PRINCE WILLIAM COUNTY

Department of Development Services
Zoning Administration Division

October 30, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Mr. Imad Sheikh, PE
Director of Land Development Engineering
Wiles Mensch Corporation
2000 Edmund Halley Drive, Suite 120
Reston, VA 20191

Al-Madina Service Corp Inc.
12750 Vantage View Lane
Woodbridge, VA 22192

Re: Proffer Determination Case #ZNR2027-00062
Determination of Rezoning #PLN2011-00161, Vantage Point
Property Address: 12751 Vantage View Lane, Woodbridge, VA 22192; (the "Property")
Acreage: 1.3944; **GPIN:** 8393-41-6097
Zoning District: PMR, Planned Mixed Residential

To Whom It May Concern:

This is in response to the zoning and proffer determination application that you filed on August 7, 2026, you are requesting a zoning use determination on behalf of Al-Madina Services Corporation, Inc. (the owner), for the above referenced property. More specifically, you have requested confirmation that Land Bay 1 of Rezoning Case #PLN2011-00161, Vantage Point, can be used by the owner of Al-Madina Services Corporation, Inc. for overflow parking for an off-site private school.

Background

The Property is zoned PMR, Planned Mixed Residential, and is subject to the proffered conditions approved by the Board of County Supervisors on April 19, 2011, as part of rezoning case #PLN2011-00161. It is identified as Land Bay 1 on the proffered Master Zoning Plan, and it is designated O(L) Office Low-Rise and B-1, General Business. The development and use of the Property are regulated by the proffered conditions approved with the referenced rezoning case, as well as the applicable zoning regulations, including Part 306, 402, and 403 of the Prince William County Zoning Ordinance.

Applicable Proffers of #PLN2011-00161

Proffer #11: In the event the Applicant negotiates an agreement with Ebenezer Baptist Church to provide parking and/or an access easement to the Ebenezer Baptist Church to provide parking and/or an access easement to the Ebenezer Baptist Cemetery located on GPIN No. 8393-41-6097, the Applicant reserves the right to provide said parking and/or access easement within Land bays 1 and 2. The intent being to provide parking and/or access to those visiting the cemetery or attending funerals.

Proffer Determination Request

You have stated in your application that you are requesting a determination as to whether the existing proffered conditions permit the property identified as GPIN No. 8393-41-6097 to be developed with a principal use as a parking lot to serve an expansion of the existing institution located across Vantage View Lane on the property identified as GPIN No. 8393-42-3909. Specifically, you provided two scenarios for evaluation.

(1) Does proffer #11 allow for the construction of a parking lot as a principal use, provided you enter an agreement with Ebenezer Baptist Church that provide them access for cemetery parking obligations and all other provisions with the proffers.

or

(2) If the proffered conditions do not allow development of the parking lot under that agreement, is the construction and occupancy of a permitted building of up to 5,000 square feet, together with the associated parking and other site improvements required prior to using the Property as an off-site parking facility.

Proffer Analysis

Proffer #10: *Uses on Landbay 1 (commercial) shall be limited to one (1) building, which shall not exceed 5,000 square feet and may contain a bank (with or without drive thru), child/day care center, or other permitted by-right use in the O(L) Office Low-Rise or B-1, General Business Zoning District. Said commercial uses shall not include a gasoline station or any other drive-thru/drive-up use or freestanding restaurant.*

Proffer #11: *In the event the Applicant negotiates an agreement with Ebenezer Baptist Church to provide parking and/or an access easement to the Ebenezer Baptist Cemetery located on GPIN 8393-41-8486, the Applicant reserves the right to provide said parking and/or access easement within Landbay 1 and/or 2. The intent being to provide parking and/or access to those visiting the cemetery of attending funerals.*

Other proffer included in attachment A.

> Ultimately, the question being asked is, does Proffer #11 operate as a "in lieu of" provision in relation to Proffer #10? No portion of Proffer #10 or #11 explicitly state that these proffered conditions could be satisfied independently. Additionally, throughout the proffer statement, proffer conditions refer to the construction of a building in Landbay 1. (see Proffers #5, #6, and #12 of the attached proffer statement). Proffer #11 is additive, meaning it is an additional right in conjunction with the construction of the building in Proffer #10.

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).

Adjacent shall mean nearby; being separated only by street, railroad right-of-way or other like feature. Property touching at a common point or border shall be deemed to "abut" or "adjoin"

Off-site parking shall mean: 1) a parking area serving a nonresidential principal use which is located on a lot that is adjacent to or abutting the lot containing the principal use; or 2) a parking area serving a nonresidential principal use which is located on the same lot as the principal use, but is located in a different zoning district. Off-site parking is permitted only within nonresidential zoning districts or within nonresidential areas of planned districts or residential planned community districts. Off-site parking is not commercial parking as defined in this chapter.

Sec. 32-400.26. - Off-site parking areas.

Off-site parking, as defined in this chapter, may be located on adjacent or abutting lots within any commercial, office or industrial district or public or institutional facilities in accordance with the following standards:

1. Up to 50 percent of the off-street parking required in conjunction with a principal use may be located on adjacent or abutting lots within any commercial, office, or industrial district or on adjacent or abutting lots containing public or institutional facilities. Such off-site parking areas shall be for the sole use of the owners, occupants and patrons of the principal use requiring the parking, and shall not be used for commercial parking purposes as defined in this chapter.

2. The off-site parking area shall be constructed in accordance with all applicable sections of the zoning ordinance and the Design and Construction Standards Manual. A site plan pursuant to Part 800 of this chapter shall be required.

3. Adequate outdoor lighting shall be provided in all off-site parking areas and travelways, including any pedestrian travelway(s) accessing the off-site parking area, pursuant to section 32-250.200.

4. Notwithstanding the provisions of section 32-250.20, one directional sign shall be permitted at each vehicular entrance/exit servicing the off-site parking area. The signs shall be located on the parcel containing the off-site parking facilities, and shall not exceed 32 square feet in size. Directional or informational signs, as defined in this chapter, may be installed in any off-site parking areas. All signs shall be set back a minimum of ten feet from any public right-of-way.

6. Where the adjacent or abutting lot used for the off-site parking is under separate ownership, permanent easements and/or agreements shall be required which provide for joint use and maintenance of parking areas and travelways by all owners, occupants and patrons of the properties. Such easements or agreements shall be noted on approved subdivision and site plans. The easements or agreements shall be approved by the Zoning Administrator and the County Attorney's office, and shall not be changed without such prior approval.

7. The off-site parking spaces must be in addition to the minimum number of parking spaces required for any existing or proposed use on the parcel on which the off-site parking is located.

8. Notwithstanding requirements that off-site parking areas shall be located within nonresidential zoning districts (except for public or institutional facilities which may be located in residential zoning districts), pedestrian travelways connecting the off-site parking area with the associated principal use may be located within any zoning district.

Proffer Determination

Based on the above referenced background information and analysis of the relevant proffers of rezoning #PLN2011-00161, this determination letter serves to confirm that once the Property (land Bay 1 is developed with a building that does not exceed 5,000 square feet, the Property may also contain off-site parking for the adjacent institution use. The site cannot be developed with only a parking lot. Development of the property in accordance with the proffered conditions of #PLN2011-00161 would permit you to utilize Sec. 32-400.26 of the Zoning Ordinance to provide off-site parking to GPIN No. 8393-42-3909, subject to compliance with the regulations of that section and for an institution use.

The Property is subject to compliance with all applicable conditions as set forth in the proffer statement of the rezoning case, all local and state regulations, and required site plan approval for any permitted use. Be advised that if the institution use changes on the adjacent property, such change of use may not be permitted to have off-site parking.

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 me at this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator, whether such determination includes the desired outcome.

The Zoning Ordinance allows that anyone aggrieved by a proffer or special use permit 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,

Alexander Stanley
Principal Planner

Attachment: Proffer Conditions PLN2011-00161
cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief

MOTION: **MAY** **April 19, 2011**
Regular Meeting

SECOND: **PRINCIPI** **Ord. No. 11-20**

RE: **REZONING #PLN2011-00161, VANTAGE POINT – OCCOQUAN MAGISTERIAL DISTRICT**

ACTION: **APPROVED**

WHEREAS, this is a request to rezone +/-10.15 acres from B-1, General Business, to PMR, Planned Mixed Residential, and to amend the proffers of REZ #2001-00139, to develop a maximum of 57 townhouse residential units and to allow up to 5,000 sq. ft. of commercial/office space. The remaining 17.23 acres will be designated Open Space. A companion comprehensive plan amendment (CPA #PLN2011-00138) is proposed. The site is located on the east side of Old Bridge Road, between Tanyard Hill Road and Mount High Street. The site is identified on County maps as GPINs 8393-43-9503, 8393-42-2947, 8393-42-4633, 8393-42-5125, 8393-42-5816, 8393-42-6707, 8393-41-4996, 8393-41-7696, 8393-42-8609 & 8393-52-0210, is designated SRL, Suburban Residential Low, and there is a companion CPA #PLN2011-00138, to redesignate ±28.16 acres from SRL, and Office, to SRM, Suburban Residential Medium, Office, and Parks and Open Space; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on March 16, 2011, recommended approval, as stated in Res. No. 11-131; and

WHEREAS, a Board of County Supervisors public hearing, duly advertised in a local newspaper for a period of two weeks, was held on April 19, 2011 and interested citizens were heard; and

WHEREAS, general welfare and good zoning practice are served by the approval of the application;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors does hereby approve REZ #PLN2011-00161, Vantage Point, subject to the proffers dated April 19, 2011;

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

Votes:
Ayes: Caddigan, Covington, Jenkins, May, Nohe, Principi, Stewart, Stirrup
Nays: None
Absent from Vote: None
Absent from Meeting: None

For Information:
Planning Director

Jay duVon, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

ATTEST: Phillip J. Campbell
Clerk to the Board

REVISED SUBMISSION RECEIVED

APR 19 2011

PROFFER STATEMENT

RE: Rezoning #PLN2011-00161, Vantage Point
Applicant/Owner: Vantage Point, L.C.
Property: 28.16 acres, Occoquan Magisterial District, Prince William County, Virginia
PMR, Planned Mixed Residential
GPINs: 8393-43-9503 (pt), 8393-42-2947, 8393-42-4633, 8393-42-5125, 8393-42-5816, 8393-42-6707, 8393-41-4996, 8393-41-7696, 8393-42-8609, 8393-52-0210 (the "Property")

Date: April 19, 2011

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 and associated with Rezoning #2001-00139.

The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

References made in this Proffer Statement to various plans and exhibits are to be interpreted to be references to the PMR Master Zoning Plan ("MZP") which includes the following plans and exhibits:

A. "Cover Sheet Vantage Point Rezoning" ("Cover Sheet"), (Sheet 1 of 6) prepared by Urban, Ltd. and dated October 20, 2010, revised March 18, 2011.

B. "Land Use Plan Vantage Point Rezoning " ("Land Use Plan"), (Sheet 2 of 6) prepared by Urban, Ltd. and dated October 20, 2010, revised March 18, 2011.

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C. "General Development Plan Vantage Point Rezoning " ("GDP"), (Sheet 3 of 6) prepared by Urban, Ltd. and dated October 20, 2010, revised March 18, 2011.

D. "Transportation & Utility Plan Vantage Point Rezoning" ("Transportation and Utility Plan"). (Sheet 4 of 6) prepared by Urban, Ltd. and dated October 20, 2010, revised March 18, 2011.

E. "Landscape Plan Vantage Point Rezoning"("Landscape Plan"), (Sheet 5 of 6) prepared by Urban, Ltd. and dated October 20, 2010,revised March 18, 2011.

F. "Environmental Constraints Vantage Point Rezoning" ("Environmental Constraints Plan"), (Sheet 6 of 6) prepared by Urban, Ltd. and dated October 20, 2010, revised March 18, 2011.

TRANSPORTATION

1. All roads within the Property shall be private. Maintenance of the private roads within the project shall be subject to Proffers 36 and 37 below. In addition, the Applicant shall enter into a three-party agreement with the Prince William County Department of Transportation ("Transportation") and Virginia Department of Transportation ("VDOT") with respect to maintenance of sidewalk which may be placed outside of the right-of-way along Old Bridge Road.

2. The Applicant shall make modifications to the traffic signal at the intersection of Old Bridge Road and Rollingbrook Drive necessary to accommodate Applicant's project as determined by Applicant's traffic consultant and approved by Transportation and/or

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VDOT. Said modifications, shall be provided prior to occupancy permit issuance for the first residential building on the Property.

3. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors (the "Board") in the amount of $15,196.00 for each townhouse unit constructed on the property to be used for transportation improvements. Said contribution shall be made prior to and as a condition of the final site plan approval for residential development on the Property and the amount paid shall be based on the total number of units reflected on the said final site plan.

4. The Applicant's obligation to construct in substantial conformance with the MZP and other obligations contained in these proffers shall be contingent upon the Board taking whatever action may be necessary by it to finalize abandonment of a portion of Route 632 (Herndon Drive) and Hall Street as those roads adjoin or pass through the Property. The obligations contained in these proffers shall also be contingent upon the Board taking whatever action may be necessary by it to authorize the Chairman of said Board to convey by deed to the Applicant, at no cost to Applicant, the right of way so abandoned.

SITE DEVELOPMENT

5. The location of the building in Landbay 1 on the south side of the entrance road shall be adjacent to the entrance road.

6. The height of buildings constructed on Landbay 1 shall not exceed 45 feet, inclusive of rooftop mechanical equipment, elevator penthouses, antennas and the like.

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7. The cemetery located on the Property as identified in the report entitled "Phase I Archaeological Investigation of the Circa 28 Acre Vantage Point Property, Prince William, VA," prepared by Thunderbird Archeological Associates, Inc., dated June 2002, further as shown on the GDP shall not be disturbed. In addition, the Applicant shall provide a twenty-five (25') foot wide buffer around the perimeter of the boundary of said cemetery and shall provide pedestrian access to said cemetery with final location of said pedestrian access to be determined at final site plan. The Applicant shall enclose the cemetery with an ornamental metal fence.

SITE USES

8. The Property shall be developed in substantial conformance with the MZP, subject to changes approved by the County or as may be needed in accordance with final engineering/design considerations. Should review and comment by the Army Corp of Engineers (COE), Department of Environmental Quality (DEQ) or any other County or State agency require more substantial modifications, such changes shall be coordinated with the Planning Director, or his/her designee, to ensure that the integrity of the overall site design intent is not materially compromised. The foregoing shall not preclude subdivision of the Property with one or more internal private or public streets, the final design and location of which shall be shown on each final site plan, and shall be in accordance with the Design and Construction Standards Manual ("DCSM").

9. A maximum of fifty-seven (57) townhomes shall be located on Landbay 2. The residential development shall be constructed substantially in accordance with the MZP, however, minor revisions to the lots and internal street system shown may be made at final subdivision plan stage based on final engineering.

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10. Uses on Landbay 1 (commercial) shall be limited to one (1) building, which shall not exceed 5,000 square feet and may contain a bank (with or without drive thru), child/day care center, or other use permitted by-right in the O(L) Office Low-Rise or B-1, General Business Zoning Districts. Said commercial uses shall not include a gasoline station or any other drive-thru/drive-up use or freestanding restaurant.

11. In the event the Applicant negotiates an agreement with Ebenezer Baptist Church to provide parking and/or an access easement to the Ebenezer Baptist Cemetery located on GPIN 8393-41-8486, the Applicant reserves the right to provide said parking and/or access easement within Landbays 1 and/or 2. The intent being to provide parking and/or access to those visiting the cemetery or attending funerals.

COMMUNITY DESIGN

12. Non-Residential Building. The exterior of the building located on Landbay 1 shall be composed of brick, architectural precast concrete, stone, glass, siding or such other material as may be approved by the Director of Planning or his designee. The exterior of the building located in Landbay 1 shall further be designed as follows:

    a. Building style should be of traditional styling and proportion;

    b. Building skin should avoid exterior reflective materials and mirrored glass.

    c. Any rooftop mechanical equipment shall be screened from view from the abutting streets.

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d. The building will incorporate four-sided architecture, meaning that the rear and sides of the buildings will be similar in style and architecture, although not necessarily the same, as the front of the buildings.

Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval during the final site plan process at least two weeks prior to the issuance of the building permit release letter.

13. Residential Building(s). The exterior of the building(s) located in Landbay 2 shall be designed as follows:

a. Building fronts shall contain a minimum of 50% brick or stone (excluding doors, windows and garage doors.)

b. The minimum unit width shall be twenty-two (22) feet.

c. Exterior detailing and colors shall be of a colonial palate. Decks and fences shall be painted to match or compliment the respective unit exterior trim. Garage doors will match trim or respective unit front door.

d. The roof pitch shall be a minimum of 8/12 and roofing material shall consist of weatherwood or black or gray architectural shingles.

Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval during the final site plan process at least two weeks prior to the issuance of the building permit release letter.

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14. The Applicant agrees to consult with LOCCA/PELT and Occoquan District Land Use Advisory Committee (ODLUAC) or an equivalent citizens group with regard to the architectural styling, building materials and color scheme of the building to be constructed on Landbay 1 at the time construction plans for such building are prepared and prior to submission to Prince William County for review prior to the issuance of the building permit release letter.

15. The Applicant shall also provide a courtesy review with LOCCA/PELT and ODLUAC with regard to final site design during site plan and/or subdivision plan review for Landbay 2.

16. Parking lot lighting shall not exceed a maximum of 16 feet in height. Parking lot lighting shall be a fixture design that minimizes upward glare.

BUFFERS

17. Buffers shall be provided throughout the project as follows:

    a. Buffers shall be provided as shown on the MZP and shall be planted in accordance with DCSM standards or as otherwise noted herein. All buffers shall include indigenous, native or other species as may be approved at final site plan or subdivision. Utility easements may cross buffers but shall not run parallel within the buffer.

    b. A 25 foot wide buffer shall be provided around the existing cemetery, as referenced in the Phase I report and as shown on the MZP, subject to appropriate pedestrian access easement crossing(s). Said buffer shall remain undisturbed

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where existing vegetation is sufficient to meet the intent of the DCSM buffer standard. Where existing vegetation is not sufficient to meet the intent of the DCSM buffer standard, the applicant shall provide supplemental planting within the 25 foot buffer to meet the standard. The cemetery shall be enclosed with an ornamental style metal fence.

c. A 25 foot wide buffer around the Ebenezer Baptist Church Cemetery as shown on the MZP, subject to appropriate access easement crossing(s) which may connect to adjoining parking areas. Said buffer shall remain undisturbed where existing vegetation is sufficient to meet the intent of the DCSM buffer standard. Where existing vegetation is not sufficient to meet the intent of the DCSM buffer standard, the applicant shall provide supplemental planting within the 25 foot buffer to meet the standard.

SIGNS

18. All permanent, freestanding signage to be located on Landbay 1 (commercial) shall be of a monument type, and shall not exceed ten (10') feet in height. The styling and materials of the monument signage shall be coordinated and compatible with the architectural styling of the building to be constructed on the property and shall be reviewed by LOCCA/PELT and ODLUAC.

ENVIRONMENT

19. The Applicant may seek County approval during the subdivision plan process for a waiver for grading of selected areas at a 2 to 1 slope (rather than a 3 to 1 slope), as specified by Section 710.01(B) of the DCSM. Said request shall be made for the purpose

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of minimizing grading in selected areas and providing for the maximum retention of existing trees.

20. Landbay 3, as shown on the MZP, shall be limited to permanent open space. Clearing and grading within Landbay 3 shall be in general accordance with the limits of clearing identified on the Environmental Constraints Plan to allow construction of the residential units. Other disturbance may occur to the minimum extent necessary for utility connections, storm drainage improvements, including a utility easement and line along Hall Street. The Applicant shall use best efforts to minimize disturbance, and in the event that portions of the open space are disturbed under the conditions stated above, the Applicant shall provide reforestation of disturbed areas, in accordance with standard reforestation practices. The Applicant shall allow the County, at it's own expense, to undertake archaeological field work with respect to Site 44PW1346. Said field work shall be performed by hand without any clearing or excavation with mechanized equipment and any areas disturbed shall be restored to their pre-disturbance conditions to the extent practical.

21. Stormwater Management and/or Best Management Practices shall be provided on-site and in accordance with the DCSM. The on-site facility shall be provided in the location(s) shown on the GDP, subject to minor changes as may be approved by the County in connection with site plan review and in accordance with the DCSM. The subject development will provide the required water quality phosphorus removal rate, expressed as a percentage and as determined in the current version of the Northern Virginia BMP handbook, via on-site LID measures. These measures may include, but are not limited to: grassed swales, bioretention, water quality inlets, open space conservation, etc.

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22. The Applicant shall contribute to the Board of County Supervisors the sum of $75.00 per disturbed acre for the County to conduct water quality monitoring, stream restoration projects, and/or drainage improvements. Said contribution shall be paid at the time of final plan approval for the corresponding disturbed acreage shown on each site plan.[1]

23. Prior to bond release for Landbay 2, the Applicant shall remove from the Property all above-ground land fill materials such as trash, garbage, discarded appliances and the like from Landbay 3, at its sole cost and expense. Where trash is removed from forested areas, which results in major disturbance of areas that would otherwise not be disturbed, the Applicant shall reforest those areas in accordance with standard reforestation practices.

SCHOOLS

24. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $11,685.00 for each townhouse constructed on the Property. Said contributions to be used for school purposes and shall be made on a per unit basis and paid prior to and as a condition of building permit issuance for each dwelling unit.

PARKS AND RECREATION

25. In lieu of providing the Parks and Recreation Level of Service monetary contribution, the Applicant proffers herein to zone and designate Landbay 3 as Permanent Open Space and shall convey title to the Permanent Open Space area identified as Landbay 3 on the GDP and the portion of the property that is located in the Town of Occoquan to the Prince

[1] Pursuant to County records, the monetary contribution for water quality in the amount of $1,260 was on January 14, 2004; receipt number 2004019630.

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William County Board of Supervisors (the "Board"). Said conveyance shall be made prior to bond release for Landbay 2. Said Permanent Open Space shall be subject to a recorded permanent conservation easement conveyed to the Northern Virginia Conservation Trust or similar qualified conservation trust (the "Trust"). Said permanent conservation easement shall be recorded prior to bond release for Landbay 2 and prior to conveyance of said Permanent Open Space to the Board. Said permanent easement shall specifically allow public access to and within Landbay 3, a public access easement for a pedestrian footpath described below and the archeological field work described above without mechanical equipment.

26. The area depicted as "Permanent Open Space" on the GDP shall be preserved in its natural state subject to conditions identified in Proffer 20 above, the provision of a public pedestrian access easement for a pedestrian footpath and potential archaeological field work with respect to Site 44PW1346.

27. As a condition of site plan approval for the development in Landbay 2, the Applicant shall provide a public access easement, generally running northwesterly along the east side of the proposed spine road, across the proposed sidewalks, travelways and open space in Landbays 1 and 2 as shown on Sheet 3 of the MZP to provide a connection from Old Bridge Road to Landbay 3. The location of said pedestrian access easement across the open space located in Landbay 2 shall be determined at the time of site plan review and in consultation with Prince William County. The location of the public pedestrian footpath across Landbay 3 is to be determined and constructed by Prince William County and not to be a condition of site plan approval for Landbay 2.

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28. As a condition of site plan approval, the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $10,000.00 to be used for the installation of the pedestrian footpath referenced above.

29. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $25,000.00 toward the capital cost of the East End Trail, including, but not limited to, the trail section from the Thousand Oaks Townhouse Community to the Town of Occoquan. Said contribution shall be paid at the time of final site plan approval for residential development on the Property.

LIBRARIES

30. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $601.00 for each townhouse constructed on the Property. Said contributions to be used for library purposes and shall be made prior to and as a condition of building permit issuance for each dwelling unit.

FIRE AND RESCUE

31. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $720.00 for each townhouse constructed on the Property. Said contributions to be used for fire and rescue purposes and shall be made on a per unit basis prior to and as a condition of building permit issuance for each dwelling unit.

32. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $0.61 cents per square foot of development in Landbay 1 to

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be used for fire and rescue purposes. Said contribution shall be prior to and as a condition of building permit issuance for the nonresidential building.

HOUSING

33. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $250.00 per townhouse unit constructed on the Property. Said contribution to be utilized by the County's Housing Trust Fund and shall be made prior to and as a condition of building permit issuance for each dwelling unit.

WATER AND SEWER

34. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority or other applicable utility provider.

MISCELLANEOUS

35. If requested, the Applicant shall install two street lights at the intersection of Old Bridge Road and the entrance road. Said lights shall be installed concurrent with construction of the first building on the Property.

36. The Applicant shall provide handicapped parking in accordance with applicable ordinances at the time the Property is developed.

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4/18/11
Date
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37. The Applicant shall create a residential homeowners association, which shall be responsible for the maintenance of any common open space, buffers, signage, sidewalks and private roads located within Landbay 2.

38. Maintenance of any open space, buffers, signage, sidewalks and private roads located within Landbay 1 shall be maintained by the owners of Landbay 1.

39. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $5,000.00 to be used for the creation, expansion or improvements to commuter parking facilities within Prince William County. Said contribution shall be paid as a condition of final site plan approval.

40. The Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.20 et. seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police department before removal.

41. Within six months after zoning approval, the Applicant shall, subject to approval from the easement holders, install a gate or otherwise secure the south end of the former Hall Street right-of-way to prevent unauthorized access until the Property is developed, at which point the gate may be removed.

ESCALATOR

42. In the event the monetary contributions set forth in this Proffer Statement are paid to Prince William Board of County Supervisors ("Board") within eighteen (18) months after final approval of this rezoning, as applied for by the Applicant, said contributions shall be

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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 final approval of this rezoning 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 final approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, noncompounded.

PMR WAIVERS

43. Waiver of the applicable requirements set forth in the Zoning Ordinance and Sections 601.04 and 602.14 of the DCSM in order to allow private roads for the PMR, said roads to be designed and constructed to County standards, or as otherwise approved by Transportation at the time of final site plan.

44. Waiver of Section 32-306.10 of the Zoning Ordinance. The number unit types located within Landbay 2 shall be a minimum of one (1).

45. Waiver of Section 32-250.31.1 of the Zoning Ordinance to allow modification to the use buffer between uses located internal to the PMR zoning district.

46. Waiver of Detail 650.09 MC-1 of the DCSM to modify the right of way width to accommodate an existing underground stormwater management facility.

47. Waiver of Table 6-7 of the DCSM to allow modification to the turn lane length for 50 mph design speed roadway.

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4/19/11
Date
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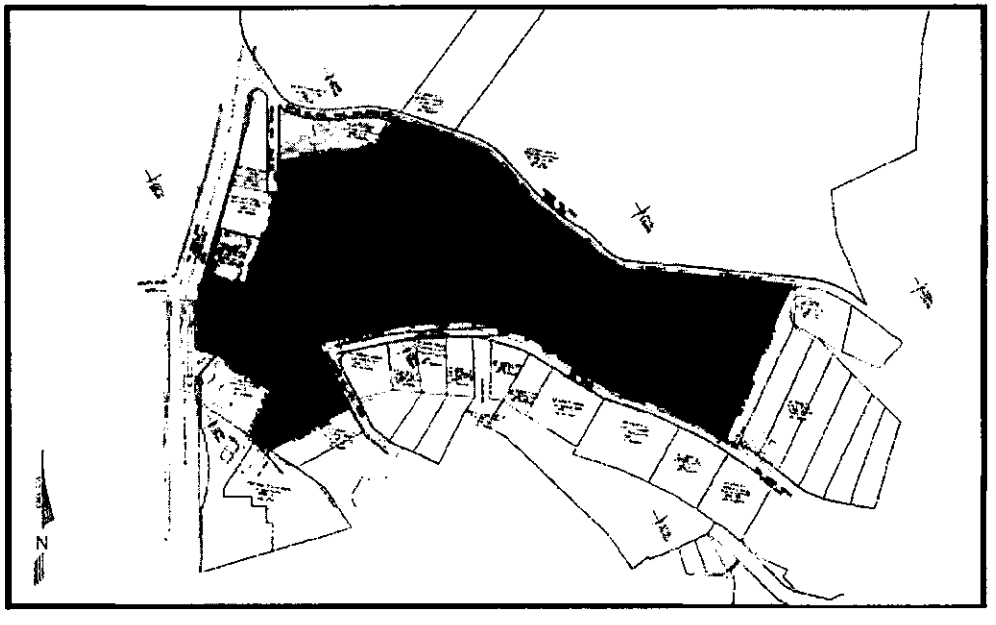
48. Waiver of Section 602.14 (E) & TS-01 of the DCSM to allow modification to the separation between face of curb and property line of eight (8) feet for corner lots in PMR developments.

(SIGNATURE ON FOLLOWING PAGE)

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PLANNED MIX RESIDENTIAL DISTRICT
(PMR MASTER ZONING PLAN)
VANTAGE POINT
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PLN2011-00161

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Date
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SHEET INDEX

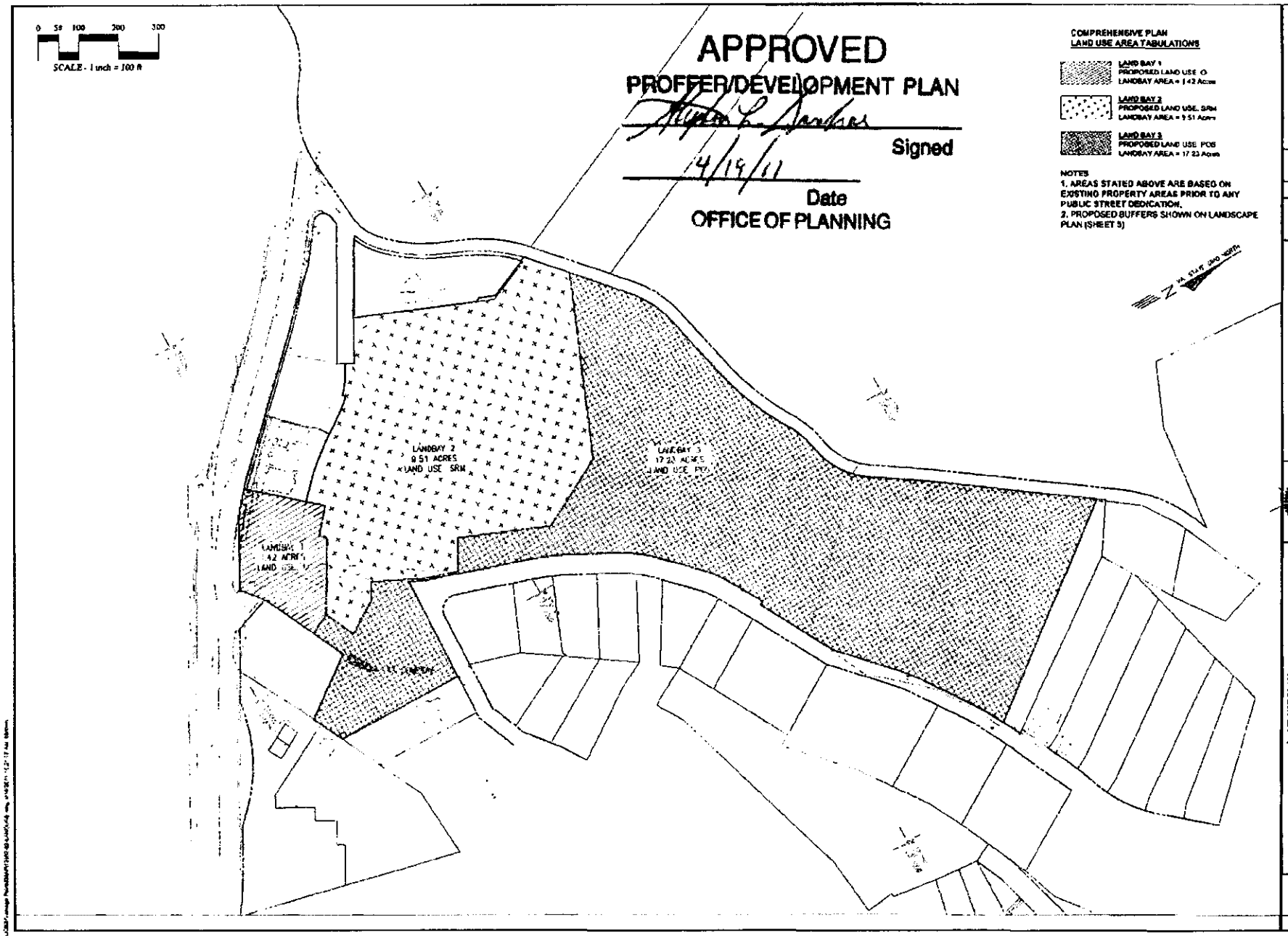
1. COVER SHEET
2. LAND USE PLAN
3. GENERAL DEVELOPMENT PLAN
4. TRANSPORTATION & UTILITY PLAN
5. LANDSCAPE PLAN
6. ENVIRONMENTAL CONSTRAINTS ANALYSIS

CIVIL ENGINEER
URBAN, LTD
4200-D TECHNOLOGY COURT
CHANTILLY, VA 20151
(703) 642-2306
CONTACT: BOB BROWN, P.E.

DEVELOPER/APPLICANT
VANTAGE POINTE COMMERCIAL, LLC.
C/O KETTLER INC.
1751 PINNACLE DR SUITE 700
MCLEAN, VA 22102
(703) 641-9000
CONTACT: CHARLIE KIELER

LAND USE ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
4310 PRINCE WILLIAM PARKWAY
WOODBRIDGE, VA 22192
(703) 680-4664
CONTACT: JAY DU VON

COVER SHEET
VANTAGE POINT REZONING
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA


0 50 100 200 300
SCALE - 1 inch = 100 ft
APPROVED
PROFFER/DEVELOPMENT PLAN
Signed
4/19/11
Date
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COMPREHENSIVE PLAN
LAND USE AREA TABULATIONS
LAND BAY 1
PROPOSED LAND USE O
LANDBAY AREA = 1 42 Acres
LAND BAY 2
PROPOSED LAND USE SRM
LANDBAY AREA = 9 51 Acres
LAND BAY 3
PROPOSED LAND USE POS
LANDBAY AREA = 17 23 Acres
NOTES
1. AREAS STATED ABOVE ARE BASED ON EXISTING PROPERTY AREAS PRIOR TO ANY PUBLIC STREET DEDICATION.
2. PROPOSED BUFFERS SHOWN ON LANDSCAPE PLAN (SHEET 5)
LANDBAY 2
9 51 ACRES
LAND USE SRM
LANDBAY 3
17 23 ACRES
LAND USE POS
LANDBAY 1
4 2 ACRES
LAND USE O
REVISIONS
urban
LAND USE PLAN
VANTAGE POINT
REZONING
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA
SCALE 1"=100'
CL N/A
DATE OCT 2010
SHEET
REZ-12563

LINE	BEARING	DISTANCE
L1	S 64°40'17" W	13.38'
L2	N 30°01'01" W	10.00'
L3	S 26°06'00" W	43.70'
L4	S 52°35'00" W	59.21'
L5	S 39°32'41" W	15.89'
L6	N 34°20'26" W	79.00'
L7	N 60°08'01" W	26.00'
L8	N 27°39'11" E	23.56'
L9	N 20°46'26" W	12.18'
L10	N 77°02'21" E	41.31'
L11	N 41°39'36" E	21.24'

CURVE	ARC	RADIUS	CHORD	LENGTH	DELTA	TANGENT
C1	5.93'	219.36'	N 47°59'55" E	5.93'	01°33'01"	2.97'
C2	126.75'	255.00'	N 62°57'25" E	124.96'	28°22'00"	64.45'
C3	222.33'	680.00'	N 67°46'25" E	221.34'	18°43'59"	112.17'
C4	88.31'	230.00'	N 69°24'25" E	87.77'	21°59'58"	44.71'
C5	160.81'	200.00'	N 57°22'25" E	156.51'	46°04'04"	85.03'
C6	39.05'	1370.00'	N 35°05'25" E	39.05'	01°38'00"	19.53'
C7	68.76'	270.16'	S 52°41'30" W	68.58'	14°35'00"	34.57'
C8	114.35'	378.35'	S 36°44'30" W	113.92'	17°19'00"	57.61'
C9	107.91'	656.00'	S 73°22'15" W	107.79'	09°25'30"	54.08'
C10	68.09'	906.93'	N 48°10'15" W	68.07'	04°18'05"	34.06'
C11	161.28'	660.08'	N 41°20'25" W	160.88'	13°59'58"	81.04'
C12	43.13'	223.00'	S 39°52'55" E	43.07'	11°04'57"	21.63'
C13	53.65'	215.00'	S 52°34'18" E	53.51'	14°17'51"	26.97'

EXISTING PROPERTY AREA TABULATIONS

EXISTING B-1 ZONE: 10.15 ACRES
EXISTING PMR ZONE: 18.01 ACRES
PROPOSED PMR = 28.16 ACRES

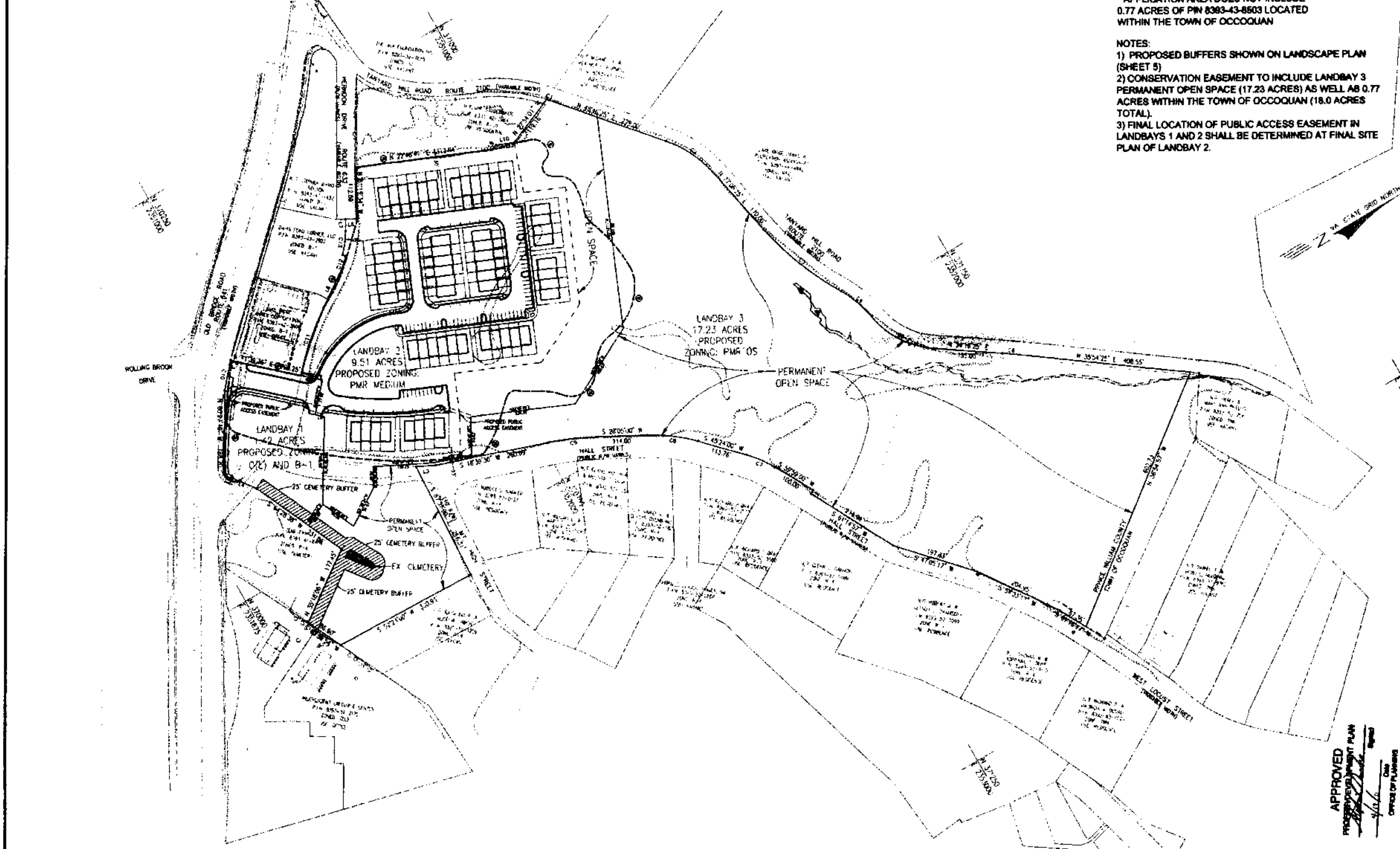
LANDBAY 1 ZONE = O(L) AND B-1 (1.42 ACRES)
LANDBAY 2 ZONE = PMR MEDIUM (9.51 ACRES)
- RESIDENTIAL DENSITY = 57 UNITS / 9.5 ACRES = 6.0

LANDBAY 3 ZONE = PMR OS (17.23 ACRES)

TOTAL APPLICATION AREA = 28.16 ACRES

* APPLICATION AREA DOES NOT INCLUDE 0.77 ACRES OF PIN 8393-43-8503 LOCATED WITHIN THE TOWN OF OCCOQUAN

NOTES:
1) PROPOSED BUFFERS SHOWN ON LANDSCAPE PLAN (SHEET 5)
2) CONSERVATION EASEMENT TO INCLUDE LANDBAY 3 PERMANENT OPEN SPACE (17.23 ACRES) AS WELL AS 0.77 ACRES WITHIN THE TOWN OF OCCOQUAN (18.0 ACRES TOTAL).
3) FINAL LOCATION OF PUBLIC ACCESS EASEMENT IN LANDBAYS 1 AND 2 SHALL BE DETERMINED AT FINAL SITE PLAN OF LANDBAY 2.



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GENERAL DEVELOPMENT PLAN

VANTAGE POINT REZONING

OCCOQUAN MAGISTERAL DISTRICT
PRINCE WILLIAM COUNTY, VA

SCALE: 1"=100' | C.I.: N/A | DATE: OCT. 2010

SHEET 3 OF 6

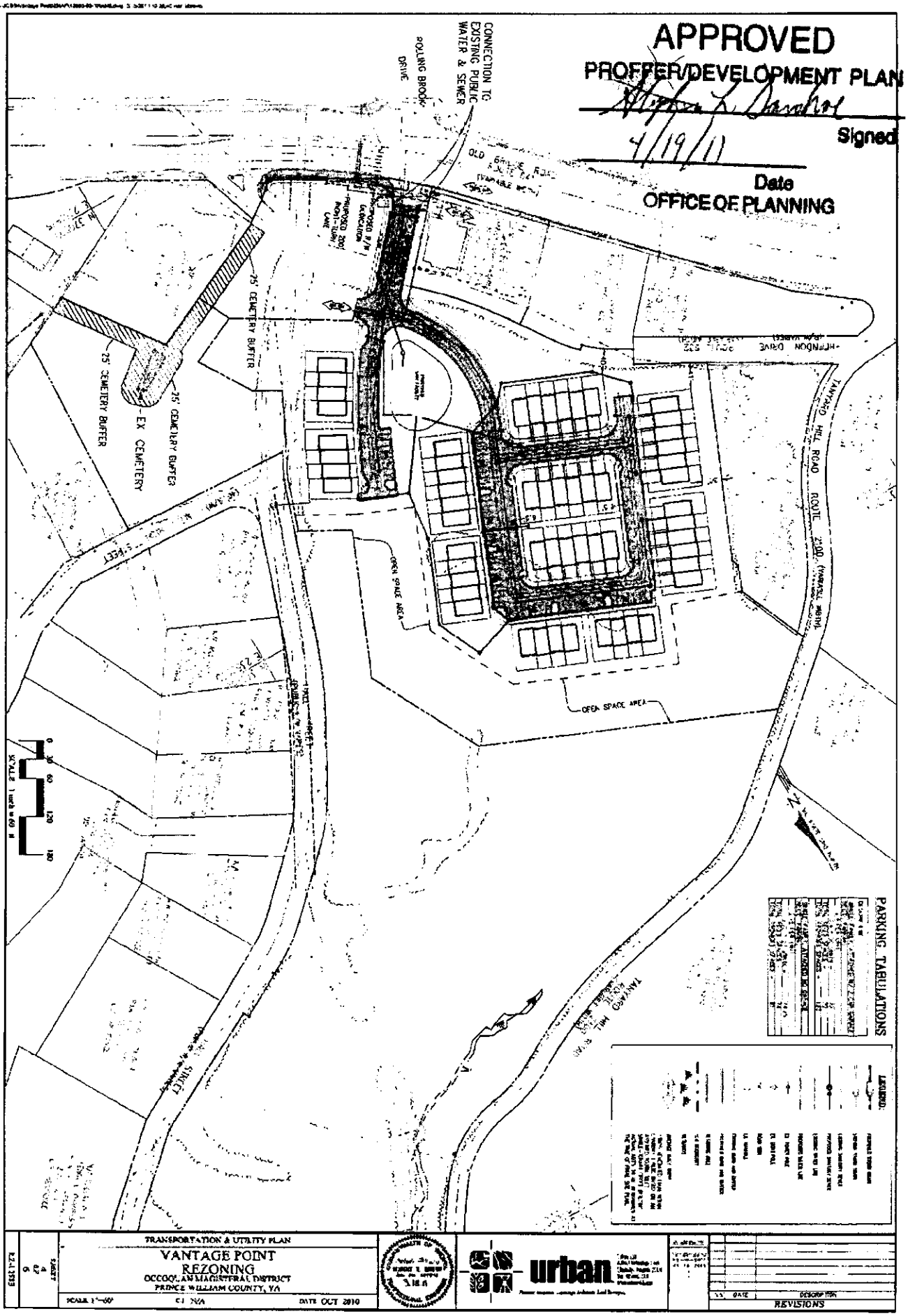
RZ-12583

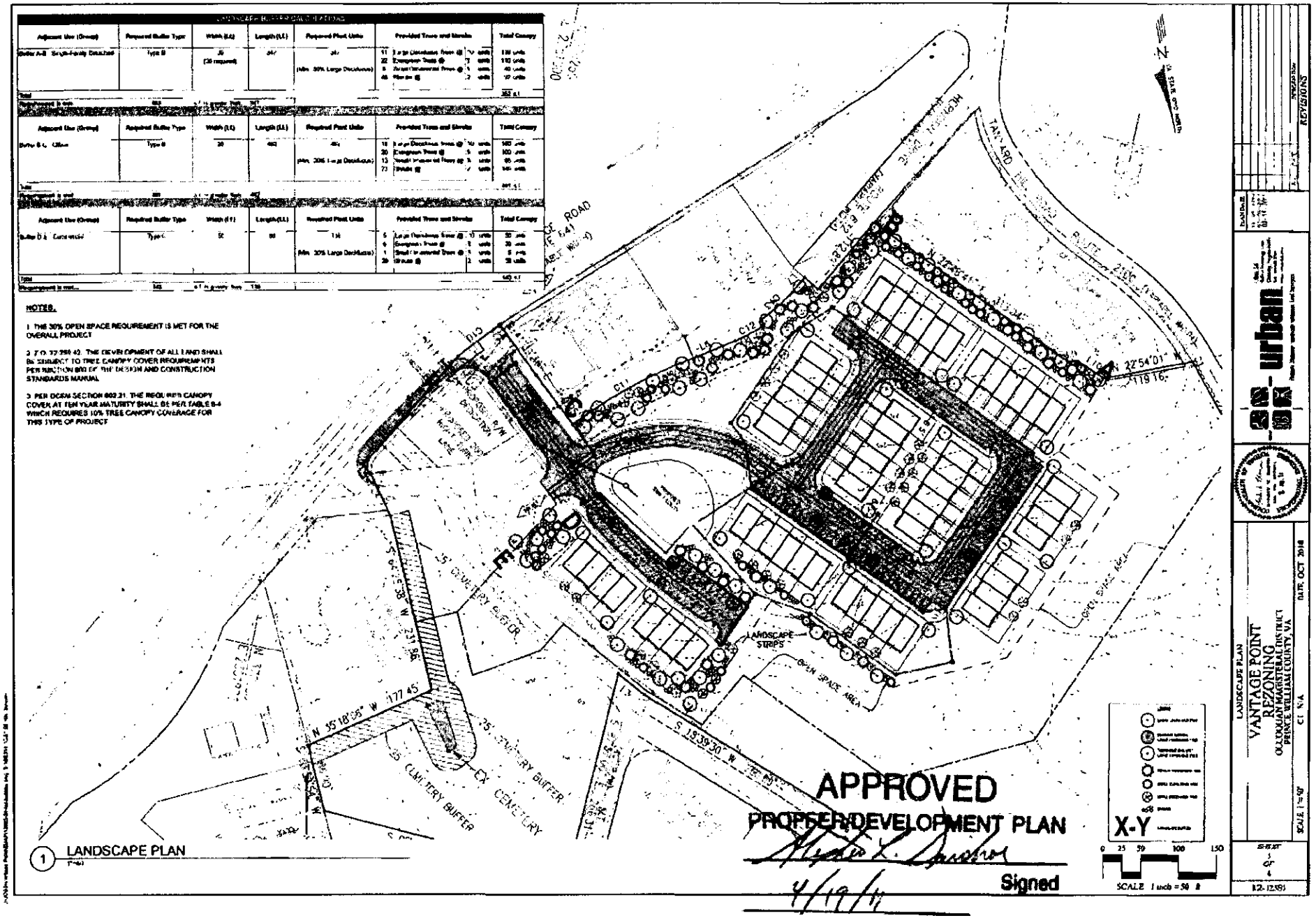
urban
Planners Engineers Landscape Architects Land Surveyors

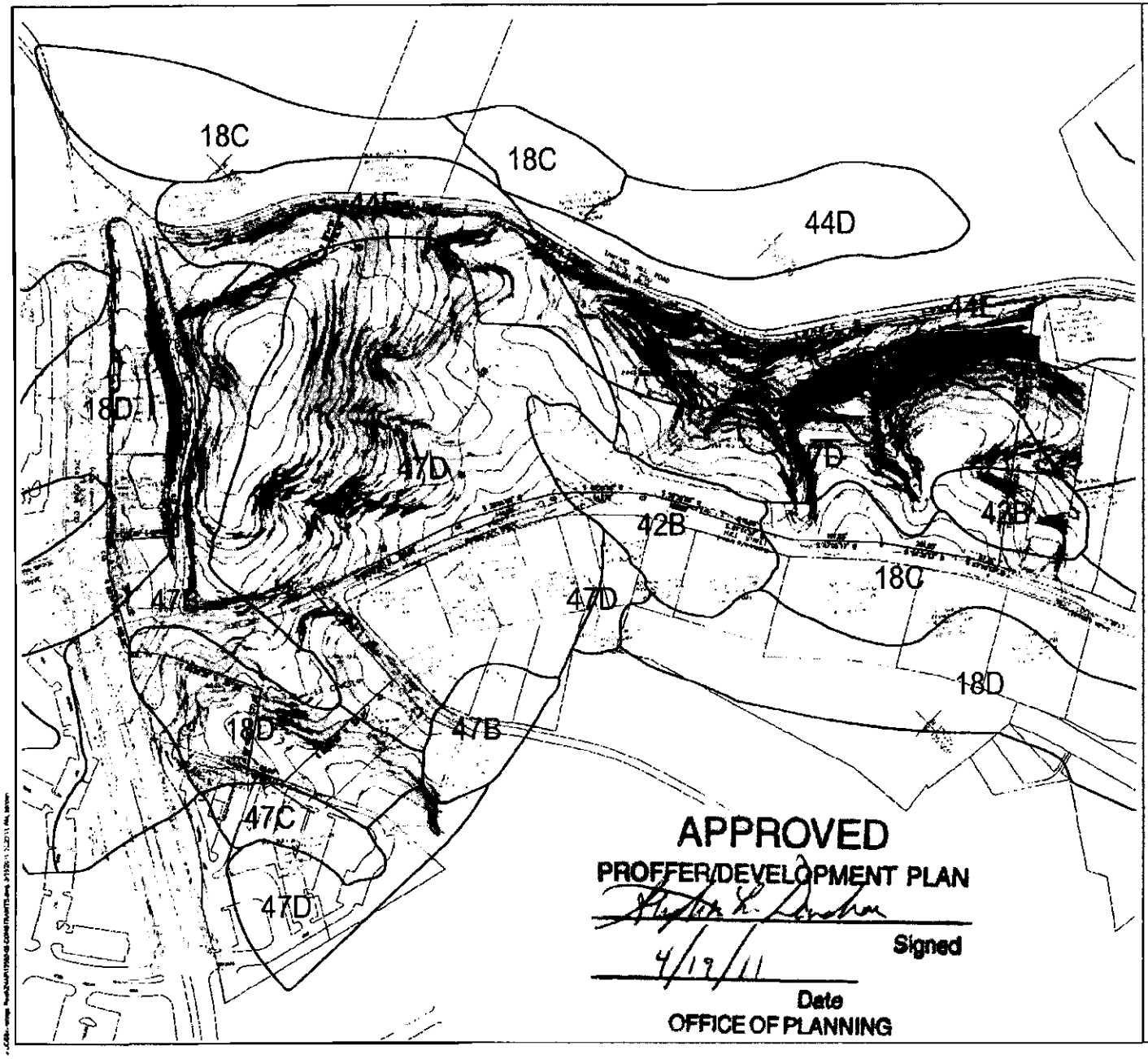
PLAN DATE
10-20-2010
02-09-2011
03-18-2011

NO.	DATE	DESCRIPTION

REVISIONS


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4/19/11
Date
OFFICE OF PLANNING
CONNECTION TO EXISTING PUBLIC WATER & SEWER
ROLLING BROOK DRIVE
OLD BRISTOW ROAD
HITCHCOCK DRIVE
TANYARD HILL ROAD
ROUTE 2590
25' CEMETERY BUFFER
EX CEMETERY
OPEN SPACE AREA
PARKING TABULATIONS
LEGEND
SCALE 1" = 60'
TRANSPORTATION & UTILITY PLAN
VANTAGE POINT
REZONING
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA
DATE OCT 2010
urban
REVISIONS


NOTES:
1. THE 30% OPEN SPACE REQUIREMENT IS MET FOR THE OVERALL PROJECT
2. PER DCSM SECTION 802.31, THE REQUIRED CANOPY COVER AT TEN YEAR MATURITY SHALL BE PER TABLE 8-4 WHICH REQUIRES 10% TREE CANOPY COVERAGE FOR THIS TYPE OF PROJECT
LANDSCAPE PLAN
APPROVED
PROFFER/DEVELOPMENT PLAN
Signed
4/19/11
Date
OFFICE OF PLANNING
VANTAGE POINT REZONING
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA
DATE: OCT 2010
SCALE 1"=50'
SCALE 1 inch = 50 ft
X-Y
REVISIONS



NOTES:

1. THIS SITE IS IDENTIFIED BY THE PRINCE WILLIAM COUNTY OFFICE OF INFORMATION TECHNOLOGY AS OPRN: 8189-43-8997, 8189-42-9697, 8389-47-0195, 8189-42-5818, 8189-43-7887, 8389-41-7084, 8189-43-8899, 8393-37-7210 AND 8389-41-4886.
2. THE SITE IS CURRENTLY ZONED PMR AND B-1. THE PROPOSED ZONING IS PMR.
3. BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM BOUNDARY SURVEY PREPARED BY URBAN, LTD.
4. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM Pictometry.
5. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" PER F.I.R.M. MAP NO. 51153 0217 B DATED DECEMBER 1, 1981.
6. BASED ON THE PRINCE WILLIAM COUNTY CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT MAPS, THE SITE DOES NOT CONTAIN ANY RPA'S.
7. A PERENNIAL FLOW DETERMINATION WAS SUBMITTED TO THE COUNTY ON SEPTEMBER 17, 2010. PLAN # 11-00417/R0004 AND IS PENDING APPROVAL. SAID PERENNIAL FLOW DETERMINATION DETERMINES ONE (1) INTERMITTENT STREAM IS LOCATED ON THE PROPERTY.
8. SOILS DATA SHOWN HEREON IS REFERENCED FROM SOIL SURVEY FROM THE PRINCE WILLIAM COUNTY GEOGRAPHIC MAPPER.
9. THIS PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
10. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
11. THE SUBJECT PROPERTY IS LARGELY TREED PREDOMINATELY WITH MATURE DECIDUOUS TREES WHICH INCLUDE: WHITE OAK, PERSIMMON, BLACK GUM, BIRCH AND SYCAMORE. SCATTERED BUT GROUPED AMONG THESE ARE SOME VIRGINIA/LOBLOLLY PINES WHICH MAKE UP LESS THAN 20% OF THE TREE COVER.
12. PURSUANT TO INFORMATION PREPARED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION AND THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES, THE PROPOSED USES WILL NOT IMPACT ANY NATURAL HERITAGE RESOURCES OR THEY WITHIN ANY AREAS OF SPECIAL CONCERN FOR ENDANGERED OR THREATENED PLANT AND ANIMAL SPECIES.

LEGEND

- 15% TO 25% SLOPES
- GREATER THAN 25% SLOPES
- EXISTING TREE LINE
- SOILS BOUNDARY
- PRELIMINARY LIMITS OF CLEARING/GRADING

SOILS

18C (2.8 % OF SITE) - ELIOPOLIS SANDY LOAM (0% TO 15%)
18D (52.1 % OF SITE) - ELIOPOLIS SANDY LOAM (15% TO 25%)
44E (8.1 % OF SITE) - ELIOPOLIS SANDY LOAM (25% TO 50%)
42B (6.1 % OF SITE) - MARUMSCO-CHILHOWIE COMPLEX (2% TO 7%)
44E (28.9 % OF SITE) - OLIVE BRANCH SANDY LOAM (25% TO 50%)
47B (0.1 % OF SITE) - SUMTER SANDY LOAM (2% TO 7%)
47D (0.9 % OF SITE) - CLIFTON SANDY LOAM (15% TO 25%)

0 50 100 200 300

SCALE - 1 inch = 100 ft

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PROFFER/DEVELOPMENT PLAN

Signed

4/19/11

Date

OFFICE OF PLANNING

REVISIONS

NO.	DATE	DESCRIPTION

urban

ENVIRONMENTAL CONSTRAINTS

VANTAGE POINT
REZONING
OCCOQUAN MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

SCALE 1"=100' | C.I. N/A | DATE: OCT. 2010

SHEET 6 OF 6

R2-12583