



July 14, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Mr. Robert P. Beaman
Troutman Pepper Locke
222 Central Park Avenue, Suite 2000
Virginia Beach, VA 23462

NOVA Mango Farms LLC
P.O. Box 28190
Scottsdale, AZ 85255

Re: Zoning and Proffer Determination Case # ZNR2026-00253
(Determination of Rezoning case #REZ2017-00023)
Property Address: 13001 Rollins Ford Road, Bristow, VA 20136 (the "Property")
GPIN: 7496-47-2505.; Acreage: 253.5571
Zoning District: M-2, Light Industrial

To Whom It May Concern:

This is in response to the application that you submitted on June 5, 2026, requesting a zoning and proffer determination for the above referenced Property on behalf of the property owner, NOVA Mango Farms LLC. More specifically, you have requested confirmation that a data center use would be permitted by-right on the Property.

Background

The Property is zoned M- 2, Light Industrial, and is subject to the proffers approved by the Prince William County Board of Supervisors on October 3, 2017, as part of Rezoning case #REZ2017-00023, Aura Development (copy attached). The development and use of the Property are regulated by the proffers approved with the referenced rezoning case, as well as the applicable zoning regulations, including Part 403 and Part 500 of the Prince William County Zoning Ordinance.

Definitions & Applicable Sections of Zoning Ordinance

Part 100 of the Prince William County Zoning Ordinance contains defined terms. The Zoning Administrator shall strictly construe the terms and definitions. In the event a term is not defined in this section, the Administrator shall refer to other chapters of the Prince William County Code and to the building code for guidance. If ambiguity remains, the Zoning Administrator shall then rely upon the conventional, recognized meaning of the word or phrase (e.g., current edition, Merriam-Webster's Dictionary).

Data Center shall mean a use involving a building/premise in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.

Part 403 – Industrial Districts

Part 500 – Special Public Interest Overlay Districts, Generally

Proposed Use

You have stated in your application that the property owner, for whom you are requesting this determination on behalf of, is seeking confirmation that a data center use is a permitted by-right use of the Property.

Proffer Analysis

Rezoning case #REZ2017-00023: Based on the submitted proposed use narrative, the proposed use is not prohibited by the approved proffered documents of Rezoning case #REZ2017-00023. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in Rezoning case #REZ2017-00023, including but not limited to Community Design proffers.

Use Determination

Based on the above-referenced background information, analysis of the relevant sections of the Zoning Ordinance, and Rezoning case #REZ2017-00023, the proposed data center use would be permitted by-right on the subject Property, pursuant to the determination that:

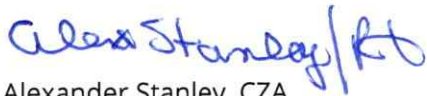
1. The Property is zoned M-2, Light Industrial and located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, E-Commerce Overlay District and the Environmental Resource Protection Overlay; and
2. The M-2, Light Industrial zoning district allows data center development by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to rezone #REZ2017-00023, which does not restrict data center development, but the Property must adhere to all applicable conditions as set forth in the rezoning approval.

This determination is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions, please feel free to contact this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator.

The Zoning Ordinance allows that anyone aggrieved by a proffer determination of the Zoning Administrator may appeal the decision to the Board of County Supervisors (BOCS). An appeal must be filed within 30 days of receipt of this letter with the clerk to the board and the zoning

administrator. The BOCS will schedule and advertise a public hearing to consider an appeal within 30 days unless there is no regular meeting scheduled, in which case the BOCS shall act at its next regular meeting. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application, currently \$986.90. Additional information regarding the filing of an appeal may be obtained at (703)792-3340 or by email to zoningadministration@pwcva.gov. The appeal form and fee schedule is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,

A handwritten signature in blue ink that reads "Alex Stanley" followed by a stylized monogram or initials.

Alexander Stanley, CZA
Principal Planner

Attachment: Proffer Statement (REZ2017-00023, Aura Development)

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief

MOTION: LAWSON

**October 3, 2017
Regular Meeting
Ord. No. 17-77**

SECOND: CADDIGAN

**RE: REZONING #REZ2017-00023, AURA DEVELOPMENT –
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, this is a request to rezone ±261.11 acres from A-1, Agricultural, to M-2, Light Industrial, with an increased building height of up to 80 feet, and allow an electric substation (NOVEC substation) consisting of a transmission voltage switching station and associated power lines; and

WHEREAS, approval of the rezoning will fulfill the requirement for a Public Facility Review for an electric substation in accordance with the Code of Virginia, Section 15.2-2232; and

WHEREAS, the site is located south of Wellington Road, approximately 1,800 feet southwest of the intersection of Wellington Road and Rollins Ford Road; and is identified on County maps as GPINs 7496-37-4872 pt., 7496-65-4921 pt., 7496-35-1841 pt., and 7496-17-4609 pt., and a portion of Casey Lane; and

WHEREAS, the site is designated FEC, Flexible Use Employment Center, and ER, Environmental Resources; and

WHEREAS, the subject property is zoned A-1, Agricultural, without proffers, and is located within the Data Center Opportunity Zone Overlay District and the Airport Safety Overlay District; and

WHEREAS, the Planning Commission, at its public hearing on September 20, 2017, recommended approval, as stated in Planning Commission Resolution Number 17-082; and

WHEREAS, the Planning Office recommends approval of this request; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 3, 2017, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve Rezoning #REZ2017-00023, Aura Development, subject to proffers dated September 22, 2017; and

October 3, 2017
Regular Meeting
Ord. No. 17-77
Page Two

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Proffers dated September 22, 2017

For information:
Planning Director

Ms. Elaine Cox, AICP
Senior Land Use Planner
Hunton & Williams
8405 Greensboro Drive, Suite 140
Tysons, VA 22102

ATTEST:

A handwritten signature in cursive script, reading "Phyllis Campbell", is written over a horizontal line. The signature is fluid and stylized, with the first and last names being more prominent.

Clerk to the Board

PROFFER STATEMENT

RE: #REZ2017-00023, Aura Development (the "Rezoning Application")

Applicant: Scout Development LLC
Record Owners: E.V. Hunter Trust by Edith H. Rameika, Trustee (the "Owner")
Property: GPIN 7496-37-4872 (part), 7496-65-4921(part), 7496-35-1841 (part), 7496-17-4609 (part) and a Portion of Casey Lane (collectively, the "Subject Property")
Brentsville Magisterial District
Approximately 261.11 Acres
A-1 Agricultural to M-2 Light Industrial

Date: March 28, 2017; revised through September 22, 2017

The undersigned hereby proffer that the use and development of the Subject Property shall be in conformance with the following conditions. In the event the above-referenced Rezoning Application is not granted as applied for by Scout Development LLC (the "Applicant"), these proffers shall be withdrawn and shall be null and void. The headings of the proffers set forth below have been prepared for convenient reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvement proffered herein shall be provided at the time of development of the portion of the Subject Property served by such improvement, unless otherwise specified. The terms "Owner," "Applicant" and "Developer" shall include all future owners and successors in interest of the Subject Property.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be that plan prepared by christopher consultants, ltd. entitled "Aura Development" dated March 6, 2017, as revised through September 22, 2017.

USE AND DEVELOPMENT

- I. **General Development Plan.** The Subject Property shall be developed for uses permitted in the M-2 District in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review. In the event the Applicant pursues a use other than data center and related accessory uses, the Applicant shall update the Traffic Impact Study (the "Updated TIS") submitted with this Rezoning Application to reflect the traffic that would be generated by such other use. The Updated TIS shall analyze the traffic impacts resulting from the change in use for a study area that would include intersections and road segments determined in coordination with PWDOT and VDOT. The Applicant shall be responsible for mitigating the traffic impacts of such other use as reflected in the Updated TIS through (1) the construction of improvements to adjacent roads and/or intersections, and/or (2) the payment of pro rata contributions

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

toward transportation improvements when the need for such improvement is generated primarily by existing and approved traffic, not by such other use of the Subject Property.

DESIGN

2. **Campus.** The uses on the Subject Property may be located within a private campus with gated access and perimeter fencing as determined by the Applicant. Perimeter fencing shall not be chain link and shall not include barbed wire (except for enclosure of the electric substation).
3. **Building Materials.** The façades of any building (which does not include the structures for the electric substation) constructed on the Subject Property that are within 150 feet of and facing the perimeter boundary of the Subject Property shall have as the primary exterior building material precast or tilt-wall concrete panels with reveals and accent color scheme, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulation and finishing system) and/or metal panels of architectural grade and quality. Changes to the permitted exterior building materials may be approved by the Planning Director. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to ensure compliance with this proffer.
4. **Maximum Building Heights.** Building height for each individual building shall not exceed 80 feet as measured by the vertical distance from the average grade to the highest point of the roof. Roof structures, as described in Section 32-400.03(3) of the Zoning Ordinance, mechanical equipment and necessary parapet walls, screen walls or enclosures shall not be included in the 80-foot maximum building height. This proffer shall not apply to the electric substation use which is addressed in a separate proffer paragraph.
5. **Screening.** Rooftop, mechanical and HVAC equipment shall be screened through the use of parapets or other opaque walls that extend above the 80-foot building height maximum and are constructed of materials complementary to the exterior walls in accordance with Sec. 32-400.03(3) of the Zoning Ordinance.
6. **Commercial Antennas.** Commercial antennas mounted on structures and rooftops shall be permitted on the site in accordance with the requirements of Sec. 32-240.12 of the Zoning Ordinance.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

ENVIRONMENTAL

7. **Monetary Contribution.** The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors (the "Board") in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. This contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on such site plan.
8. **Limits of Clearing and Grading.** The Applicant shall limit clearing and grading to within those areas depicted on the GDP, subject to minor revisions due to final engineering at the time of site plan review and approval and except as may be qualified in these proffers. No clearing or improvements shall be made outside of the limits of clearing and grading without County approval, with the exception of (a) the removal of noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees, and (b) perimeter fencing, an associated security path, stormwater outfalls and utilities, all of which shall be allowed. Conformance shall be demonstrated on the final site plan.
9. **Tree Preservation Plan.** A tree preservation plan and narrative shall be prepared by a certified arborist and shall consist of a survey which identifies those existing trees that are 12 inches in diameter or greater and that are located on the Subject Property within twenty (20) feet outside or within ten (10) feet inside the limits of clearing and grading identified on the GDP. Tree preservation measures to enhance the survivability of those trees identified as to be preserved on the tree preservation plan, such as crown and root pruning, mulching, fertilization, fencing, minor adjustments to the clearing limits and other tree protection measures, shall be identified in the tree preservation plan. The tree preservation plan shall be submitted to the County for review with the first site plan for the Subject Property.
10. **Stormwater Management.** Stormwater management and/or Best Management Practices ("BMPs") shall be provided on-site or off-site in accordance with the DCSM. The potential stormwater management facilities depicted on the GDP may vary in terms of size, location, configuration and number based on final engineering.
11. **NOVEC Lines Connection Area.** The NOVEC electricity lines from the Dominion Energy transmission lines to the electric substation shall be located within the area depicted on the GDP, however, the clearing of the Resource Protection Area in the ultimate location of such lines shall not exceed 200 feet in width.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

12. **Peripheral Buffers.** The Applicant shall provide buffers as depicted on the GDP, except if any of the adjacent A-1 zoned properties are rezoned for non-residential uses, then such buffer may be reduced or eliminated in accordance with the DCSM, subject to site plan approval. Within buffer areas, high quality, native existing vegetation shall be preserved to the extent practicable and supplemental planting shall be provided where existing vegetation is removed or is not sufficient to meet the intent of the buffer, in order to satisfy the minimum buffer requirements. Conformance shall be demonstrated on the final site plan.
13. **University Boulevard Landscaping.** A 50-foot Type C Buffer shall be installed by the Applicant upon construction of University Boulevard by others along the southern boundary of the Subject Property as shown on the GDP. Conformance shall be demonstrated on the final site plan.
14. **High School Buffer.** In the event a high school is approved and constructed on the abutting property to the west of the Subject Property, a 50 foot-wide, Type C Buffer in accordance with DCSM requirements shall be installed by the Applicant along the western boundary of the Subject Property outside the overhead electrical easement. Conformance shall be demonstrated on the final site plan.
15. **Northern Buffer Adjacent to the Electric Substation.** The security fence for the electric substation (the "Substation Fence") shall be setback a minimum of 68 feet from the northern property boundary. This 68-foot setback area shall be provided along the northern property boundary of the Subject Property beginning at the east side of the Rollins Ford Road right-of-way and ending on the west side of the Resource Protection Area. Within this 68-foot setback area, the landscaped buffer shall consist of the preservation of existing, high quality trees to the extent practicable and include supplemental, native plantings, including evergreens, for the full 68-foot width of the setback area, except as necessary to accommodate the security fence around the perimeter of the site (the "Perimeter Fence"), the associated security path, any clearance required by NOVEC along the Substation Fence, and any utilities and related easements. Such landscaped buffer shall be consistent with the quality and quantity shown on the Typical Buffering Section dated September 7, 2017 and attached to this Proffer Statement as **Exhibit A**. The plantings in this landscaped buffer shall consist of those plant types and minimum planting sizes identified in Table I - 2-T of the DCSM. The Perimeter Fence and associated security path shall be located within this landscaped buffer area, and the Perimeter Fence shall be black galvanized steel and a minimum of ten (10) feet in height. Conformance shall be demonstrated on the final site plan.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

FIRE & RESCUE

16. **Monetary Contribution.** The Applicant shall make a monetary contribution to the Board in the amount of \$0.61 per square foot of gross building floor area to be used for fire and rescue services. This contribution shall be based on the size of the building shown on the applicable site plan (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

CULTURAL RESOURCES

17. **Potential Phase II Archaeological Evaluation and Cemetery Delineation.** If any portion of archaeology site 44PW1594 is to be disturbed by the Applicant's construction on the Subject Property, then the Applicant shall retain a qualified professional to conduct a Phase II Archaeological Evaluation of such portion. If required, three (3) copies of the draft report documenting the results and recommendations of the Phase II evaluation shall be submitted to the Planning Office for review, comment, and approval with first submission of the site plan that includes such area of disturbance. The Phase II scope of work shall be approved by the Planning Director or his designee. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources ("VDHR") Guidelines for Conducting Cultural Resource Survey in Virginia. Final Phase II reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist.
18. **Mitigation Plan.** In the event that archaeology site 44PW1594 will be disturbed by the Applicant's construction and the Phase II evaluations find that site 44PW1594 is significant, then the Applicant shall either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act ("NHPA"), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan for approval by the Planning Director or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to final site plan approval for the portion of the Subject Property that includes such area of disturbance. The mitigation plan shall meet the standards set forth in the October 2011 VDHR Guidelines for Conducting Cultural Resource Survey in Virginia and also the June 1999 Advisory Council on Historic Preservation's Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites. Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the reports have been approved by the Planning Director or his designee.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

19. Curation. In the event that archaeology site 44PW1594 will be disturbed by the Applicant's construction and the Phase II evaluations find that site 44PW1594 is significant, then within two (2) months of acceptance by the Planning Director or his designee of the final cultural resource report for archaeology site 44PW1594, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of the above excavations. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee identical to VDHR's curation fee shall be paid to the County by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the issuance of any land disturbance permit for such portion of the Subject Property.
20. County Archaeological Research. The Applicant, Owner and successors in title of the Subject Property shall permit the County Archaeologist or his designee to conduct archaeological research on archaeology site 44PW1594 in accordance with the following provisions. The County shall provide notice to the Applicant by requesting access to that portion of the Subject Property at least two (2) weeks prior to such access. The notice shall provide the time, location and extent of the work and excavations. All archaeological activities by the County on the Subject Property shall be approved in advance by the Applicant and shall not interfere with operations of the Applicant's use. Any findings shall be shared with the Applicant with the understanding that all artifacts and research data shall become the property of the County.

TRANSPORTATION

21. Site Access. Access to the Subject Property shall be provided from the north by existing Rollins Ford Road generally as shown on the GDP. One or more additional site entrances from the south from the planned extensions by others of Rollins Ford Road and/or University Boulevard may be provided as determined by the Applicant, subject to Virginia Department of Transportation ("VDOT") approval. Conformance shall be demonstrated on the final site plan.
22. Existing Rollins Ford Road. Prior to issuance of the first occupancy permit for a use on the Subject Property, the Applicant shall construct to the applicable public street standards an extension of the existing Commercial and Industrial Street ("CI-1") typical section of Rollins Ford Road from the existing public, temporary turnaround located in

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

the Bristow Industrial Park north of the Subject Property, terminating in a temporary, public vehicular turn-around in the general vicinity of the private site entrance(s). The Applicant, in its discretion, can construct such extension on-site as a half section of an Major Collector ("MC-1") roadway with appropriate transitions to minimize disruptions of the Applicant's business and facilitate future construction by others of the ultimate MC-1 roadway. The Applicant shall construct a five (5) foot-wide concrete sidewalk along the eastern side of such extension from the northern property boundary to the temporary turn-around. The Applicant shall grant and record a temporary public access easement over any portion of this temporary turn-around area that is not within dedicated public street right-of-way, which temporary public access easement shall terminate automatically if and when Rollins Ford Road is extended by others through to Linton Hall Road.

23. Rollins Ford Road Extended Right-of-Way Reservation and Dedication. The GDP depicts a general alignment for the planned extension of Rollins Ford Road as a public street through the Subject Property. The alignment shown on the GDP is conceptual and may be revised by the Applicant, without amending these proffers and/or the GDP, as long as the alternative alignment meets the applicable public street design standards for the design speed for a MC-1 typical section. The Applicant shall have the right to (i) construct access to the uses on the Subject Property by means of a private road located within this planned alignment of future Rollins Ford Road as long as such private road is constructed to meet the design standards of a half-section of an MC-1 road, and (ii) install conduit and extend utilities across this planned alignment of future Rollins Ford Road as described in Proffer 34. At such time as funding is obtained by the County and approval of a preliminary design for the extension of Rollins Ford Road as a public MC-1 road is completed, right-of-way shall be dedicated, at no cost to the County or VDOT, up to a maximum of 104 feet in width for the extension of Rollins Ford Road through the Subject Property with associated public trails to be constructed by others. Until such time as these conditions are met, this right-of-way shall be identified on every final site plan and shall be reserved for future dedication at no cost to the County or VDOT once such conditions are met. Such dedication shall include all road improvements that have been constructed by the Applicant for access. In the event that the Board amends the County Thoroughfare Plan to remove the extension of Rollins Ford Road as a public road through the Subject Property, then no such public right-of-way shall be dedicated for public use and the area generally shown on the GDP for such right-of-way may be used by the Applicant for all permitted uses without amending the proffers and/or the GDP.
24. Wellington Road/Rollins Ford Road Intersection. The Applicant shall construct a 100-foot long right turn lane with a 100-foot taper from eastbound Wellington Road onto

Meika J. Daus

PROFFER STATEMENT

#REZ2017-00023, Aura Development

Applicant: Scout Development LLC

Date: March 28, 2017; revised through September 22, 2017

southbound Rollins Ford Road prior to issuance of the first occupancy permit on the Subject Property, unless waived by VDOT and/or the County. The Applicant may apply funds already in escrow with the County for such intersection improvements, as may be available.

25. University Boulevard Right-of-Way Dedication. Prior to approval of the first site plan for the Subject Property, the Applicant shall dedicate, at no cost to the County or VDOT, right-of-way up to sixty-four (64) feet in width along the southern boundary of the Subject Property, as shown on the GDP, for the future extension of University Boulevard by others.
26. Replacement Bond. In the event the existing performance bond for Rollins Ford Road has not been released to the party who posted such bond prior to commencement of construction on the Subject Property, then the Applicant shall replace such performance bond so the party who posted such bond does not remain responsible for damage to this section of Rollins Ford Road during construction of the uses on the Subject Property.
27. Construction Traffic Coordination. Prior to commencement of initial construction on the Subject Property, the Applicant shall coordinate the timing of construction traffic with the owner(s) of adjacent properties on Industrial Park Court to the north.
28. Private Road Restriction. The Applicant acknowledges that the existing road connecting Rollins Ford Road and Arto Street (i.e. the Jiffy Lube property) is private and not open to public use or use by the Applicant.

NOVEC SUBSTATION

29. Electric Substation Type. If constructed with a data center use on the Subject Property, the electric substation shall be located in the general location identified on the GDP and is expected to consist of a 230 kV transmission voltage switching station containing structures of varying heights. Such electric substation generally shall be located within an approximately 440,000 square foot enclosed area surrounded by a chain link security fence up to twelve feet (12') in height. The electric substation shall be developed in conjunction with the data center use and shall only serve the Applicant's private uses on the Subject Property, unless and until a separate Public Facility Review ("PFR") is approved; therefore, a peripheral landscaped buffer shall not be required around the perimeter of the electric substation. See Proffer 15 regarding the setback and buffer to be provided along the northern property boundary in the area where the electric substation fence parallels the industrial parcel to the north.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

30. Adjustments. Adjustments to the location, size and heights of the substation may be allowed by the Planning Director or his designee without requiring amendments to the proffers and/or the GDP or approval of a PFR as long as the substation is serving specific private uses on the Subject Property. Due to its location within the Data Center Opportunity Zone Overlay District, no Special Use Permit is required for this substation.
31. Public Facility Review. The electric substation, as a facility of a public service corporation that is the subject of a proffered rezoning, shall be deemed a feature shown in the Comprehensive Plan when it is identified within, but not the entire subject of, a site plan pursuant to Virginia Code § 15.2-2232(D) and County Code Sec. 32-201.12(a).
32. Future Utility Easement. If requested by the owner of the parcels located immediately adjacent to the north of the electric substation, the Applicant shall grant a future utility easement to permit a utility connection to the electric substation, subject to NOVEC approval. The location and width of such utility easement shall be coordinated with the Applicant to avoid any material adverse impact on the Applicant's use. The terms of such utility easement shall be based on the utility's standard form easement. Such utility easement shall be granted by the Applicant without requiring compensation for such easement rights from the utility or from the owner of the parcel immediately adjacent to the north of the electric substation.

WATER AND SEWER

33. Public Water and Sewer. The Subject Property shall be served by public water and public sanitary sewer. The Applicant shall be responsible for the infrastructure necessary to connect the uses on the Subject Property to such public systems, based on the demand anticipated to be generated by the development of the Subject Property.

MISCELLANEOUS

34. Utility Crossings. The Applicant reserves the right to cross road dedication areas with private or public utilities until such time as the rights-of-way shall be accepted into the state highway system. At such time as any portion of the land within the dedication area is accepted by the Commonwealth of Virginia or any appropriate agency thereof for maintenance into the state highway system, all easement rights acquired by the Applicant in such portion of land shall cease and terminate, provided that the Commonwealth of Virginia or any appropriate agency thereof concurrently grants to the Applicant all necessary permits for the continued operation, maintenance, inspection, repair and replacement of its private utilities and appurtenant facilities in such location.

Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

35. Escalator. In the event the monetary contributions set forth in this Proffer Statement are paid to the Board within eighteen (18) months of the approval of this Rezoning Application, as applied for by the Applicant, such contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this Rezoning Application shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this Rezoning Application to the most recently available CPI-U on the date the contributions are paid, subject to a cap of 6% per year, non-compounded.
36. Notification. At least three (3) days prior to blasting activity or drone use in connection with construction on the Subject Property, the Applicant shall notify the owner(s) of adjacent properties on Industrial Park Court to the north.

[SIGNATURES ON THE FOLLOWING PAGES]

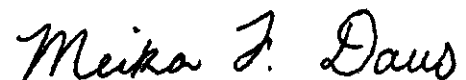
Meika J. Daus

PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

SIGNATURE PAGE

E.V. HUNTER TRUST Dated November 10, 1986

BY: 
NAME: Edith H. Rameika
TITLE: Trustee

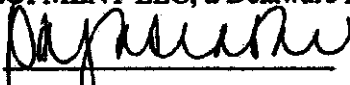


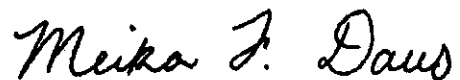
PROFFER STATEMENT
#REZ2017-00023, Aura Development
Applicant: Scout Development LLC
Date: March 28, 2017; revised through September 22, 2017

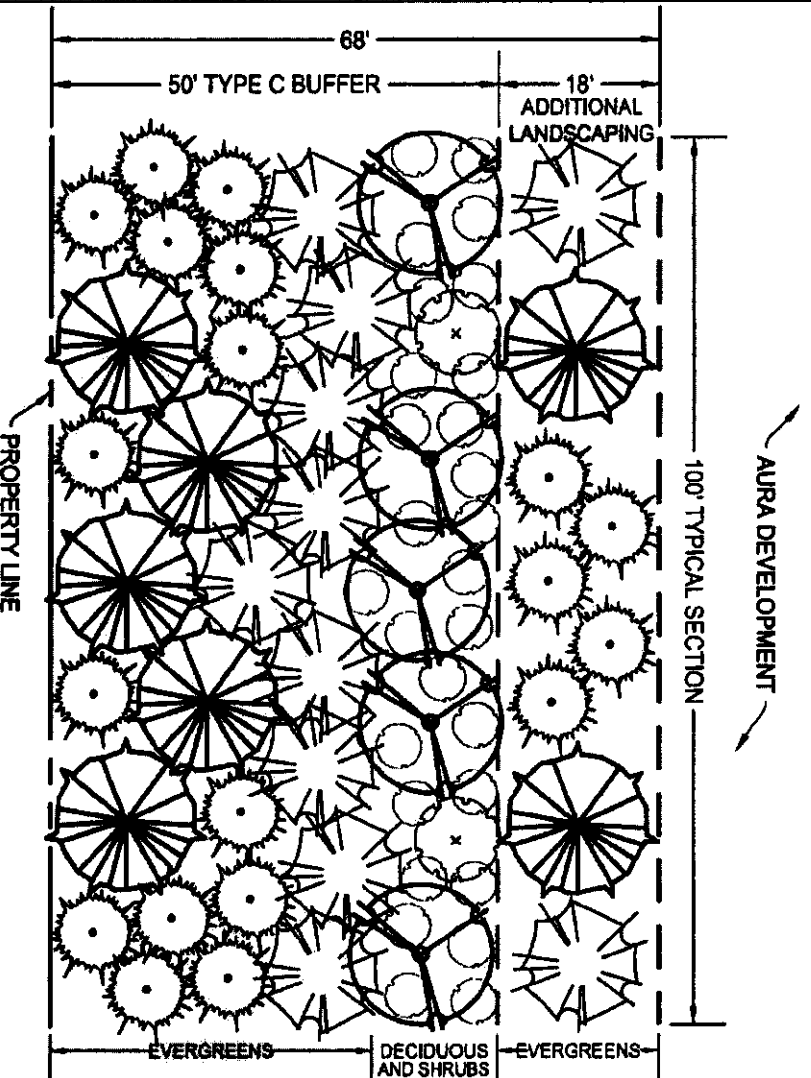


SIGNATURE PAGE

SCOUT DEVELOPMENT LLC, a Delaware limited liability company

BY: 
NAME: Pamela A. Jasinski
TITLE: President





EXISTING HEALTHY AND NATIVE TREES SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICAL. SUPPLEMENTAL NATIVE PLANTING SHALL BE PROVIDED WHERE EXISTING VEGETATION IS REMOVED. THIS 100 FEET TYPICAL SECTION SHOWS AREAS WITH NO TREE PRESERVATION.

REQUIRED 50 FEET WIDE TYPE C BUFFER AS PER PRINCE WILLIAM COUNTY ZONING ORDINANCE AND DC5M:

• 320 PLANT UNITS PER 100 FEET

• Number of plants provided adjacent to property line:

Number of large deciduous tree provided: 5 x 10 p.u. = 50 p.u.

Number of large evergreen trees: 5 x 10 p.u. = 50 p.u.

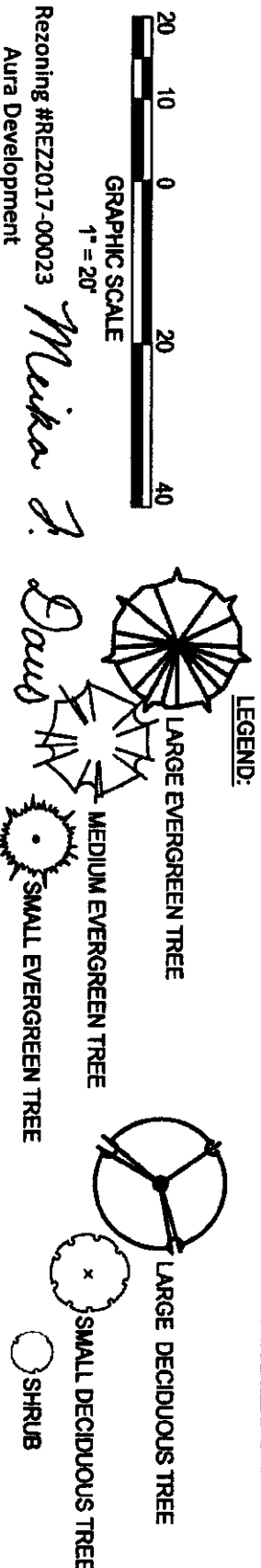
Number of evergreen understory trees: 23 x 5 p.u. = 115 p.u.

Number of deciduous understory trees: 2 x 5 p.u. = 10 p.u.

Number of shrubs: 28 x 2 p.u. = 56 p.u.

• Total number of plant units provided: 321 Requirement is met.

ADDITIONAL LANDSCAPING IS PROVIDED WITHIN THE 18 FEET LANDSCAPE AREA.



Rezoning #REZ2017-00023
Aura Development
Approved by BOCs: 10.3.17
Planning Office

September 7, 2017
Project # 16118.002.00 Drawing # 107862
**Typical Buffering Section
Aura Development**
Prince William County, Virginia

christopher
consultants
engineering surveying land planning

AURA DEVELOPMENT

REZ2017-00023

APPLICANT / DEVELOPER:
SCOUT DEVELOPMENT, LLC c/o
HUNTON & WILLIAMS LLP

E. V. HUNTER TRUSTEE
H. RAMEIKA, TRUSTEE

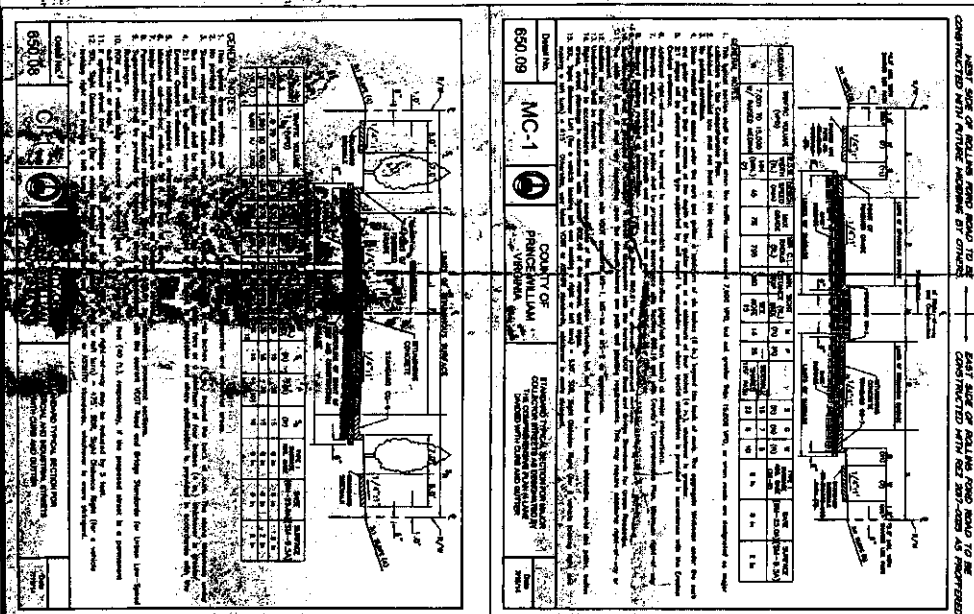
LAND ATTORNEY
HUNTON & WILLIAMS LLP

CIVIL ENGINEER
CHRISTOPHER CONSULTANTS,
9417 INNOVATION DRIVE
MANASSAS, VA 20100

**TRANSPORTATION
WELLS & ASSOCIATES**
11220 A95ETT LOOP
SUITE 202
FAIRFAX, VA 22031



SHEET INDEX
1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN

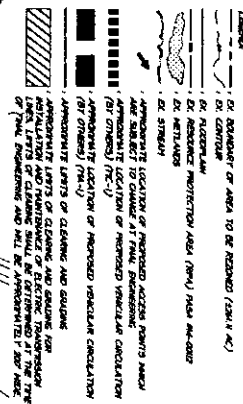


COVER SHEET

GENERAL DEVELOPMENT PLAN
REZ2017-00023
AURA DEVELOPMENT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

christopher
consultants

9417 Innovation drive • manassas, va 20110
phone 703.393.9887 • fax 703.393.9076



DATE	REVISION
202-04-04	ISSUED FOR CONCT. COMMENTS
202-04-26	ISSUED FOR CONCT. COMMENTS
202-05-22	ISSUED FOR FC MEASURE

1. THE SUBJECT PROPERTY SHOWN HEREON IS CERTIFIED OF A PORTION OF A
 PARCELS AND PUBLIC RIGHT-OF-WAY TOTALING APPROXIMATELY 32.14 ACRES
 AS RECORDED IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AS
 FOLLOWS:

- [illegible]

[illegible]

CURVE TABLE

GENERAL DEVELOPMENT PLAN
REZ2017-00023
AURA DEVELOPMENT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

GENERALIZED
DEVELOPMENT
PLAN



**christopher
consultants**
9417 innovation drive • manassas, va 20110
phone 703.393.9887 • fax 703.393.9076