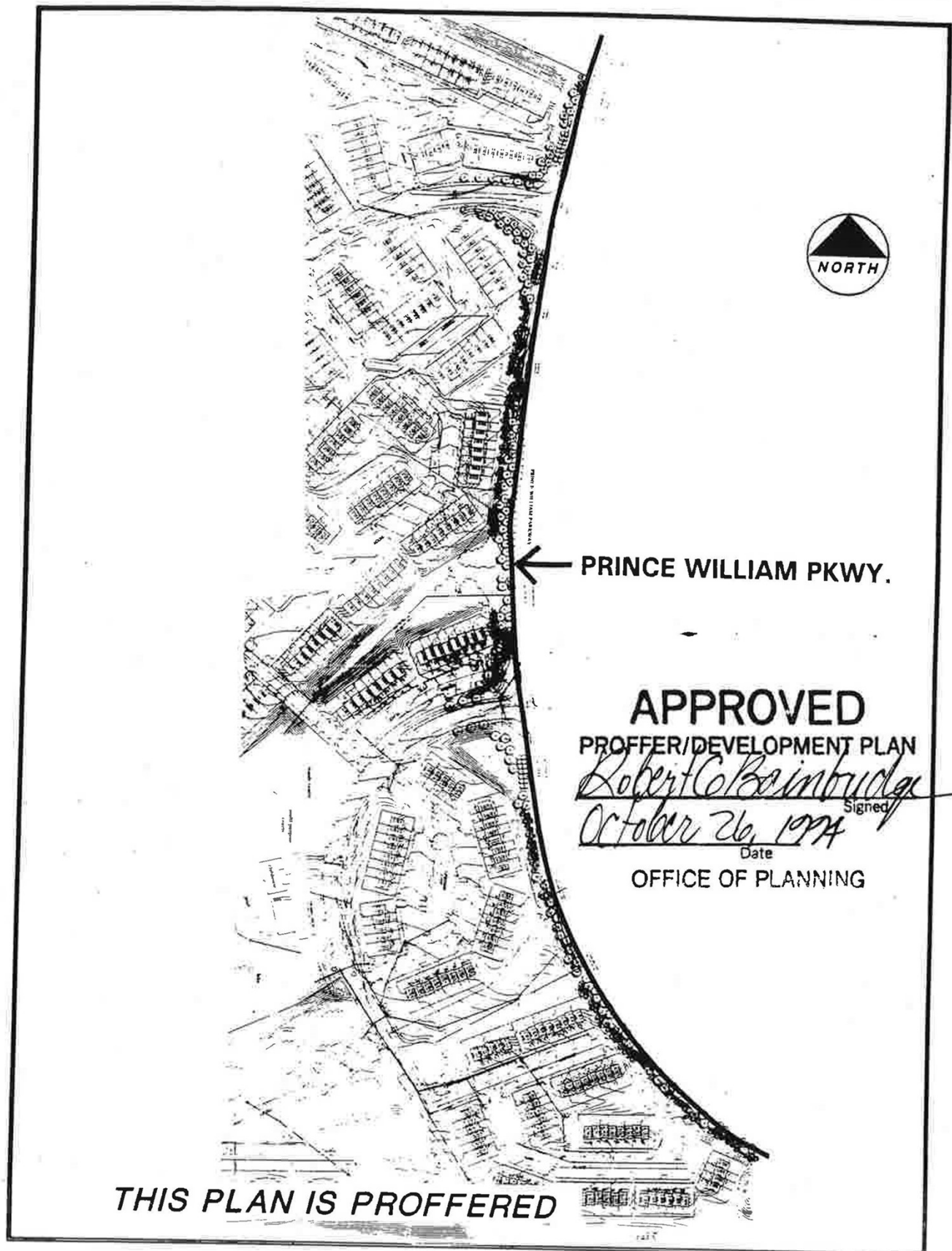
MINNIEVILLE ROAD RTE #640



REZ #94-0028, Prince William Commons  
Planning Commission Public Hearing: September 21, 1994  
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# PARKWAY BUFFER PLAN



REZ #94-0028, Prince William Commons  
Planning Commission Public Hearing: September 21, 1994  
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