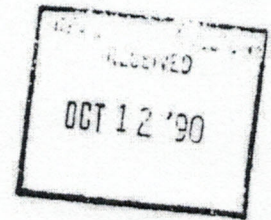


4/9/90  
Rev. 5/30/90  
9/10/90  
9/14/90  
10/4/90

Alg 80-20

20



PROFFER STATEMENT

RE: Rezoning #:89-74  
Applicant/Contract Purchaser: Southern Cross Investment Corporation  
Owners: Loraine E. Selecman, Annabelle R. Groover, Estate of Randolph Wilfong, Pauline C. Wilfong Gordon, Otis W. Mitchell, Irene M. Mitchell  
Property: Tax Map 45-01-24, 25, 26, & 27 and 46-01-19; 24.5 acres, Neabsco Magisterial District, Prince William County, Virginia  
Date: October 4, 1990

The undersigned hereby proffers that the use and development of subject Property shall be in strict conformance with the following conditions and shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void.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.

1. TRANSPORTATION:

- a. With the first phase of development of the Property, the Applicant shall dedicate right of way for the planned improvements for Prince William Parkway/Davis Ford Road, more particularly as shown on the Plan identified as, "General Development Plan, Walnut Grove Executive Park," bearing a revision date of August 27, 1990 (hereinafter referenced as "GDP"). In the event acquisition of said right of way by the County is necessary for the above-referenced improvements prior to the first phase of development and the then owner of the property is not in

**APPROVED**

PROFFER/DEVELOPMENT PLAN

*T. R. N. E. H.*  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING

10814

89-74




a position, due to existing liens or multiple ownership, to dedicate and if the County then acquires the right of way through its condemnation powers, the County will be reimbursed for the amount paid for the acquisition of such right of way. Said reimbursement shall be paid to the County at the time of issuance of the first building permit for the subject Property.

b. A maximum of two (2) new direct entrances to the Property shall be constructed along the Prince William Parkway/Davis Ford Road frontage. The entrance aligned with the median crossover, as generally shown on the GDP, shall be the sole entrance to the property until such time as Prince William County and/or the Virginia Department of Transportation (VDOT) determines that the amount of development dictates that a second entrance (right-in/right-out) is warranted, based upon review of a traffic circulation analysis submitted by the Applicant to the County demonstrating the desirability of such a second entrance.

c. The Applicant shall construct right and left turn lanes at the main entrance to the Property, as shown on the GDP. Right-turn deceleration and acceleration lanes

**APPROVED**

PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING

2 of 14

89-74



shall be constructed at any new entrance to the site which is not aligned with a median crossover.

- d. The Applicant shall reserve ingress/egress easements across the Property to insure future access from the internal spine road to Tax Map parcels 45-01-27B, 27C and 29.
- e. If requested by the County, the Applicant shall provide interparcel connections to adjacent lands located along the west side of the Prince William Parkway in locations to be determined by the Applicant.
- f. The Applicant shall not utilize for any vehicular access that portion of the Property shown on the plat entitled, "Rezoning Plat of the Lands of Loraine E. Selecman, et al.," prepared by Dewberry & Davis, dated November 1988, to extend in a westerly direction to Heathfield Drive and measuring approximately 52 feet wide and 552 feet in length. Furthermore, said strip of land shall remain as open space and shall be undisturbed except for that necessary for the installation of utility lines grading easements and the like.

**APPROVED**  
PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING

3 of 14



- g. The Applicant shall provide a traffic signal at the main entrance to the Property from Davis Ford Road/Prince William Parkway at such time as the signal is warranted, provided development of the Property has commenced.
- h. The Applicant shall provide street lights at the entrances to the Property in accordance with the standards of Virginia Department of Transportation (VDOT).

2. USES AND DENSITY: All uses permitted within the B-1 district, pursuant to Sections 401.11 and 401.12 of the Prince William County Zoning Ordinance, incorporated herein by reference, are uses authorized to be established on the Property with the exceptions and limitations noted below.

- a. The overall density on the Property shall not exceed a floor area ratio (FAR) of .35. Furthermore, density within Pod Areas A, B and C, as shown on the GDP and described in subparagraphs 2c, 2d and 2e below, shall not exceed the FARs provided in a table referenced as Exhibit "A". For the purpose of this proffer statement, FAR is defined as the ratio of gross square footage of the buildings to be constructed on the Property to the gross square footage of land area of the Property as it exists

APPROVED

PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING

4 of 14

89-74



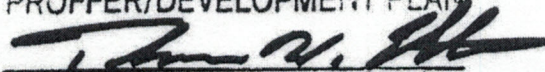
at the time of zoning application and prior to the public acquisition of any road right of way.

- b. The Property shall not be developed for the following uses: fast food restaurant with drive-through service, service station, car wash, motor vehicle sales and repair, amusement center, video arcade, funeral chapel, funeral home, mortuary, crematorium, self storage center, travel trailer park and commercial kennel.
- c. Within that portion of the Property identified as "Pod Area A" on the GDP and located along the rear property line, adjacent to Heathfield Manor subdivision, the buildings shall be restricted to office uses.
- d. Within that portion of the Property identified as "Pod Area B" on the GDP and being in the central portion of the Property, the buildings shall not be used for retail purposes, in addition to the use restrictions noted in Paragraph 2.b. above. Furthermore, the building located closest to the eastern property line of Tax Map #45-01-27B shall be restricted to office uses.
- e. Within that portion of the Property identified as "Pod Area C" on the GDP and generally located along the front

APPROVED

5 of 14

PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING



of the Property, the buildings shall be devoted to office, retail and personal service uses, including, by way of example, but not limited to dry cleaners, financial institution, delicatessen and restaurant. Each building located within "Pod Area C" shall have, at a minimum, 40% of its floor area devoted to office or personal service uses. This shall not preclude freestanding buildings from being used exclusively for such non-retail type uses as a financial institution, real estate office and other like uses.

3. ARCHITECTURE AND AESTHETICS:

- a. The architectural design of all buildings constructed on the Property shall be compatible, in theme, colors and materials and similar in style to that of the Lake Ridge Executive Park development. All exterior sides of the structures built on the Property shall consist of brick, glass, architectural pre-cast concrete, or job-cast architectural concrete. Other materials may be used that have been approved by the Zoning Administrator.
- b. All rooftop mechanical equipment shall be screened.

APPROVED  
PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14 1990  
Date

OFFICE OF PLANNING

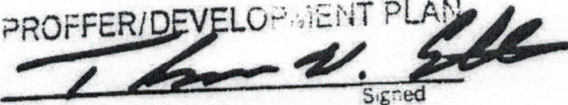
6 of 14

89-74



- c. All dumpster pads to be constructed on the Property shall be screened and located as unobtrusively as possible such that dumpster pads shall be located away from existing adjacent residential uses.
- d. The buildings to be constructed along the property lines adjacent to Heathfield Manor subdivision and Tax Map #45-01-27B shall have a maximum height of one (1) story. Also, the buildings rather than the parking areas shall be located adjacent to the property lines, provided an ingress/egress travelway for Tax Map #45-01-27B, as proffered in paragraph 1.d. above, is not precluded from being located between said buildings and the property line.
- e. All building-mounted security lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties.
- f. In the event any flag poles are constructed in connection with development upon the Property, they shall not be garrison flag poles.

4. SIGNAGE: All freestanding signs shall be monument style with a maximum height of ten (10) feet. Construction materials for

APPROVED  
PROFFER/DEVELOPMENT PLAN  
  
Signed  
Nov. 14, 1990  
Date  
OFFICE OF PLANNING

7 of 14



said signs shall be compatible with those of the buildings constructed on the Property. Further, all signage shall be coordinated on a section by section basis in terms of color, size, and materials.

5. LANDSCAPING:

- a. The Applicant shall provide a landscaping package for the Property having a minimum value equal to \$.30 per square foot of the gross floor area of the buildings to be constructed on the Property, and shall be provided on a section-by-section basis.
- b. The parking area shall contain interior landscape areas equal to at least four percent (4%) of the paved area of the parking lot.
- c. The Applicant shall provide a fifteen foot (15') wide landscaped and sidewalk area along the Davis Ford Road/Prince William Parkway frontage of the Property. The landscaping shall include deciduous, evergreen and flowering trees and shrubs. The trees shall have a caliper between 2 1/2 and 3 1/2 inches and shall be planted one tree every thirty linear feet.

APPROVED  
PROFFER/DEVELOPMENT PLAN  
  
Signed  
Nov. 14, 1990  
Date  
OFFICE OF PLANNING

8 of 14



6. PARKING LOT LIGHTING: Freestanding parking lot lighting shall not exceed a height of 16 feet and shall be equipped with fixtures which direct light downward and inward.

7. BUFFER AND FENCE:

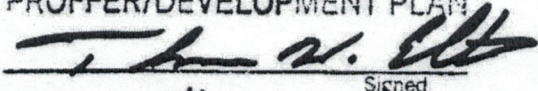
a. All of the following buffer areas provided by the Applicant shall contain existing vegetation and supplemental plantings of evergreens where the existing vegetation is not sufficient for screening purposes.

i. The Applicant shall provide a 50 foot wide buffer within an 85 foot building setback along the property line which is adjacent to Heathfield Manor subdivision, as shown on a plan entitled "Landscape Buffer Sections, Walnut Grove Executive Park" prepared by Dewberry and Davis, dated August 1, 1989, and bearing a final revision date of March 1990.

ii. The Applicant shall provide a 25 foot wide buffer along the northern boundary of Tax Map #45-01-27B; and a 50 foot wide buffer within an 85 foot building setback along the eastern boundary of Tax Map #45-01-27B.

APPROVED

PROFFER/DEVELOPMENT PLAN



Signed

Nov. 14, 1990

Date

OFFICE OF PLANNING

9 of 14

89-74




- b. Temporary fencing shall be installed along the northern, western and southern boundaries of "Pod Area A" and then extend in a southerly direction along the subject property line to the VEPCO easement. At no time shall said fence obstruct ingress/egress easements reserved in Paragraph 1.d. above or other existing points of access. Along the western boundary of "Pod Area A," adjacent to Heathfield Manor Subdivision, the fencing shall be located a distance of 70 feet inside the subject property. Said fencing shall be installed at the time of the first phase of development on the Property.
- c. After the footings are installed for the buildings immediately adjacent to Heathfield Manor, the temporary fencing will be replaced with permanent fencing. Said fencing shall be six foot high, board-on-board fence with a two foot decorative panel attached on top for an overall height of eight feet. The permanent fencing shall be in the same location as the temporary fencing, as stated in Paragraph 7.b.
- d. Any fencing located along the eastern boundary of Tax Map #45-01-27B pursuant to paragraphs 7.b and 7.c above, shall be with the consent of the owner of said property.

10 of 14

APPROVED

PROFFER/DEVELOPMENT PLAN

  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING

89-74



- e. The permanent fencing described in paragraph 7.c. above, shall also be provided within the buffer to be located along the northern boundary of the Property near Tax Map Parcels 46-04-196, 45-03-197 through 207, with the consent of a majority of the owners of these twelve (12) parcels.
8. STORMWATER MANAGEMENT: Stormwater management facilities will be designed to Best Management Practices (BMP) criteria.
9. HANDICAPPED PARKING: Handicap parking shall be provided for the Property in conformance with the Prince William County Design and Construction Standards Manual.
10. TREE PRESERVATION: The Applicant will make every effort, where economically and engineeringly practical, to preserve existing, mature hardwood trees on the Property.
11. FIRE AND RESCUE: The Applicant shall contribute the sum of \$10,000 to the Dale City Volunteer Fire Department to be used for fire and rescue services within the Neabsco fire levy district. Said contribution shall be made at the time of issuance of the first building permit for development on the property.

APPROVED  
PROFFER/DEVELOPMENT PLAN  
  
Signed  
Nov. 17, 1990  
Date  
OFFICE OF PLANNING

11 of 14



12. SITE DESIGN REVIEW BY CITIZENS: The Applicant agrees to consult with representatives from LOCA/PELT and DCCA/PELT during the development process regarding the architectural styling of the buildings, landscaping and other general site design/development issues. County approval of plans or permits will not be contingent upon approval by the citizen representatives.

[Signatures on Next Page]

APPROVED

SUBMITTER/DEVELOPMENT PLAN

T. H. V. [Signature]

Signed

Nov. 14, 1990

Date

OFFICE OF PLANNING

12 of 14



Loraine E. Selecman

Loraine E. Selecman

Terry J. Costello, Administratrix  
of the Estate of Randolph Wilfong  
by William L. Cohen  
Attorney in Fact

Terry J. Costello, Administra-  
trix of the Estate of Randolph  
Wilfong

Otis W. Mitchell  
by William L. Cohen  
Attorney in Fact

Otis W. Mitchell

Annabelle R. Groover

Annabelle R. Groover

Pauline C. Wilfong Gordon  
by William L. Cohen  
Attorney in Fact

Pauline C. Wilfong Gordon

Irene M. Mitchell  
by William L. Cohen  
Attorney in Fact

Irene M. Mitchell

ab:proffers  
southern.pro

APPROVED

PROFFER/DEVELOPMENT PLAN

[Signature]

Signed

Nov. 14, 1990

Date

OFFICE OF PLANNING



"EXHIBIT A"

FLOOR AREA RATIO TABLE

SOUTHERN CROSS INVESTMENT CORP.

REZ 89-74

	<u>Acres</u>	<u>Max. Sq. Ft.</u>	<u>Max. FAR</u>
Pod A	4.61	50,000 s.f.	.25
Pod B	9.33	142,245 s.f.	.35
Pod C	<u>10.55*</u>	<u>181,282 s.f.</u>	.39
TOTAL	24.5	373,527 s.f.	.35

\*Pod Area C includes area dedicated for right-of-way and adjacent lands.

ab:misc  
southcrs.exe

APPROVED

PROFFER/DEVELOPMENT PLAN

T. H. N. [Signature]  
Signed

Nov. 14, 1990  
Date

OFFICE OF PLANNING