



Craig S. Gerhart
County Executive

COUNTY OF PRINCE WILLIAM

OFFICE OF EXECUTIVE MANAGEMENT
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BOARD OF COUNTY SUPERVISORS

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March 9, 2004

TO: Board of County Supervisors

FROM: Stephen K. Griffin, AICP
Director of Planning

THRU: Craig S. Gerhart
County Executive

RE: Rezoning (REZ) #PLN2003-00397, New Bristow Heights
Brentsville Magisterial District

I. Background is as follows:

- A. Request - This is a request to rezone \pm 13.9 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, for a maximum of 51 single-family detached dwellings and an overall density yield of 3.67 units per gross acre. This proposed development is intended as an integrated addition to the previously approved New Bristow Village PMR.
- B. Location - The subject site is located on the south side of Nokesville Road, near the intersection with Vint Hill Road (see maps in Attachment A). The site is identified on County maps as GPIN's 7594-38-8185 and 7594-49-1801.
- C. Comprehensive Plan - The subject site is classified Suburban Residential Low (SRL) in the Comprehensive Plan and is within the Bristoe Station Historical Area. The recommended density for the SRL is 1-4 dwellings per acre. This application was submitted and analyzed pursuant to the 1998 Comprehensive Plan.
- D. Zoning/Acreage - The \pm 13.9-acre site is zoned A-1, Agricultural and HCOD, Highway Corridor Overlay District.
- E. Adjacent Land Uses - The nearby land uses include a church and detached dwellings across Nokesville Road and the New Bristow Village PMR to the south, east and west. (See maps in Attachment A.)

II. Current Situation is as follows:

- A. Planning Commission Recommendation - The Planning Commission recommends approval of Rezoning #PLN2003-00397, New Bristow Heights, subject to the proffers dated October 1, 2003, found in Attachment C. The applicant has since submitted revised proffers dated March 9, 2004, with administrative changes. Planning staff concurs with the amended proffers. See Attachment B for the staff analysis and Attachment C for the proposed proffers.
- B. Public Hearing - A public hearing before the Board of County Supervisors scheduled for January 20, 2004, was deferred by the applicant. A public hearing has been rescheduled and advertised for March 16, 2004.

III. Issues in order of importance are:

- A. Comprehensive Plan
 - 1. Long-Range Land Use - Is the rezoning consistent with the Suburban Residential Low (SRL) classification?
 - 2. Level of Service - How does the proposal address the Policy Guide for Monetary Contributions in place January 1, 2002?
 - 3. Transportation - How does the application address the Thoroughfare Plan and impacts on local roads?
- B. Community Input - Have any issues been raised by members of the community?
- C. Legal Uses of Property - What uses are allowed on the property? How are legal issues resulting from Board action addressed?
- D. Timing - When must the Board of County Supervisors take final action on this application?

IV. **Alternatives** beginning with the staff recommendation are as follows:

A. Approve Rezoning #PLN2003-00397, New Bristow Heights, subject to the proffers dated March 9, 2004, found in Attachment C.

1. Comprehensive Plan

a) Long-Range Land Use - The requested PMR zoning designation is consistent with the Suburban Residential Low classification of the subject site, and the proposed density yield of 3.67 dwellings per acre is within the high end of the recommended 1-4 dwelling per acre range for SRL development. However, in the context of this being an infill parcel of the larger New Bristow Village PMR, which has a density of 2.43 dwellings exclusive of the 127-acre Heritage Park, the overall density for both New Bristow Village and New Bristow Heights would be 2.5 dwellings per acre.

b) Level of Service - The level of service impacts related to this request would be partially mitigated by the proffers dated February 26, 2004, as follows:

Environment (\$75/gross acre)	\$1,042.50
Fire and Rescue	\$29,478.00
Housing	\$12,750.00
Libraries	\$19,125.00
Parks	\$140,556.00
Schools	\$422,637.00
Transportation	\$447,270.00
TOTAL	\$1,072,858.50

These amounts are consistent with the Policy Guide for Monetary Contributions in place January 1, 2002.

c) Transportation - This rezoning would provide for dedication of right-of-way for Nokesville Road. Access for this development would be via the internal streets of New Bristow Village.

2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. No issues were expressed to the Planning Office as of the date of this report, nor were any expressed at the Planning Commission public hearing. However, on February 17, 2004, the Planning Office received a citizen's request to deny this application due to increased traffic congestion in the area.

3. Legal Uses of the Property - The property would be rezoned to PMR, Planned Mixed Residential, allowing a maximum of 51 single-family detached dwellings. Legal issues resulting from Board action are appropriately addressed by the County Attorney's office.
 4. Timing - The Board of County Supervisors has until May 14, 2004, to fulfill the Zoning Ordinance requirement that the case receive final action within one year of receipt by the County. Approval of this application would meet the one-year requirement.
- B. Deny Rezoning #PLN2003-00397, New Bristow Heights.
1. Comprehensive Plan
 - a) Long-Range Land Use - Denial of the proposal would result in the property remaining zoned A-1, Agricultural, and could be developed for residential and agricultural uses. A maximum of one dwelling at a density of one dwelling per 10 acres would be allowed. A-1 zoning would not implement the SRL classification as intended by the Comprehensive Plan.
 - b) Level of Service - Denial would not have any significant impact on existing level of service and, therefore, the policy guide is not applicable.
 - c) Transportation - No immediate impact to the adjoining public roads is associated with a denial.
 2. Community Input - The application has been transmitted to adjacent property owners within 200 feet. No issues have been expressed to the Planning Office as of the date of this report, nor were any expressed at the Planning Commission public hearing. However, on February 17, 2004, the Planning Office received a citizen's request to deny this application due to increased traffic congestion in the area.
 3. Legal Uses of the Property - Those uses allowed in the A-1 zoning district would be permitted. Legal issues resulting from Board action are appropriately addressed by the County Attorney's office.
 4. Timing - The Board of County Supervisors has until May 14, 2004, to fulfill the Zoning Ordinance requirement that the case receive final action within one year of receipt by the County. Denial of this application would meet the one-year requirement.

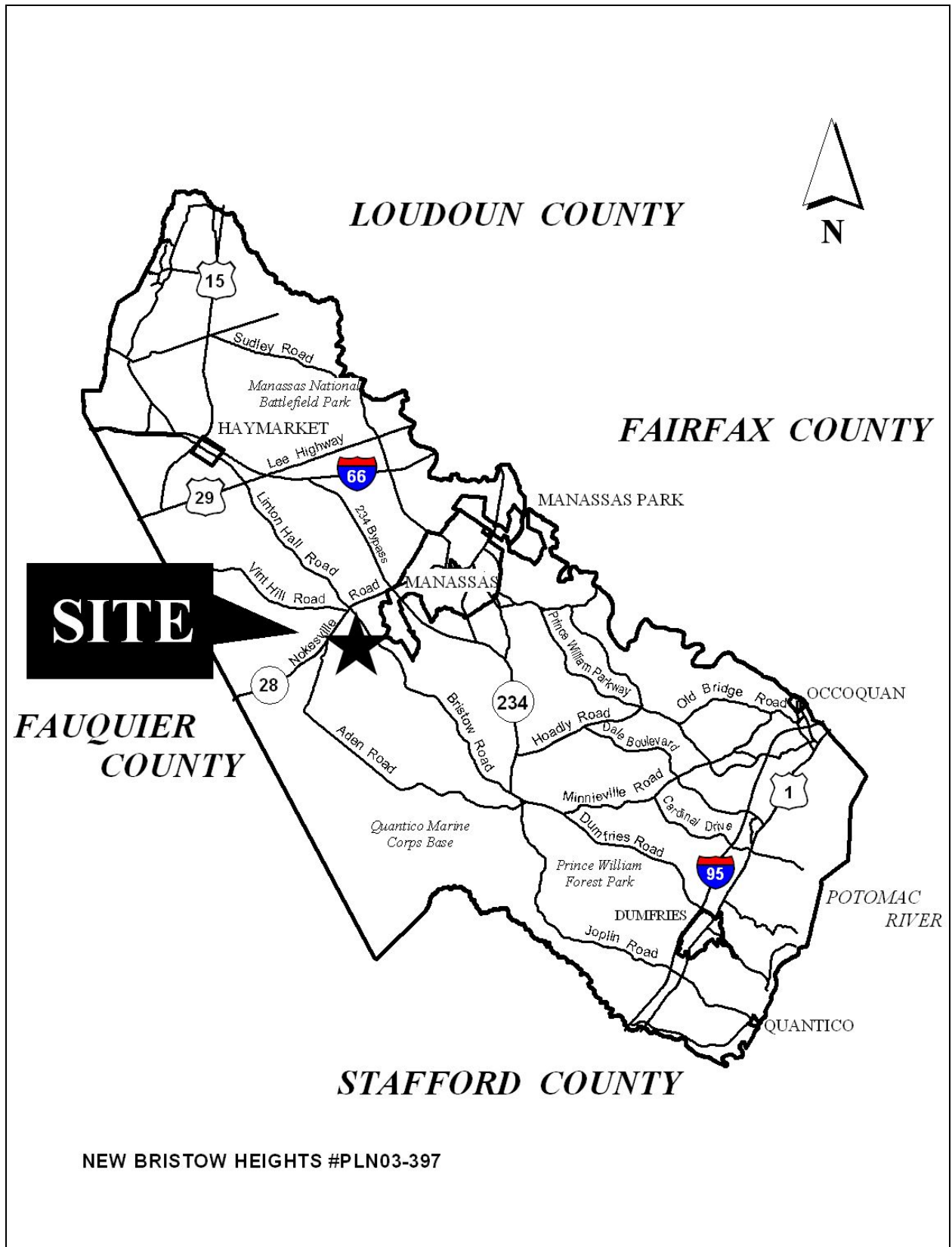
- V. **Recommendation** is that the Board of County Supervisors accept Alternative A and approve the attached Ordinance.

Staff: David B. Grover, X6908

Attachments

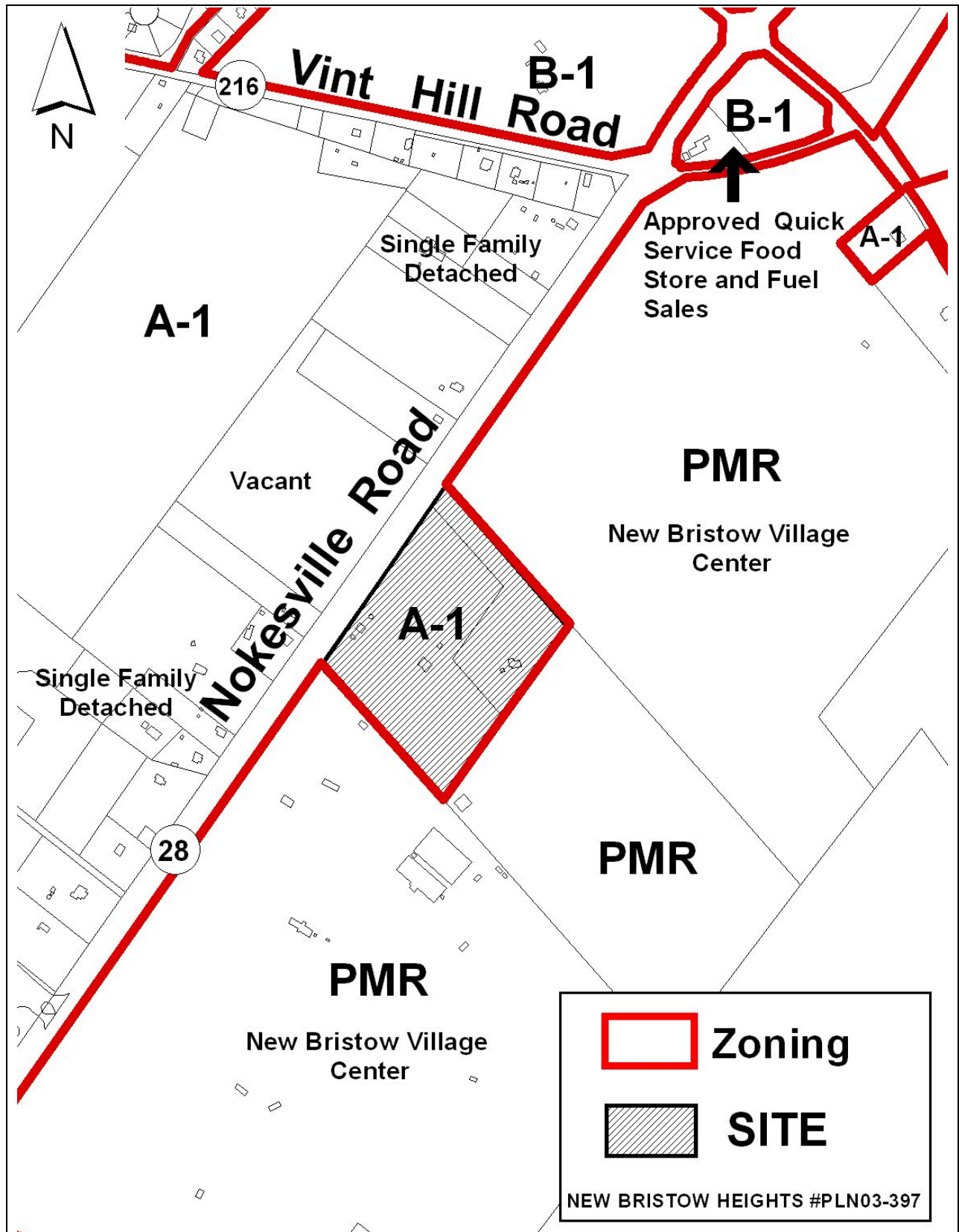
- A. Area Maps
- B. Staff Analysis
- C. Proposed Proffers
- D. Planning Commission Resolution

Attachment A - Maps
VICINITY MAP

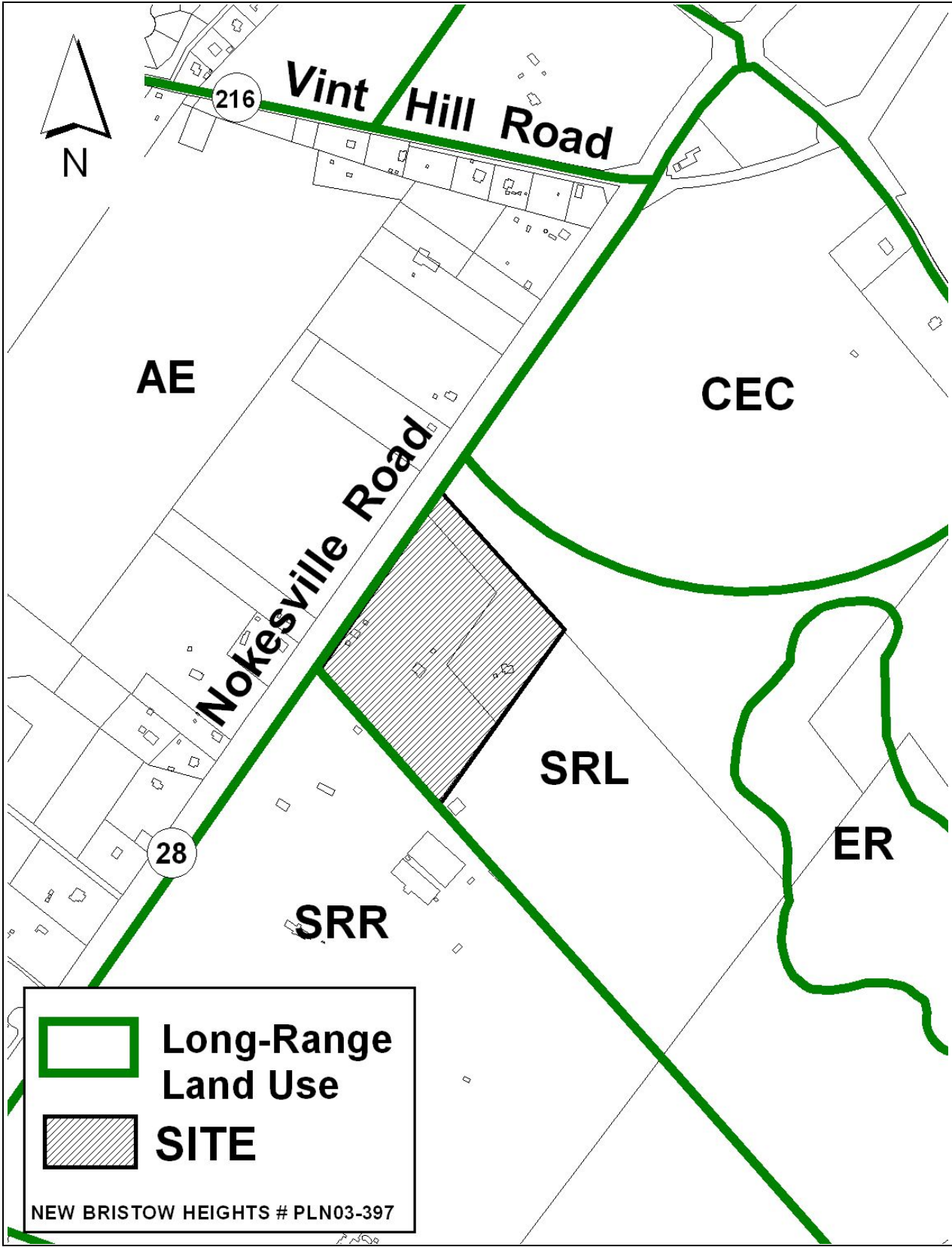


NEW BRISTOW HEIGHTS #PLN03-397

Attachment A - Maps
EXISTING LAND USE AND ZONING MAP



Attachment A - Maps
LONG-RANGE LAND USE MAP



Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

The following is a summary of staff's analysis of the applicant's request to rezone ±13.9 acres from A-1, Agricultural, to PMR, Planned Mixed Residential, to provide a maximum of 51 single-family detached dwellings. This analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Long-Range Land Use	Yes	The proposed PMR district is intended to implement the SRL designation of the site. The applicant is proposing 51 detached dwellings which would result in an overall density yield of 3.67 dwellings per gross acre.
Community Design	Yes	The applicant has proffered a site design integrated into the New Bristow Village PMR and all design elements to be pursuant to the New Bristow Village Design Guidelines.
Cultural Resources	Yes	The applicant has undertaken and submitted the findings of a County records check and a Phase I archeological investigation. No significant cultural resources are located on this site, and no further work was recommended.
Environment	Yes	The site contains no RPA, 100-year floodplain, or areas of steep slopes. There are 1.5 acres of non-tidal wetlands on the site and the applicant has proffered use of enhanced erosion and sediment control adjacent to those portions of the site. The applicant proffered protection of the wetland areas as undisturbed open space. A monetary contribution of \$75 per gross acre is proffered for monitoring water quality.
Fire and Rescue	Yes	Monetary contributions of \$578 per dwelling unit are proffered. This proffer is consistent with the County's Policy Guide for Monetary Contributions in effect January 1, 2002.

Attachment B – Staff Analysis

<u>Plan</u>	<u>Consistency</u>	<u>Reasons</u>
Housing	Yes	A monetary contribution of \$250 per dwelling to the Housing Preservation and Development Fund is proposed. This amount is consistent with the guidelines established by the Office of Housing and Community Development.
Library	Yes	A monetary contribution of \$375 per dwelling unit is proffered. This proffer is consistent with the County's Policy Guide for Monetary Contributions in effect January 1, 2002.
Parks and Open Space	Yes	A monetary contribution of \$2,756 per dwelling is proposed. This proffer is consistent with the County's Policy Guide for Monetary Contributions in effect January 1, 2002.
Potable Water	Yes	The applicant is required to utilize public water, and will be responsible for all costs for on-site and off-site facilities necessary to provide such service.
Schools	Yes	The applicant has proffered a monetary contribution of \$8,287 per dwelling unit. This proffer is consistent with the County's Policy Guide for Monetary Contributions in effect January 1, 2002.
Sewer	Yes	The applicant is required to utilize public sewer, and will be responsible for all costs for on-site and off-site facilities necessary to provide such service.
Transportation	Yes	A monetary contribution of \$8,770 per dwelling is proffered. This amount exceeds the County's Policy Guide for Monetary Contributions in effect January 1, 2002. The applicant has proffered right-of-way dedication along Nokesville Road. Access to the site is from the internal streets of New Bristow Village.

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long-Range Future Land Use Plan Map Designation	Zoning
Northwest	Route 28, detached residential and vacant	AE	A-1
Northeast	Approved mixed residential	SRL/CEC	PMR
Southeast	Approved mixed residential	SRL/ER	PMR
Southwest	Approved mixed residential	SRR	PMR

Long-Range Land Use Plan Analysis

The site is located in the Development Area of Prince William County, as defined and discussed in the Long-Range Land Use Plan. Under this plan, the site is designated Suburban Residential Low (SRL) and is within the Bristoe Station Historical Area. Development in the SRL should occur in a manner consistent with the ability to provide supportive utilities, facilities, transportation and service components to accommodate the impacts of the development.

The Long-Range Land Use Plan contains a number of action strategies that address future land use in general and should be consulted for further clarifications of the issues analyzed herein. The following table summarizes the uses intended within the SRL classification:

Long-Range Land Use Plan Classification	Land Uses Intended
Suburban Residential Low (SRL)	The purpose of the Suburban Residential Low (SRL) classification is to provide for areas within the County for a variety of housing opportunities at a low suburban density. Residential development in the SRL areas shall occur as single-family dwellings, at a density of 1-4 dwellings per acre.

Attachment B – Staff Analysis

The proposed development of the property is summarized in the following table:

Area of Proposed R-10 Zoning	Area of ER	Net Acreage	Proposed Unit Cap	Proposed Density	Density (per Comp. Plan)
13.9 acres	0 acres	13.9	51 units	3.66 du/acre	1-4 du/acre

The subject site is approximately 13.9 acres. The applicant is proposing 51 dwellings, which would result in an overall density of 3.66 dwellings per gross acre. This density is within the upper-range of the 1-4 units per acre range recommended by the Comprehensive Plan. This site is classified SRL on the Long Range Land Use Plan map.

Proposal’s Strengths

- Zoning Consistency - The site is classified SRL. The requested PMR zoning designation is appropriate in this land use classification and is consistent with adjacent land uses.
- Density - The proposed density is 3.67 units per gross acre. This density is in the acceptable range of that recommended for the SRL designation (1-4 dwellings per acre).
- Level of Service - The proposal is consistent with the ability of supportive facilities to accommodate the impacts of the development.

Proposal’s Weaknesses

- Density - The 3.66 unit per acre density yield for the site is at the high end of the range allowed in the SRL classification. The larger New Bristow Village PMR was approved with an overall density yield of 1.99 units per acre, reserving the 127-acre core historic area as open space.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

The Community Design Plan recommends that site, architectural, signage, and landscape designs are of a high-quality and are compatible with the overall design character of the proposed development and any adjacent development; to provide a quality visual environment throughout Prince William County for residents, businesses, and visitors. This compatibility is to be addressed in generalized development plans submitted by applicants for rezoning, special use permit and public facilities reviews. Good community design is also an objective for public and private spaces, corridors, roadways, “gateways,” and other built and natural features.

Proposal's Strengths

- Site Design - The applicant has proffered a site design integrated into the New Bristow Village PMR.
- Design Guidelines - The applicant has proffered that this development will be developed pursuant to the Design Guidelines for New Bristow Village.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

The term “cultural resources” refers to the important architectural and/or archaeological features that may be on a site, either from the period of recorded history (historic period) or prior to that time (prehistoric period). The Cultural Resources Plan recommends that professional architectural historians and/or professional archaeologists study properties containing cultural resources or are highly suspected of containing such resources. These professionals conduct Phase I, Phase II, and Phase III levels of research/investigation, depending on the significance of the architectural or archaeological features, and provide recommendations on how important resources should be managed.

Phase I studies are generally required at submission of rezoning and special use permit applications for significant prehistoric/historic sites and cemeteries and for sites within historic resource management overlays. Phase II and III studies may also be required. Records research is required of all applicants for rezoning, special use permit, Comprehensive Plan amendment, and public facilities review applications.

The subject property is within the Bristoe Station Historical Area as defined in the Comprehensive Plan. The site appears on Eugene Scheel’s Historic Prince William Map and the High Sensitivity Areas - Prehistoric Sites Map. The applicant had a Phase I archeological investigation performed of the site. That investigation recommended no further work is needed on this site. However, in consideration of the proximity of the site to the New Bristow Village PMR that was approved in 2002 and designed with a high degree of sensitivity to the cultural resources on that site, the applicant has proffered a design very closely integrated into the New Bristow Village PMR and subject to the same Design Guidelines for New Bristow Village.

Proposal's Strengths

- Phase I Archeological Investigation - The applicant has performed a Phase I archeological investigation that found no significant cultural resources on the property.
- Monitoring of Development Activities - The applicant has proffered to have a professional archeologist on-site during all land disturbing activities.
- Bristoe Station Historical Area - The design is consistent with the action strategies of the Cultural Resources Plan as pertains to this site.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

The Environment Plan recommends preservation of steep slopes, woodlands, important natural habitats, wetlands, and existing vegetation adjacent to streams. Many of these valuable resources are identified as “environment resource” areas on the long-range land use map and are removed from consideration for development or density credit. This plan encourages tree-save measures, replacing trees lost to development, and maintaining and improving air quality. The guidelines of the Environment Plan are intended to supplement those reflected in the County’s Chesapeake Bay regulations. In addition, the Environment Plan seeks open space preservation, minimization of storm water runoff and impermeable site features, landscape preservation, and other important environmental protections.

This site is located in Subwatershed #274, which drains into Broad Run. None of the site is mapped as ER. Approximately 4% (0.50 acres) of the site is mapped as containing slopes of 15 to 25%; there are no slopes in excess of 25%. There are some soils mapped on this site that may present some engineering challenges and a geotechnical study will be required at site plan review.

Proposal's Strengths

- Tree Preservation - The applicant has proffered a tree preservation plan.
- Landscape Strip - The applicant has proffered to leave tree cover along Route 28 undisturbed to the greatest extent possible.

Attachment B – Staff Analysis

- Specimen Trees - The applicant has proffered protection of specimen trees in conjunction with County Arborist review.
- Wetlands - The applicant has proffered a MZP which avoids intrusion into the wetlands on the site. These areas will be maintained as undisturbed open space.
- Erosion and Sedimentation Controls - The applicant has proffered use of enhanced erosion and sedimentation controls in areas adjacent to wetlands areas.
- Homeowners Association (HOA) - The applicant has proffered that the development will be subject to the New Bristow Village HOA, which is responsible for maintenance of common areas, conservation area, open space and buffers.
- Water Quality Monitoring - The applicant has proffered a monetary contribution of \$75 per acre for water quality monitoring.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

The Fire and Rescue Plan establishes level of service (LOS) standards for fire and rescue services Countywide. This LOS is based on travel (response) time and workload capacity. The Fire and Rescue Plan encourages maintaining an acceptable LOS for emergency response vehicles. These standards are not to be considered as actual requirements to be met by all proposals, or the County, on all occasions. These standards represent desired level of service and should not be interpreted as being one hundred percent attainable with every particular incident. This plan also recommends that proposed developments offset impacts on fire and rescue workloads by providing one or more of the following: fire suppression systems (sprinklers); land for future fire stations; road connections to improve emergency vehicle travel time; and/or monetary contributions for the construction and/or maintenance of existing fire stations.

The site is closest to Station #5, Nokesville Fire and Rescue. It is estimated that the response time is less than the recommended 4.5-minute maximum response time. With the 51 units proposed, it is estimated that this development will generate additional fire and rescue emergency responses. The resultant capital cost expenditure needed to meet LOS for Fire and Rescue is \$29,478 (\$578 x 51 dwellings). The applicant has proffered this amount.

Proposal’s Strengths

- Level of Service - A monetary contribution per dwelling for fire and rescue services has been proffered by the applicant, to be paid at the time a building permit is issued for each dwelling. This amount is consistent with the Policy Guide for Monetary Contributions in place January 1, 2002.
- Fire Suppression - The applicant has proffered fire-rated walls or sprinkler systems for units on lots where side yards are less than 10 feet wide.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Housing Plan Analysis

The Housing Plan recognizes the need for clean, safe, attractive neighborhoods and a variety of housing types to meet the needs of all County residents, particularly housing to attract new economic development. This plan encourages provision of affordable housing units or the support of the housing trust fund by rezoning applicants. A monetary contribution of \$12,750 (\$250 x 51 dwellings) is proffered by the applicant toward the Housing Preservation and Development Fund.

Proposal’s Strengths

- Housing Preservation and Development Fund - A \$250 per dwelling monetary contribution is proffered by the applicant toward the Housing Preservation and Development Fund. This is consistent with the recommendations of the Office of Housing and Community Development.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Housing Plan.

Library Plan Analysis

The Library Plan establishes level of service (LOS) standards for library service Countywide, based on per capita library space and reference volumes. The Library Plan recommends that proposed developments offset library services by providing land for future libraries and/or monetary contributions for construction of libraries.

The libraries nearest the proposed project are the Bull Run Regional Library located at 8051 Ashton Avenue and the Nokesville Neighborhood Library located at 12993 Fitzwater Drive, Nokesville. There are no plans to build a new full-service library in this service area. It is estimated that the proposed development will generate a need for additional library space and volumes of books and periodicals. The resultant capital cost expenditure needed to meet LOS for libraries is approximately \$19,125 (\$375 x 51 dwellings). The applicant has proffered this amount.

Proposal's Strengths

- Level of Service - The applicant has proffered \$375 per dwelling to meet the library needs that will be generated by the development, to be paid at the time a building permit is issued for each unit. This amount is consistent with the Policy Guide for Monetary Contributions in place January 1, 2002.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Library Plan.

Parks and Open Space Plan Analysis

The Parks and Open Space Plan establishes level of service (LOS) standards for parks and recreation facilities Countywide, based on per capita acreage by park type, distance to parks and facilities and other factors. The Parks and Open Space Plan recommends that proposed developments offset impacts on park services by providing one or more of the following: on-site recreation facilities, land for parks, and/or monetary contributions for off-site recreation facilities.

Attachment B – Staff Analysis

The proposed residential development is near the following area parks:

Park Type	Park Name
Neighborhood	none
Community	Nokesville Park, Valley View Park (under construction), Lehigh-Portland Park (undeveloped)
Regional	Ben Lomond Regional Park/ Splashdown Water Park
Special Use	Prince William Golf Course and Brentsville Historic Recreation Area
Greenway	None

The Park Authority has estimated that the proposed development generates a need for approximately 4.01 acres of additional public parkland. The resultant capital cost expenditure needed to meet LOS for parks is approximately \$140,556 (\$2,756 x 51 dwellings). The applicant has proffered this amount. As an expansion of the New Bristow Village PMR, residents of this development will have access to the amenities proffered as part of that development, including the 127-acre site of the Bristoe Station Battle proffered to be dedicated to the Civil War Preservation Trust.

Proposal's Strengths

- Level of Service - The applicant has proffered \$2,756 per detached dwelling to meet the parks and recreation needs that will be generated by the development, to be paid at the time a building permit is issued for each unit. This amount is consistent with the Policy Guide for Monetary Contributions in place January 1, 2002.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Parks and Open Space Plan.

Potable Water Plan Analysis

The Potable Water Plan recommends that all development in Prince William County be connected to public water service and that developers incur all financial responsibilities for making such connections.

The site is designated Suburban Residential Low (SRL), and the applicant is proposing public water. The Service Authority has indicated that public water is available to the site, but requires construction of off-site facilities.

Proposal’s Strengths

- Potable Water - The site will be developed with public water, with the applicant responsible for all associated costs.

Proposal’s Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Schools Plan Analysis

The Schools Plan establishes level of service (LOS) standards for schools Countywide, based on available or project program capabilities. The Schools Plan recommends that proposed developments offset impacts on County schools by providing land for future schools and/or monetary contributions for construction of schools.

The proposed residential development is near the following schools:

- Nokesville Elementary School
- Marsteller Middle School
- Brentsville High School

School officials have determined that the proposed development will generate approximately 31 students as follows:

Elementary school, grades K through 5	14
Middle school, grades 6 through 8	7
High school, grades 9 through 12	<u>10</u>
	31

The resultant capital cost expenditure needed to meet LOS for schools is \$422,637 (\$8,287 x 51 dwellings). The applicant has proffered this amount.

Proposal’s Strengths

- Level of Service - The applicant has proffered a monetary contribution to meet the school needs that will be generated by the development, to be paid at the time a building permit is issued for each dwelling unit. This amount is consistent with the Policy Guide for Monetary Contributions in place January 1, 2002.

Proposal's Weaknesses

None identified.

On balance, this application is found to be consistent with the relevant components of the Schools Plan.

Sewer Plan Analysis

The Sewer Plan states that all development in the Development Area is to be connected to public sewer service. In addition, developers shall incur all financial responsibilities for making such connections.

The site is designated Suburban Residential Low (SRL) and the applicant intends to develop the property with public sewer connections. The Service Authority has indicated that public sewer is available to the site, but requires off-site easements and construction of off-site facilities.

Proposal's Strengths

- **Public Sewer** - The site will be developed with public sewer, with the applicant responsible for all associated costs.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sewer Plan.

Transportation Plan Analysis

The Transportation Plan establishes level of service (LOS) standards for roads Countywide, based on volume-to-capacity ratios (LOS-A to LOS-F). The Transportation Plan recommends that proposed developments offset impacts on transportation systems by one or more of the following measures: maintain an acceptable capacity of the adjacent and nearby road network to manage projected traffic (LOS-D or better) through providing needed right(s)-of-way or construction of roadways and/or provide monetary contributions for off-site transportation improvements.

The site has frontage along Nokesville Road, but will only be accessed through the internal streets of the New Bristow Village PMR, of which this development will become a part. The applicant has proffered right-of-way dedication for future improvements to Nokesville Road. The applicant has addressed level of service impacts by proffering a monetary contribution of \$447,270 (\$8,770 x 51 dwellings).

Proposal's Strengths

- Level of Service - The applicant has proffered a monetary contribution to address the transportation needs that will be generated by the development, to be paid at the time of final site plan approval. This amount exceeds the Policy Guide for Monetary Contributions in place January 1, 2002.
- Right-of-way Reservation and Construction Easements - The applicant has proffered reservation of right-of-way and construction easements for Nokesville Road.
- Interparcel Connection - The applicant has included interparcel connections to the new Bristow Village PMR.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal that are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- Safety and Security Measures - The Police Department has recommended safety and security measures that should be incorporated into the design of the site (refer to memorandum in case file).
- Geotechnical Study - Soils mapped on this site are considered poorly suited for building development; the applicant will be required to submit a geotechnical study during site plan review.
- Minimum Design Criteria - The following minimum design criteria were noted by staff and other agencies that have reviewed the proposal. The development proposal will be reviewed for compliance with all minimum standards at the time that the applicant submits detailed site development information prior to the issuance of construction permits. The listing of these issues is provided to ensure that these concerns are a part of the development record. Such issues, however, are more appropriately addressed during the site plan review:

Attachment B – Staff Analysis

- Back-Flow Prevention Device - A County-approved, adequately sized and appropriately designed cross-connection control back-flow prevention device shall be installed on the customer side of the water meter and before any point of use plumbing fixture to prevent contamination of the public water supply system in compliance with county code.

- Street Lighting - The applicant shall provide downward facing street lighting at the principal access point to the site and along internal streets, if deemed necessary by the Department of Public Works, Transportation Division, at the time of final site plan review.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant chapters of the 1998 Comprehensive Plan in this report. Individual comments are in the case file in the Office of Planning.

- Police
- Public Works, Transportation
- VDOT
- Public Works, Environmental Services
- Park Authority
- Public Schools
- Library
- Prince William Service Authority
- Historical Commission
- Fire and Rescue
- Urban Design

Attachment C
Proffer Statement dated March 9, 2004

PROFFER STATEMENT

REZONING: REZ # PLN2003-00397 A-1 to PMR

PROPERTY: 13.9 acres; Geographic Parcel Identification Numbers (G.P.I.N.)
7594-49-1801 and 7594-38 -8185, Brentsville Magisterial District,
Prince William County, Virginia ("the Property")

RECORD OWNERS: Frank M. & Donna Winslow
AWOW

APPLICANT: Centex Homes, a Nevada General Partnership (Contract Purchaser)

PROJECT NAME: New Bristow Heights

ORIGINAL DATE
OF PROFFERS: May 14, 2003

REVISION DATA: September 26, 2003
October 1, 2003
November 17, 2003
February 26, 2004
March 9, 2004

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in strict conformance with the following conditions, which shall supersede all other proffers that may have been made prior hereto. In the event the above referenced rezoning is not granted as applied for by the applicant ("Applicant"), these proffers shall be deemed withdrawn and shall be 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. The improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to or including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest. When used in these proffers, the "Master Zoning Plan" shall refer to the plan entitled "Master Zoning Plan, New Bristow Heights" prepared by Bowman Consulting Group, Ltd., dated May 14, 2003 (the "MZP"), as revised on September 26, 2003, the Illustrative Development Plan shall refer to the Illustrative Development Plan (the Illustrative Plan") included within the MZP, prepared by Bowman Consulting Group, Ltd., as revised on September 26, 2003, and "Attachment 1, The Wetland Delineation Sketch," prepared by Wetland Studies and Solutions, Inc., dated May 6, 2003, included within the MZP.

Attachment C
Proffer Statement dated March 9, 2004

LAND USE:

1.1. Residential development on the Property shall not exceed a maximum of 51 single family detached dwelling units in the locations generally depicted on the MZP and Illustrative Plan.

1.2. The layout of lots shall be substantially in accordance with the Illustrative Plan, but shall be subject to reasonable adjustments at final engineering and subdivision.

2. CONDITIONS PRECEDENT TO THE ISSUANCE OF PERMITS AND PLAN APPROVALS:

2.1. The Property shall be developed as one single and unified development in accordance with New Bristow Village, subject to the Proffer Statement herein and the Design Guidelines for New Bristow Village, Rezoning Case PLN2001-00157, as approved on March 19, 2002 by the Board, and as further approved by the Office of Planning on April 19, 2002, set forth as Attachment 1 hereto and incorporated herein by reference.

3. ARCHITECTURE AND LANDSCAPING:

3.1. The Property shall be developed in substantial conformance with the aforementioned Design Guidelines for New Bristow Village, set forth as Attachment 1 hereto and incorporated herein by reference as the "Design Guidelines." The County may condition approval of plans and permits on compliance with the applicable Design Guidelines. All development on the Property shall comply with the aforesaid Guidelines, the terms of any waivers that are approved as part of this rezoning, and the applicable standards and requirements set forth in the Prince William County Design and Construction Standards Manual (DCSM), or as may be approved by the Department of Planning and the Department of Public Works.

3.2. The development shall be subject to the Architectural Review Board, to be created as required by the Proffer Statement for New Bristow Village, which shall have the responsibility of assuring compliance with the Design Guidelines, in addition to provisions for the review and approval of development that may be set forth within the Design Guidelines for New Bristow Village.

3.3. In the event that side yards in the housing unit types as described in the Design Guidelines are reduced below 10 feet in width, then each lot so reduced shall comply with the intent of the NFPA 80A standards, by using either a fire rated wall or sprinkler system, where appropriate.

3.4. Garages constructed for residential uses within the development shall remain for parking of vehicles only, and may not be converted into living space. The Applicant shall record a prohibition against garage conversions in the covenants and restrictions for each residential lot.

Attachment C
Proffer Statement dated March 9, 2004

4. FIRE & RESCUE:

4.1. The Applicant shall contribute to the Board the sum of \$578.00 per residential single-family dwelling unit for fire and rescue purposes, payable upon the issuance of a building permit for each such unit.

5. SCHOOLS:

5.1. The Applicant shall contribute to the Board the sum of \$8,287.00 per residential single-family dwelling unit for school purposes, payable upon the issuance of a building permit for each such unit.

6. PARKS & OPEN SPACE:

6.1. The Applicant shall contribute to the Board the sum of \$2,756.00 per residential single-family detached unit for recreational purposes, payable upon the issuance of a building permit for each such unit.

7. LIBRARIES:

7.1. The Applicant shall contribute to the Board the sum of \$375.00 per residential single-family detached unit for library purposes, payable upon the issuance of a building permit for each such unit.

8. CREATION OF HOMEOWNERS' ASSOCIATION:

8.1. The development shall be made subject to the New Bristow Village homeowners' or property owners' association (hereinafter "HOA") that shall be created and shall be responsible for the maintenance and repair of all common areas, including any conservation areas which may be established in accordance herewith not dedicated to the County or others, for each area subject to their jurisdiction, together with such other responsibilities, duties, and powers as are customary for such associations or as may be required for such HOA herein.

8.2. In addition to such other duties and responsibilities as may be assigned, the HOA shall have title to and responsibility for (i) all common open space areas not otherwise dedicated to public use, and (ii) common buffer areas located outside of residential lots. It shall also have (iii) responsibility for the perpetual maintenance of any street, perimeter, or road buffers, all of which buffers shall be located within easements to be granted to the HOA if platted within residential or other lots.

9. WATER & SEWER:

9.1. The Applicant shall be responsible for constructing all facilities to connect the Property to public water and sewer. Sewage connections shall be through sewer lines within New Bristow Village.

Attachment C
Proffer Statement dated March 9, 2004

9.2. The Applicant shall contribute its pro-rata share of the cost for the design and construction of any required off-site pumping station, to be developed in conformance with the design parameters of the Prince William County Service Authority and the Authority's Master Utility Adjustment Policy in effect at the time of such construction.

10. ENVIRONMENT:

10.1. The Applicant shall contribute to the Board the sum of \$75.00 per gross acre for water quality monitoring purposes, such sum to be paid prior to final site or subdivision plan approval.

10.2. The Applicant agrees to provide an erosion and sediment control system consisting of a super silt fence or equivalent as required by the Design and Construction Standards Manual or the Soil Erosion and Sedimentation Control Ordinance to protect the wetlands designated to remain as shown on the MZP, during any land disturbing activity.

10.3. Existing vegetation shall remain undisturbed, and no clearing or grading shall occur within areas that may be determined to be within the RPA, except for the construction of road crossings, trails, sanitary sewer, or other utilities. Maintenance of the existing vegetation in areas to be retained for conservation or environmental purposes shall allow for the removal of dead or dying trees or other noxious vegetation in accordance with accepted horticultural practices.

10.4. Plantings within perimeter buffer areas shall be only of native and indigenous species appropriate to the location and climate of the area, and may include supplemental landscaping, as set forth in the Design Guidelines.

10.5. The Applicant shall preserve specimen trees where possible, provided that the Applicant shall be permitted to accomplish minimum clearing and grading as necessary to accommodate the construction and maintenance of improvements to lots, streets, utilities, stormwater management, and similar infrastructure as shown on the Illustrative Plan, and shall conduct a courtesy review with the County Arborist in order to identify the location of these trees prior to the commencement of any grading activities on the site. Preservation shall not be deemed to include the construction of retaining walls or the loss of lots or buildings to achieve preservation.

10.6. Existing tree cover shown on the Illustrative Plan adjacent to Nokesville Road (Route 28) shall remain undisturbed to the greatest extent possible, except where necessary to provide for utility crossings and to permit necessary grading and access.

Attachment C
Proffer Statement dated March 9, 2004

- 10.7. Prior to any land disturbing activities on the site that are adjacent to the limits of clearing and grading for specimen trees, undisturbed open space or undisturbed buffers, the Applicant shall prepare a tree preservation plan subject to the review and approval of the County Arborist, if deemed necessary by the Arborist. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter, measured 4 ½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading shown on a plan. The preparation of a tree preservation plan, fencing and pre-construction measures shall comply with the tree preservation section of the Design Guidelines.
- 10.8. Concurrent with site plan approval, for mitigation of disturbance of wetlands in the northeastern portion of the development, the Applicant shall grant a deed of conservation easement to the Prince William Board of County Supervisors of approximately 1.5 acres, as shown on the MZP, provided, however, that adequate drainage and sewer improvements may be located within said easement.

11. CULTURAL RESOURCES INVESTIGATION AND PRESERVATION

- 11.1. During grading activities, the Applicant shall provide an on-site archeologist acceptable to the Director of Planning who will inspect areas of high and moderate potential in each section of the property as the topsoil is removed to identify any historically significant structures or graves (“features”) that might be uncovered. A member or designated representative of the Historical Commission shall be offered the opportunity to accompany the aforesaid on-site archeologist.

- 11.1.1. In addition, prior to the commencement of any land disturbing activities on the Property, the Applicant shall notify the County of the initiation of such activities and shall reasonably co-operate with recognized Civil War preservation or study organizations as may be approved by the Director of Planning in consultation with the Applicant, to permit the conduct of other and further investigation of those portions of the Property to be developed, for the purpose of determining if there are previously undetected Civil War-era burials on the Property.

Attachment C
Proffer Statement dated March 9, 2004

- 11.1.2. Such additional studies shall be performed at no cost to the Applicant. Access to the Property prior to the time that the Applicant takes title thereto shall be subject to the consent of the property owners, and the Applicant shall use its best efforts to obtain such permission. In any event the Applicant shall provide access to the property for the purposes of this section for thirty days following its acquisition of the Property, prior to any land disturbing activity of any portion of the Property, and shall coordinate with approved parties sufficiently in advance of such access. Any party authorized to perform such studies shall provide the Applicant an opportunity to have a representative present during site investigation or any re-interment activities as authorized below. The conduct of such studies shall not be a precondition to site or grading plan approval.
- 11.2. Any graves or remains discovered during any investigation required by paragraph 11.1 hereof shall be addressed in accordance with applicable Virginia law and County guidelines. The Applicant shall co-operate with and assist the Sons of Confederate Veterans, or such other group or groups as may be approved by the Director of Planning in consultation with the Applicant, in the re-interment of such graves or remains, if any are found, from any portion of the Property on which they may be discovered to an appropriate location within the Heritage Park as may be approved by the Civil War Preservation Trust and the Director of Planning, and shall reimburse reasonable costs associated with such re-interments.
- 11.3. Any significant or unusual artifacts found on the Property shall be collected and offered first to Prince William County for commemorative display. If the County declines such artifacts, they will next be offered to Brentsville Historic Trust. If the Brentsville Historic Trust declines such artifacts, they will then be donated to the Homeowners' Association created pursuant to these proffers. In the event that none of the above-referenced entities accepts such artifacts, they will be donated to an appropriate museum or historic preservation entity, in consultation with the Historical Commission and the Civil War Preservation Trust. If any historically relevant structures are located, an appropriate marker will be placed at or near the location with the inscription developed in consultation with the Historical Commission.
- 11.4. Any archeological features discovered will be evaluated in accordance with VDHR guidelines and in the event a National Register eligible site is discovered, the Applicant will work with VDHR to mitigate any adverse effects that may result from the proposed development.

Attachment C
Proffer Statement dated March 9, 2004

12. HOUSING:

- 12.1. The Applicant shall contribute to the County's Housing Trust Fund a sum of \$250.00 per residential unit to be constructed on the Property. Payment of such contribution shall be made prior to the issuance of building permits for each such unit.

13. TRANSPORTATION:

- 13.1. Interparcel access shall be provided to those parcels owned by others bearing GPINs 7594-37-4018, and 7594-59-3420, in the areas shown on the Illustrative Plan.
- 13.2. Subject to the further provisions hereof, the Applicant shall contribute to the Board the sum of \$8,770.00 for each of the 51 single-family residential units authorized, for general transportation purposes. The Applicant shall make payment of said contribution to the Board for transportation purposes as determined by the Board. Said contribution shall be paid prior to, and as a condition of, final plan approval for the first residential site or subdivision plan for the development of the Property. The said contribution shall be applied to capital projects in the areas of the subject rezoning (#PLN2003-00397, New Bristow Heights) that are identified in the CIP, Six-Year Road Plan, or other capital improvements plan adopted by the Board. The Board may also budget and appropriate these contributions or portion thereof to other specific capital projects.
- 13.3. The Applicant shall reserve right-of-way sufficient for temporary construction easements as shown on the Illustrative Plan. The applicant may plant landscape buffers within the reservation areas set forth herein, in order to screen the project from Nokesville Road.
- 13.4. In the event that the Virginia Department of Transportation ("VDOT") requires such right-of-way for permanent road improvements, then prior to approval of the first subdivision plan for the project, the Applicant shall dedicate, at no cost to Prince William County, up to 55 feet in width from the centerline of Route 28 along the frontage of the subject Property, in the general location as shown on the Illustrative Plan. Said dedication shall be made at the request of Prince William County provided that, in the event the dedication is requested prior to the processing of a subdivision plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication.

Attachment C
Proffer Statement dated March 9, 2004

14. WAIVERS AND MODIFICATIONS:

- 14.1. The following waivers and modifications to the requirements of the Zoning Ordinance or the Prince William County Design and Construction Standards Manual shall be deemed granted and approved as provided by the Zoning Ordinance.
- 14.1.1. Pursuant to Proffer 10.3, the buffer width requirements as required by Section 280.14 of the Zoning Ordinance, and the planting standard for the buffer area required along Nokesville Road shall be modified and constructed in accordance with the Design Guidelines for New Bristow Village, as set forth in the “Landscaping and Amenities” section, pages 28 to 32, in order to achieve a transition to a rural landscape theme.
- 14.1.2. Applicable street standard requirements set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM) shall be waived in order to permit public and private streets internal to the project to promote a community design replicating a historic village, as recommended by the Comprehensive Plan; provided that said public or private streets shall be designed and constructed to standards set forth in Appendix I of the Design Guidelines. In the event that waivers of VDOT requirements are required, the Applicant shall be responsible for obtaining such waivers.
- 14.1.3. The requirement to provide onsite parking exclusive of the spaces provided in the garage, as required within Section 600 of the Design and Construction Standards Manual (DCSM), for garages with access to alleys, in accordance with the village concept of the proposed community design shall be modified in accordance with the Design Guidelines, Appendix I, Waivers 10 and 14.
- 14.1.4. The housing types authorized by the Zoning Ordinance to be constructed in the PMR District shall be specifically modified to permit construction of the housing types, and the use of the development standards with reference to lot area, coverage, height and yards and setbacks, as are set forth in the Design Guidelines on pages 10 and 11 for 50-foot wide and 65-foot wide single family detached lots, in order to achieve the thematic standards desired for the development of the Property.
- 14.1.5. The 50 foot perimeter buffer width requirement as required by Section 280.14 of the Zoning Ordinance shall be waived along the common property lines of New Bristow Village, as set forth on the MZP and Illustrative Plan.

Attachment C
Proffer Statement dated March 9, 2004

15. MISCELLANEOUS

- 15.1. Monetary contribution adjustment. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board County Supervisors ("Board") within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the 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 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Attachment C
Proffer Statement dated March 9, 2004

FRANK M. WINSLOW

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF _____: to-wit

The foregoing instrument was acknowledged before me this ____ day of _____, 2004 by FRANK M. WINSLOW.

Notary Public

My Commission expires: _____

DONNA WINSLOW

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF _____: to-wit

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by DONNA WINSLOW.

Notary Public

My Commission expires: _____

AWOW

by: C. W. Albrite, General Partner

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF _____: to-wit

The foregoing instrument was acknowledged before me this ____ day of _____, 2004, by C.W. Albrite, General Partner of AWOW.

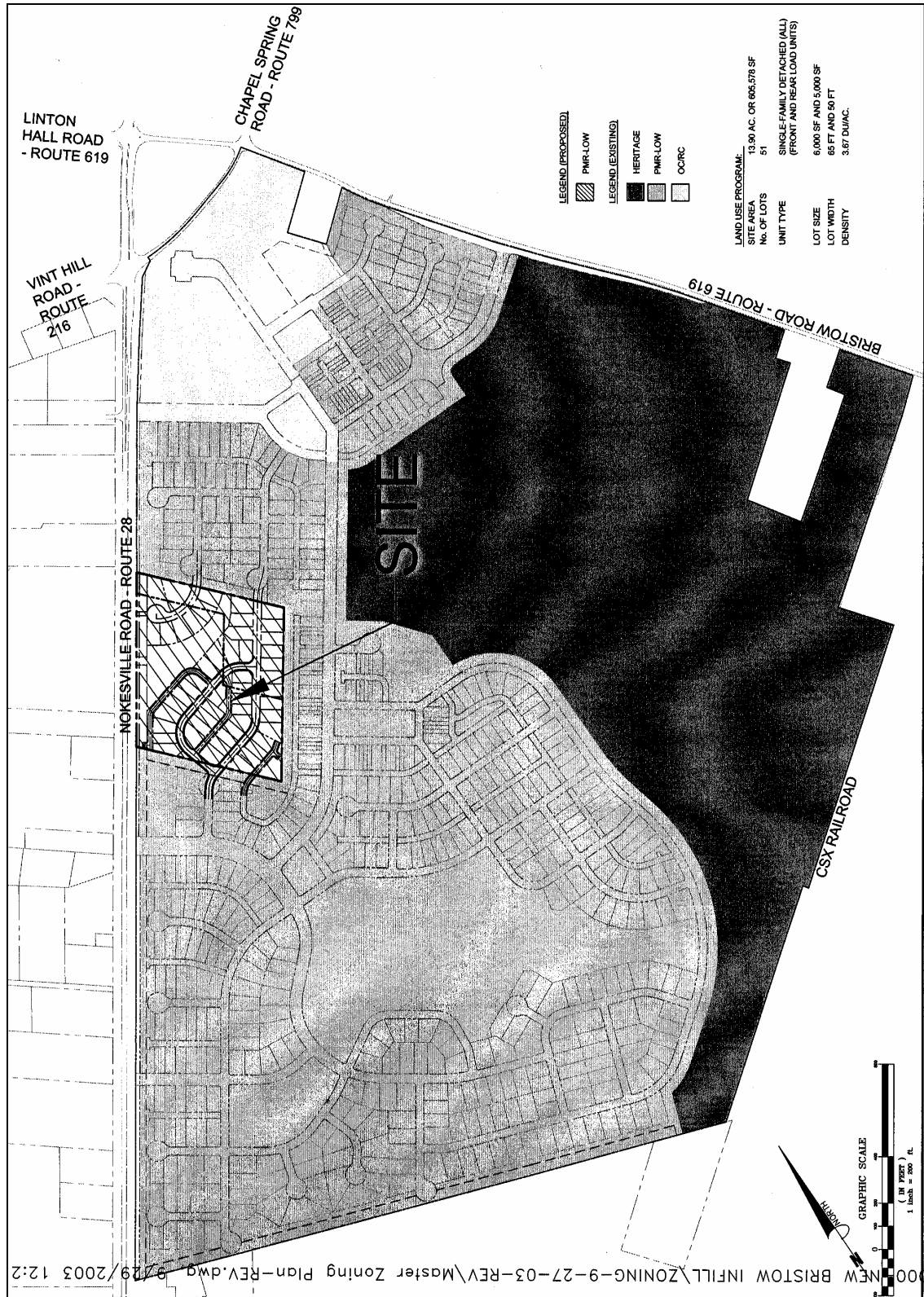
Notary Public

My Commission expires: _____

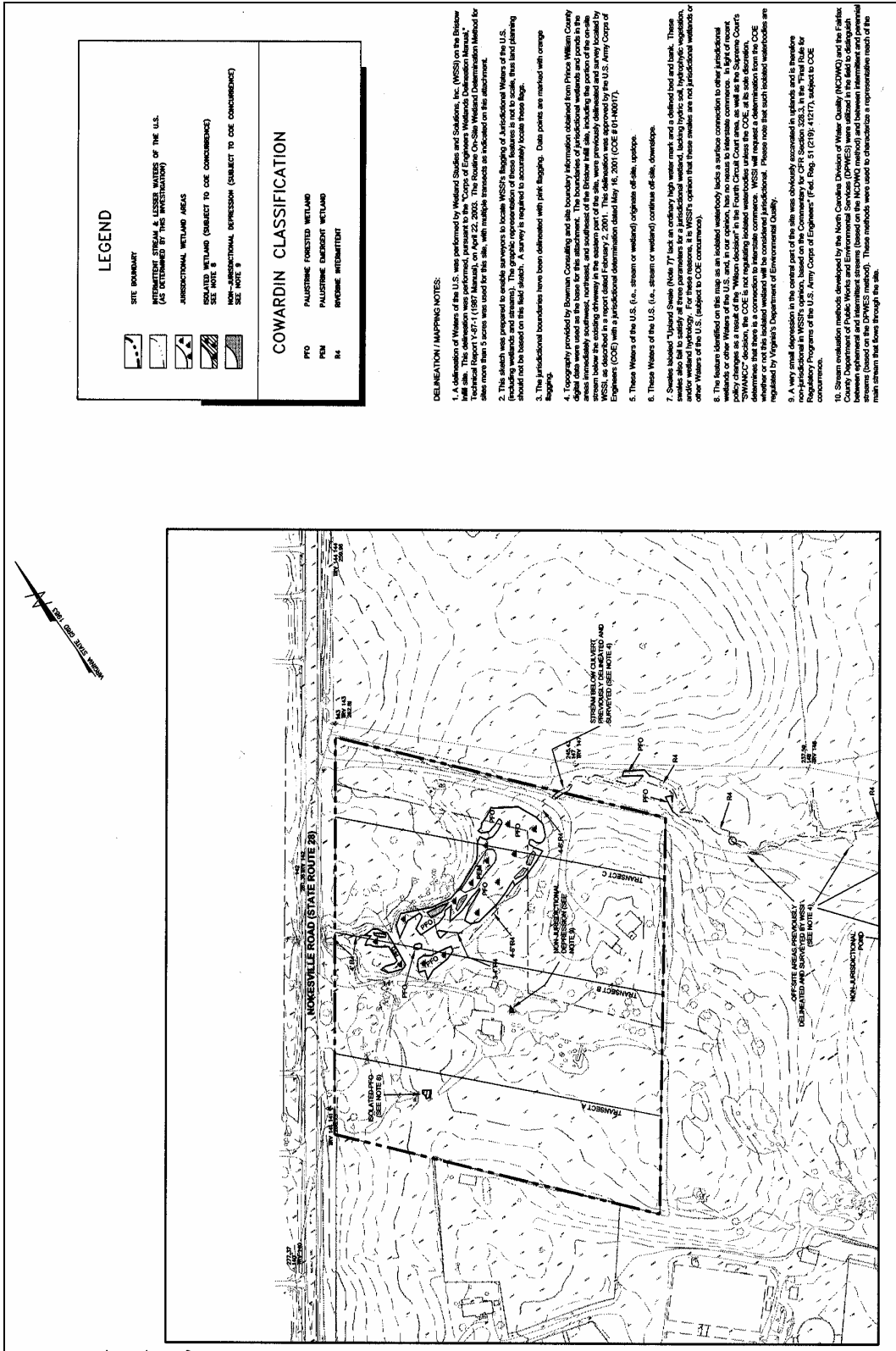
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Attachment C

Master Zoning Plan dated September 26, 2003



Attachment C Attachment I: Wetland Delineation Sketch dated May 6, 2003



RECEIVED

MAR 18 2002

PROFFER STATEMENT

Planning Office
Prince William County, Va.

REZONING: #2001-0157; A-1 to PMR

PROPERTY: 341 acres; Geographic Parcel Identification Numbers (G.P.I.N.)
7594-67-0446; 7594-37-4018; 7594-48-6006; 7594-59-3420; 7594-
68-3079; 7594-78-2737; 9595-50-9014; Brentsville Magisterial
District, Prince William County, Virginia ("the Property")

RECORD OWNERS: Milton C. & Lillian M. Rollins,
Empire Enterprises Inc.,
Albert M. & Claire V. Rollins, Trustees

APPLICANT: Centex Homes, a Nevada General Partnership (Contract Purchaser)

PROJECT NAME: New Bristow Village

ORIGINAL DATE
OF PROFFERS: October 5, 2001

REVISION DATA: December 28, 2001
January 8, 2002
January 30, 2002
February 5, 2002
February 15, 2002
March 12, 2002
March 15, 2002

APPROVED

PROFFER/DEVELOPMENT PLAN

David A. Hov...

Signed

4-11-02

Date

OFFICE OF PLANNING

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in strict conformance with the following conditions, which shall supersede all other proffers that may have been made prior hereto. In the event the above referenced rezoning is not granted as applied for by the applicant ("Applicant"), these proffers shall be deemed withdrawn and shall be null and void. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Prince William County Board of County Supervisors (the "Board") decision granting the rezoning may be contested in the appropriate court. If the Board's decision is contested, and the Applicant elects not to submit development plans until such contest is resolved, the term rezoning shall include the day following entry of a final court order affirming the decision of the Board which has not been appealed, or, if appealed, the day following which the decision has been affirmed on appeal. If this application is denied by the Board, but in the event an appeal is for any reason thereafter remanded to the Board for reconsideration by a court of competent jurisdiction, then these proffers shall be deemed withdrawn unless the Applicant shall affirmatively readopt all or any portion hereof, in a writing specifically for that purpose. 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. The improvements


proffered herein shall be provided at the time of development of that portion of the Property adjacent to or including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest. When used in these proffers, the "Master Zoning Plan" shall refer to the plan entitled "Master Zoning Plan, New Bristow Village" dated December 28, 2001 (the "MZP"), as revised through January 24, 2002, and the Illustrative Development Plan shall refer to the Plan so named dated November 30, 2001, and revised through January 23, 2002.

1. LAND USE:

1.1. Residential development on the Property shall not exceed a maximum of 520 dwelling units among which there shall be a maximum of 420 single family detached units, 98 single family attached units, and two secondary use lots in the locations generally depicted on the MZP and Illustrative Plan.

1.2. Commercial/office development shall not exceed a maximum of 175,000 square feet, and shall be constructed in the locations generally depicted on the MZP and the Illustrative Plan. Uses permitted within the commercial area shall be those uses permitted within the B-1 District, except that the following uses shall not be conducted on the site:

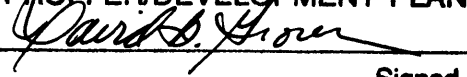
- Pawn or Thrift Shop
- Commercial Kennel
- Crematory
- Heliport
- Helistop
- Marina
- Mobile Home or Office Sales
- Motorcycle Sales
- Motor Vehicle Impound Yard
- Motor Vehicle Sales, Rental or Lease (limited)

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4-11-02
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- Motor Vehicle Sales, Rental or Lease (recreational)
- Motor Vehicle Towing
- Racetrack (equestrian or motorized vehicles)
- Shooting Range (indoor)
- Self Storage Center
- Shopping Center D
- Stadium or Arena
- Taxi or Limousine Operations Service Facility
- Travel Trailers and Camp Park
- Truck stop with Related Facilities
- Drive Through Facilities or convenience stores located on a freestanding pad site; provided that drive-through banking facilities will be permitted upon issuance of required permits.

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4-11-02

Date
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- 1.3. The layout of lots and the development of commercial areas shall be substantially in accordance with the Illustrative Plan, but shall be subject to reasonable adjustments at final engineering and subdivision.
- 1.4. Commercial structures built along the principal street and facing onto the village green in the commercial area shall consist of two or three story structures. Single story structures may be constructed on pad sites adjacent to Chapel Springs Road.
- 1.5. The Applicant shall construct (a) a community/recreation center including swimming pool as depicted on the Illustrative Plan, and office/non-residential uses, in the areas identified on the MZP for such uses, and (b) the main street, as shown on the MZP, between the community/recreation center to the full intersection immediately adjacent to Chapel Springs Road, including construction of said intersection, and the internal road from State Route 28 including the commercial entrance, to its intersection with the aforesaid main street, prior to the issuance of the 200th residential dwelling unit building permit for the Property, all as shown conceptually on the Illustrative Plan and MZP.

APPROVED
PROFFER/DEVELOPMENT PLAN

Signed
4-11-02
Date
OFFICE OF PLANNING

2. CONDITIONS PRECEDENT TO THE ISSUANCE OF PERMITS AND PLAN APPROVALS:

- 2.1. The Property shall be developed as one single and unified development in accordance with these Proffers, and no development of the Property may occur if a developer/owner does not own the land to be dedicated hereunder for Heritage/Open Space, except as expressly provided herein.
- 2.2. No conveyance of the Heritage/Open Space Park Area to the Civil War Preservation Trust may be made unless the Applicant provides the County with written certification in accordance with Paragraph 2.6 that Albert M. and Claire V. Rollins, Trustees, Milton C. and Lillian M. Rollins, and Empire Enterprises, Inc., have been paid the fair market value of Prince William County GPIN Numbers 7594-67-0446, 7594-78-2737, 7594-59-3420, 7594-68-3079, 7594-37-4018 and 7594-48-6006, but not less than the price offered by Centex Homes to Albert and Claire Rollins, Milton C. and Lillian M. Rollins, and Empire Enterprises, Inc., in those certain Real Estate Sales Contracts with an effective date of November 2, 2000, and October 20, 2000, respectively, at the time that any request for conveyance of any portion of their property to the Civil War Preservation Trust is made.
- 2.3. No building, grading or site development permits shall be approved for development of any portion of the Subject Property without the express written consent of the owners of interests in the Subject Property, which consent may be withheld for any reason, if there is more than one such owner at the time application is made therefor, and any of those owners is one of the Record Owners identified in paragraph 2.2, above, or a successor, heir, or assign thereof who or which acquired its interest by operation of law or conveyance for non-monetary consideration, as distinguished from a purchaser for fair market value, nor shall it include any of the aforesaid Record Owners after closing on a contract to purchase their properties ("Purchaser for Value"). For the purposes of this proffer, "owner" shall not include any lien holder or the possessor of any security interest in the Property. A Purchaser for Value shall not have any of the rights provided by this paragraph. Nothing contained in this paragraph shall be deemed to require the consent of the Applicant or its heirs, successors or assigns, following its closing on any contract to purchase from a Record Owner referenced in Paragraph 2.2.
- 2.4. No rezoning or amendment to these proffers may be applied for by the Applicant or any owner of the Subject Property or the successors or assigns of any owner of an interest in the Subject Property, if there is more than one such owner at the time application is made therefor, and any of those owners is one of the Record Owners

APPROVED
PROFFER/DEVELOPMENT PLAN


4-11-02

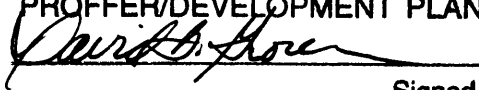
Date

OFFICE OF PLANNING

identified above, or a successor, heir, or assign thereof, without the express written consent of the owners of all the properties subject hereto. For the purposes of this proffer, "owner" shall not include any lien holder or the possessor of any security interest in the Property or a Purchaser for Value as defined above. Nothing contained in this paragraph shall be deemed to require the consent of the Applicant or its heirs, successors or assigns, following its closing on any contract to purchase from a Record Owner referenced in Paragraph 2.2.

- 2.5. The Applicant shall provide the Director of Planning with written certification that the requirements of the foregoing paragraphs have been satisfied, not less than sixty days following the approval of the first final plan for the residential development of the Property.
- 2.6. Provided that the certification required by paragraph 2.5 has been submitted, conveyance of the area as shown on the Illustrative Development Plan as a Heritage/Open Space Park as provided in paragraph 11.2 hereof shall be made in fee simple absolute to the Civil War Preservation Trust within ninety days following the approval of the first final plan for residential development. In the event that such conveyance has not been so effected, the County shall suspend or revoke permits issued, or withhold the issuance of other and further permits and approvals, for development of the Property, until such time as the conveyance shall have been made.
3. **ARCHITECTURE AND LANDSCAPING:**
 - 3.1. The Property shall be developed in substantial conformance with the Design Guidelines for New Bristow Village, and dated January 23, 2002, set forth as Attachment A hereto and incorporated herein by reference. The County may condition approval of plans and permits on compliance with the applicable Design Guidelines. All development on the Property shall comply with the aforesaid Guidelines, the terms of any waivers that are approved as part of this rezoning, and the applicable standards and requirements set forth in the Prince William County Design and Construction Standards Manual (DCSM), or as may be approved by the Department of Planning and the Department of Public Works.
 - 3.2. The Applicant shall create an Architectural Review Board for the entire project which shall have the responsibility of assuring compliance with the Design Guidelines, in addition to provisions for the review and approval of development that may be set forth within the Design Guidelines for New Bristow Village.
 - 3.3. Development of the Heritage Park shall be generally as shown on the Illustrative

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PROFFER/DEVELOPMENT PLAN


Signed

4-11-02

Date

OFFICE OF PLANNING

Development Plan, and shall be subject to the review and approval of the aforesaid Architectural Review Board and the County, except that minor adjustments to the trail system, interpretive center, interpretive signage, parking lot, shelters or related features may be permitted with approval of the Planning Director.

- 3.4. In the event that side yards in the housing unit types as described in the Design Guidelines are reduced below 10 feet in width, then each lot so reduced shall comply with the intent of the NFPA 80A standards, by using either a fire rated wall or sprinkler system, where appropriate.
- 3.5. Garages constructed for residential uses within the development shall remain for parking of vehicles only, and may not be converted into living space. The Applicant shall record a prohibition against garage conversions in the covenants and restrictions for each residential lot.
4. FIRE & RESCUE:
 - 4.1. The Applicant shall contribute to the Board the sum of \$400.00 per residential single family dwelling unit, and \$360.00 per residential single family attached dwelling unit, for fire and rescue purposes, payable upon the issuance of an occupancy permit for each such unit.
 - 4.2. The Applicant shall also contribute to the Board the sum of \$0.23 per square foot of commercial development, for fire and rescue purposes, payable upon the issuance of a building permit for each development.
5. SCHOOLS:
 - 5.1. The Applicant shall contribute to the Board the sum of \$5,190.00 per residential single family dwelling unit, and \$3,615.00 per residential single family attached dwelling unit, for school purposes, payable upon the issuance of an occupancy permit for each such unit.
6. PARKS & OPEN SPACE:
 - 6.1. The Applicant shall contribute to the Board the sum of \$580.00 per residential single family detached unit, and \$540.00 per residential single family attached dwelling unit, for recreational purposes, payable upon the issuance of an occupancy permit for each such unit.
 - 6.2. The Applicant shall provide a total of four tot lots throughout the site, to be located

APPROVED

PROFFER/DEVELOPMENT PLAN


Signed

4-11-02

Signed

Date

OFFICE OF PLANNING

as follows: one within the community center, one within the Village Green, one within homeowners open space within the Village Residential Area, and one within the residential area on the south side of the wet pond, all as identified on the Illustrative Plan.

- 6.3. The Applicant may build tennis courts, basketball courts, swimming pools, and/or similar recreational facilities on the Property as such facilities are depicted on the Illustrative Plan.
7. LIBRARIES:
 - 7.1. The Applicant shall contribute to the Board the sum of \$200.00 per residential single family detached unit, and \$185.00 per residential single family attached unit, for library purposes, payable upon the issuance of an occupancy permit for each such unit.
8. CREATION OF HOMEOWNERS' ASSOCIATIONS:
 - 8.1. One or more homeowners' or property owners' association(s) (hereinafter "HOA") shall be created and shall be responsible for the maintenance and repair of all common areas, including any conservation areas which may be established in accordance herewith not dedicated to the County or others, for each area subject to their jurisdiction, together with such other responsibilities, duties, and powers as are customary for such associations or as may be required for such HOA herein.
 - 8.2. In addition to such other duties and responsibilities as may be assigned, an HOA shall have title to and responsibility for (i) all common open space areas not otherwise dedicated to public use, and (ii) common buffer areas located outside of residential lots. It shall also have (iii) responsibility for the perpetual maintenance of any street, perimeter, or road buffers, all of which buffers shall be located within easements to be granted to the HOA if platted within residential or other lots.
9. WATER & SEWER:
 - 9.1. The Applicant shall be responsible for constructing all facilities to connect the Property to public water and sewer.
 - 9.2. The Applicant shall contribute its share of the cost for the design and construction of any required off-site pumping station, to be developed in conformance with the design parameters of the Prince William County Service Authority and the Authority's Master Utility Adjustment Policy in effect at the time of such

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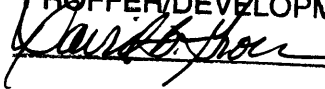
construction.

10. ENVIRONMENT:

- 10.1. Stormwater management for the Property shall be designed in accordance with Best Management Practices (BMP). The Applicant shall contribute to the Board the sum of \$75.00 per acre for water quality monitoring purposes, such sum to be paid prior to final site or subdivision plan approval for each phase or section of the Project, for the acreage which is the subject of such plan.
- 10.2. The Applicant agrees to provide an erosion and sediment control system consisting of a super silt fence of equivalent as required by the Design and Construction Standards Manual or the Soil Erosion and Sedimentation Control Ordinance to protect the Resource Protection Area and other wetlands as shown on the MZP, during any land disturbing activity.
- 10.3. Existing vegetation shall remain undisturbed, and no clearing or grading shall occur within any areas of the RPA and/or 100-year floodplain, except for the construction of road crossings, trails, sanitary sewer, or other utilities. Maintenance of the existing vegetation shall allow for the removal of dead or dying trees or other noxious vegetation in accordance with accepted horticultural practices.
- 10.4. Plantings within perimeter buffer areas shall be only of native and indigenous species appropriate to the location and climate of the area, and may include supplemental landscaping, as set forth in the Design Guidelines.
- 10.5. Existing woodlands and hedgerows located within the Heritage Park, as shown on the Illustrative Plan, shall be left undisturbed, except where deemed necessary to provide for utilities or the provision of interpretive trail systems.
- 10.6. The Applicant shall preserve specimen trees where possible, provided that the Applicant shall be permitted to accomplish minimum clearing and grading as necessary to accommodate the construction and maintenance of improvements to lots, streets, utilities, stormwater management, and similar infrastructure as shown on the Illustrative Development Plan, and shall conduct a courtesy review with the County Arborist in order to identify the location of these trees prior to the commencement of any grading activities on the site. Preservation shall not be deemed to include the construction of retaining walls or the loss of lots or buildings to achieve preservation.

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- 10.7. To the extent practical and feasible, subject to final engineering design, the Applicant shall incorporate a wetlands bench around all stormwater wet ponds, in accordance with the detail provided in Attachment C to these proffers incorporated herein by reference.
- 10.8. Existing tree cover shown on the Illustrative Plan adjacent to Nokesville Road (Route 28) shall remain undisturbed, except where necessary to provide for utility crossings.
- 10.9. Prior to any land disturbing activities on the site that are adjacent to the limits of clearing and grading for specimen trees, undisturbed open space or undisturbed buffers, the Applicant shall prepare a tree preservation plan subject to the review and approval of the County Arborist, if deemed necessary by the Arborist. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter, measured 4 ½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading shown on a plan. The preparation of a tree preservation plan, fencing and pre-construction measures shall comply with the tree preservation section of the Design Guidelines.
11. CULTURAL RESOURCES INVESTIGATION AND PRESERVATION:
- 11.1. In accordance with the recommendations of the Phase I Archeological Investigation for New Bristow Village dated December 2000, the Applicant shall avoid disturbance of any area identified in the Phase I Survey as identified as National Register eligible to the extent that they are located on the Property. However, in the event that land disturbance within these areas is unavoidable, the Applicant shall cause to be performed Phase II and Phase III investigations pursuant to such Guidelines as may be determined appropriate therefor by the Virginia Department of Historic Resources. In the event that a Phase III level study recommends preserving a significant archaeological site(s) in place, the Applicant will preserve said site(s) either within undisturbed open space or within a permanent conservation easement in which there shall be no land disturbance other than by County personnel its agents as set forth in these proffers.
- 11.2. The area shown on the Illustrative Development Plan shown as a Heritage/Open Space Park shall be transferred in fee simple and without cost to the Civil War Preservation Trust, for the purpose of preserving the viewshed of the locations where significant civil war activities took place, and

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to be used as a public historic resources park; provided that the Applicant shall be permitted to retain suitable easements for the purposes of construction of utility lines including sewer and water lines, and any lift station that may be required to provide adequate sewer service to the Property. The design of any such lift station shall be mutually agreeable to the Applicant and to the Trust.


- 11.3. Areas of historic significance which are located outside the Heritage/Open Space Park, as those areas shown on the Illustrative Plan shall be preserved in common open space dedicated to the HOA to be created hereunder. Alternatively such areas may be dedicated to a nationally-recognized organization or trust specializing in the preservation of historical properties.
- 11.4. During grading activities, the Applicant shall provide an on-site archeologist reasonably acceptable to the Director of Planning who will inspect areas of high and moderate potential in each section of the property as the topsoil is removed to identify any historically significant structures or graves (“features”) that might be uncovered. A member or designated representative of the Historical Commission shall be offered the opportunity to accompany the aforesaid on-site archeologist.
 - 11.4.1. In addition, prior to the commencement of any land disturbing activities on the Property, the Applicant shall reasonably co-operate with recognized Civil War preservation or study organizations as may be approved by the Director of Planning in consultation with the Applicant, to permit the conduct of other and further investigation of those portions of the Property to be developed, for the purpose of determining if there are previously undetected Civil War-era burials on the Property.
 - 11.4.2. Such additional studies shall be performed at no cost to the Applicant. Access to the Property prior to the time that the Applicant takes title thereto shall be subject to the consent of the property owners, and the Applicant shall use its best efforts to obtain such permission. In any event the Applicant shall provide access to the property for the purposes of this section for thirty days following its acquisition of the Property, prior to any land disturbing activity of any portion of the Property, and shall coordinate with approved parties sufficiently in advance of such access. Any party authorized to perform such studies shall provide the Applicant an opportunity to have a representative present during site investigation or any re-interment activities as authorized below. Because of provisions of Proffer 13.5 that may require the Applicant to construct certain stormwater

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management facilities at VDOT's instruction prior to the initiation of residential or commercial development of the Property, then other than the thirty day study period required pursuant to this paragraph, the conduct of such studies shall not be a precondition to site or grading plan approval.

- 11.4.3. In addition to the foregoing, prior to the issuance of grading permits for any portion of the property, the Applicant shall provide a study, conducted by a qualified specialist utilizing ground penetrating radar technology, of an area 50 feet in width measured from the proposed limits of clearing and grading around (a) the known Civil War cemetery on the site, and (b) an area previously identified by the use of remote sensing equipment and a report of which is on file with the Office of Planning, for the purpose of determining whether there are potential gravesites in the said areas. The study required hereby shall not exceed 3000 linear feet. The results of said study shall be provided to the Prince William county Planning Department.
- 11.5. Any graves or remains discovered during any investigation required by paragraph 11.4 hereof shall be addressed in accordance with applicable Virginia law and County guidelines. The Applicant shall co-operate with and assist the Sons of Confederate Veterans, or such other group or groups as may be approved by the Director of Planning in consultation with the Applicant, in the re-interment of such graves or remains, if any are found, from any portion of the Property on which they may be discovered to an appropriate location within the Heritage Park as may be approved by the Civil War Preservation Trust and the Director of Planning, and shall reimburse reasonable costs associated with such re-interments.
- 11.6. Any significant or unusual artifacts found on land not included within the Heritage Park will be collected and offered first to Prince William County for commemorative display. If the County declines such artifacts, they will next be offered to Historic Brentsville. If Historic Brentsville declines such artifacts, they will then be donated to the Homeowners' Association created pursuant to these proffers. In the event that none of the above-referenced entities accepts such artifacts, they will be donated to an appropriate museum or historic preservation entity, in consultation with the Historical Commission and the Civil War Preservation Trust. If any historically relevant structures are located, an appropriate marker will be placed at or near the location with the inscription developed in consultation with the Historical Commission.

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Date

- OFFICE OF PLANNING**
- 11.7. Any archeological features discovered will be evaluated in accordance with VDHR guidelines and in the event a National Register eligible site is discovered, the Applicant will work with VDHR to mitigate any adverse effects that may result from the proposed development.
- 11.8. The Heritage/Open Space Park shall be operated as a public park by the Civil War Preservation Trust or its designee, and shall be subjected to a conservation easement granted to the Virginia Outdoors Foundation, an agency of the Commonwealth of Virginia, in a form mutually acceptable to the Civil War Preservation Trust and the said Foundation, in a form substantially similar to that attached hereto as Attachment A and as approved by the County Attorney. Maintenance of the park shall include mowing and other landscape maintenance on a regular schedule, generally consistent with the schedule to be maintained for the residential sections of New Bristow Village.
12. HOUSING:
- 12.1. The Applicant shall contribute to the County's Housing Trust Fund a sum equal to \$2,500 times five per cent of the total number of units to be constructed on the Property. One half of such contribution shall be made with the approval of that site or subdivision plan which allows for construction of 50% of the total of said units as reflected on the preliminary subdivision plan for the entire project and the other half of said contribution shall be paid with that plan which allows for construction of 80% of the total of said units.
13. TRANSPORTATION:
- 13.1. Interparcel access shall be provided to those parcels owned by others bearing GPINs 7595-50-6251, and 7594-49-1801, and in the areas shown on the Illustrative Plan, with said access to be constructed by others.
- 13.2. Subject to the further provisions hereof, the Applicant shall contribute to the Board the sum of \$3,440.00 per single family residential unit and \$3,110.00 per single family attached residential unit, constructed for general transportation purposes. Payment of such contribution shall be made prior to the issuance of occupancy permits for each such unit.
- 13.3. The Applicant shall implement the recommendations contained within the Transportation Demand Management (TDM) Program for New Bristow Village, prepared by the VETTRA Corporation and dated October 31, 2001,

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prior to the completion of the commercial portion of the project, in order to reduce vehicular travel for both the residential and commercial components of the development.

13.4. Specific Road Improvements:

13.4.1. Nokesville Road/Route 28, Phase 1.

13.4.1.1. Prior to approval of the first subdivision plan for the project, the Applicant shall dedicate, at no cost to Prince William County, right-of-way up to 55 feet in width from the centerline of Route 28 along the frontage of the subject Property, in the general location as shown on the MZP. Said dedication shall be made at the request of Prince William County provided that in the event the dedication is requested prior to the processing of a subdivision plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds and related documents necessary for said dedication. The Applicant shall additionally reserve right-of-way along Route 28 Nokesville Road as follows:

- Up to 13 feet shall be reserved along the frontage of the property between Chapel Springs Road and realigned Vint Hill Road.
- Up to 20 feet shall be provided along the frontage of the property between realigned Vint Hill Road and the northwest property line.

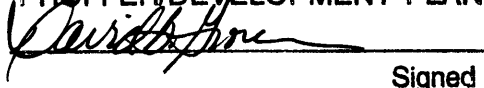
The applicant may plant landscape buffers within the reservation areas set forth herein, in order to screen the project from Nokesville Road.

13.4.1.2. Prior to the issuance of the 300th building permit for a residential unit on the subject property, the Applicant shall dedicate sufficient right-of-way and construct left and right turn lanes for the southernmost site entrance on Route 28 (located south of the intersection of realigned Vint Hill Road), in the location shown on Attachment B. Such dedication and construction shall be subject to review and approval by the Prince William County Department of Public Works ("Public Works") and the Virginia Department of Transportation ("VDOT").

13.4.2. Nokesville Road/Route 28, Phase 2.

13.4.2.1. The Applicant shall dedicate sufficient right-of-way and construct left

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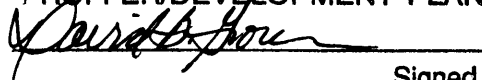
4-11-02

Date

and right turn lane of the intersection on Route 28 that is to be co-located with the intersection of realigned Vint Hill Road, in the location shown on Attachment B, prior to the completion of the balance of the residential units on the subject property. Such dedication and construction shall be subject to review and approval by the Prince William County Department of Public Works and VDOT. In addition, the Applicant shall pay the balance of the cost necessary to provide a four-way, coordination-capable, fully actuated traffic signal at the said intersection, over and above the funds therefore already allocated by VDOT, upon written demand therefor.

- 13.4.2.2. The Applicant shall dedicate sufficient right-of-way and construct left and right turn lanes for the site entrance into the commercial area, as shown on Attachment B, prior to the commencement of construction of the Village Retail portion of the plan.
- 13.4.2.3. The Applicant shall pay the cost of a coordination-capable, fully actuated three-approach traffic signal at the intersection of the commercial entrance and Route 28 in the location shown on Attachment B .
- 13.4.2.4. Subject to the availability of off-site right-of-way necessary for such improvements the Applicant shall construct a second southbound left turn lane at the intersection of Route 28 and Route 619, prior to the completion of the balance of the residential units on the property. Such construction shall be subject to review and approval by the Prince William County Department of Public Works and VDOT. The Applicant shall make a good faith effort to acquire any off-site right-of-way for said improvements that may be required therefor, but in the event the Applicant is not able to acquire the said off-site right-of-way, it shall so advise the Board and VDOT who may initiate condemnation of said right-of-way in accordance with adopted County and State policy and procedures. The Applicant shall pay costs associated with such condemnation action in accordance with those policies. In the event the County or VDOT does not initiate said condemnation to secure the necessary right-of-way, the Applicant shall be responsible only for the construction of improvements within available right-of-way, and shall have no further responsibility with reference to said improvements.

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4-11-02

13.4.3. Bristow Road Phase 1:

Date
OFFICE OF PLANNING

- 13.4.3.1. The Applicant shall dedicate sufficient right-of-way and construct left and right turn lanes for the site entrance on Bristow Road, in the location shown on the MZP, prior to the completion of the first 300 residential units on the subject property. Such dedication and construction shall be subject to review and approval by Public Works and VDOT.

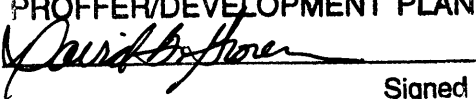
13.4.4. Bristow Road Phase 2:

- 13.4.4.1. The Applicant shall construct a raised median on Bristow Road between Chapel Springs Road and the intersection of Bristow Road and Route 28, prior to the construction of the commercial area of the plan. The raised median shall allow turning movements from Bristow Road into Chapel Springs Road.

13.4.5. Chapel Springs Road

- 13.4.5.1. Prior to the construction of the commercial area the Applicant shall dedicate sufficient right-of way to accommodate and construct one-half of a standard CI-1 commercial street (not to exceed 34' of right-of-way from existing center line) from the intersection of Bristow Road and Chapel Springs to the point at which Chapel Springs accesses the Property. Such construction shall be coordinated with development of an additional half-section of said road on property on the west side of Chapel Springs. The Applicant shall construct a full section of a CI-1 street from the aforesaid point of access, to the internal intersection in the commercial area of the Project, as depicted on the Illustrative Plan. The Applicant shall reasonably co-operate with the County in the improvement of Chapel Springs to a CI-1 standard in the event that no development is authorized on the said adjacent property.

- 13.5. Notwithstanding any other proffer herein to the contrary, the proposed stormwater management pond to be located in the commercial area, as conceptually shown on the Illustrative Plan, shall, at the request of VDOT, be constructed prior to or in conjunction with the construction of the first phase of improvements to State Route 28 to be undertaken by VDOT, and shall be so designed and constructed that the said pond will accommodate drainage occasioned by the aforesaid VDOT improvements in the vicinity of the

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commercial entrance depicted on the Illustrative Plan. The Applicant shall coordinate with the County and VDOT in the development of plans therefor. Such construction shall be contingent upon VDOT's provision of a median break in Route 28 at the entrance to the proposed commercial area for New Bristow Village, permitting left and right turns from the Property, as depicted on the Illustrative Plan.

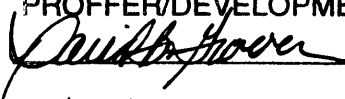
14. ESCALATOR CLAUSE:

14.1. In the event that the monetary contributions set forth in the Proffer Statement are paid to the Board within eighteen (18) months of the approval of this rezoning, as applied for, said contributions shall be in the amounts stated herein. Any monetary contributions required hereby which are paid to the Board after eighteen (18) months following 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 approval hereof, to the most recently available CPI-U to the date the contributions are actually paid, subject to a cap of six per cent (6%) per year, non-compounded.

15. WAIVERS AND MODIFICATIONS:

15.1. The following waivers and modifications to the requirements of the Zoning Ordinance or the Prince William County Design and Construction Standards Manual shall be deemed granted and approved as provided by the Zoning Ordinance.

15.1.1. The landscape buffer area required between housing types in a Planned Development District pursuant to Section 250.31 of the Zoning Ordinance and Section 802.11 of the Design and Construction Standards Manual shall be constructed as a buffer with a 30 foot width planted in accordance with the requirements for Buffer Type B in the DCSM, for the separation between town homes and the commercial buildings within the CEC planning area that are not already separated by alleys or streets. The modification is requested to be consistent with the village design theme incorporated within the CEC. The landscape buffer requirement between housing types shall be waived between town homes and single family detached homes, where the lots are separated by alleys or streets, as the alley or street already provides adequate separation between the unit types.


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- 15.1.2. The buffer width requirements as required by Section 280.14 of the Zoning Ordinance, and the planting standard for the buffer area required along Nokesville Road and Bristow Road, shall be modified and constructed in accordance with the Design Guidelines, in order to achieve a transition to a rural landscape theme.
- 15.1.3. The buffer requirements in the PMR District around the perimeter of the site, required pursuant to Section 280.14 of the Zoning Ordinance and Section 802 of the Design and Construction Standards Manual, shall be modified and those buffers as shall be as shown on the Illustrative Plan and in accordance with the Design Guidelines, in order to accommodate the viewshed into the Heritage Open Space park.
- 15.1.4. The landscape buffer area required between housing types in a planned development district pursuant to Section 250.31 of the Zoning Ordinance and Section 802.11 of the Design and Construction Standards Manual shall be waived as shown on the Illustrative Plan, for the lots identified on the MZP as potential office/nonresidential lots. The non-residential buildings constructed on the lots shall be residential in appearance, in keeping with the architectural themes established within the community. Parking areas shall be screened with a wooden fence and a ten (10) foot wide landscape strip where adjacent to residential property lines.
- 15.1.5. Applicable street standard requirements set forth in the Zoning Ordinance and Design and Construction Standards Manual (DCSM) shall be waived to permit public and private streets internal to the project, if needed in order to promote a community design replicating a historic village, as recommended by the Comprehensive Plan; provided that said public or private streets shall be designed and constructed to standards set forth in the Design Guidelines, in those locations depicted on the Illustrative Plan. In the event that waivers of VDOT requirements are required, the Applicant shall be responsible for obtaining such waivers.
- 15.1.6. Modification of the requirement to provide onsite parking exclusive of the spaces provided in the garage, as required within Section 600 of the Design and Construction Standards Manual (DCSM), for garages with access to alleys, in accordance with the village concept of the proposed community design.
- 15.1.7. The housing types authorized by the Zoning Ordinance to be constructed in the PMR District shall be specifically modified to permit construction of the

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village
Page 18

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housing types, and the use of the development standards with reference to lot area, coverage, height and yards and setbacks, as are set forth in the Design Guidelines, in order to achieve the thematic standards desired for the development of the Property.

16. COMPREHENSIVE SIGN PLAN

- 16.1. The Applicant shall prepare and submit a comprehensive sign plan for the Property prior to the approval of the first final site plan for the commercial area.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village

Milton C. Rollins
by *Lawrence O. Rollins* ATTY. IN FACT
MILTON C. ROLLINS

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF *Prince William* : to-wit

The foregoing instrument was acknowledged before me this *15th* day of *March*, 2002, by MILTON C. ROLLINS. *Lawrence O. Rollins, attorney in fact for Milton C. Rollins*

Christine J. Barfield

Notary Public

My Commission expires: *6/30/02*

APPROVED
PROFFER/DEVELOPMENT PLAN
David A. Brown Signed
4-11-02 Date
OFFICE OF PLANNING

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village

Lillian M. Rollins
by Laurence D. Rollins
ATTY IN FACT
LILLIAN M. ROLLINS

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF Prince William: to-wit

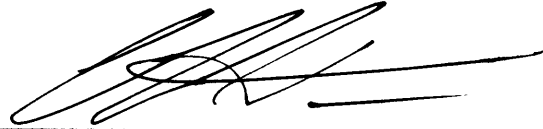
The foregoing instrument was acknowledged before me this 15th day of March, 2002, by LILLIAN M. ROLLINS. *Laurence D. Rollins*
attorney in fact for Lillian M. Rollins

Christine J. Baskin
Notary Public

My Commission expires: 4/30/03

APPROVED
PROFFER/DEVELOPMENT PLAN
David S. Howe
Signed
4-11-02
Date
OFFICE OF PLANNING

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village



EMPIRE ENTERPRISES, INC.

BY: Coleman G. Rector

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF Manassas : to-wit

The foregoing instrument was acknowledged before me this 15th day of March, 2002, by COLEMAN G. RECTOR, president of Empire Enterprises, Inc.



Notary Public

My Commission expires:

May 31, 2003

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PROFFER/DEVELOPMENT PLAN



4-11-02

Signed

Date

OFFICE OF PLANNING

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village

Albert M. Rollins, Trustee
Claire V. Rollins, Trustee
Milton C. Rollins
Lillian M. Rollins
Empire Enterprises Inc.

Albert M. Rollins Trustee
ALBERT M. ROLLINS, TRUSTEE

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF Prince William to-wit

The foregoing instrument was acknowledged before me this 7th day of March, 2002, by ALBERT M. ROLLINS, TRUSTEE.

Gary H. Rogers
Notary Public

My Commission expires: 3/31/02

APPROVED
PROFFER/DEVELOPMENT PLAN
David B. [Signature]
Signed
4-11-02
Date
OFFICE OF PLANNING

PROFFER STATEMENT
REZ: #2001-0157
New Bristow Village

Claire V. Rollins, Trustee
CLAIRE V. ROLLINS, TRUSTEE

COMMONWEALTH OF VIRGINIA;
CITY/COUNTY OF Prince William to-wit

The foregoing instrument was acknowledged before me this 7th day of March, 2002,
by CLARE V. ROLLINS, TRUSTEE.

Lucy H. Rogers
Notary Public

My Commission expires: 3/31/02

APPROVED
PROFFER/DEVELOPMENT PLAN
David H. Hall Signed
4-11-02 Date
OFFICE OF PLANNING

NEW BRISTOW VILLAGE DESIGN GUIDELINES



REVISED SUBMISSION
RECEIVED (81)
JAN 25 2002
Ry #101-2001-00157

prepared for:
CENTEX HOMES
14121 Parke Long Court, Suite 201/ Chantilly, Virginia 20151
JANUARY 23, 2002

PROFFER/DEVELOPMENT PLAN

W. Campbell, Jr.

Signed

4-11-02

Date

OFFICE OF PLANNING

NEW BRISTOW VILLAGE

Design Guidelines

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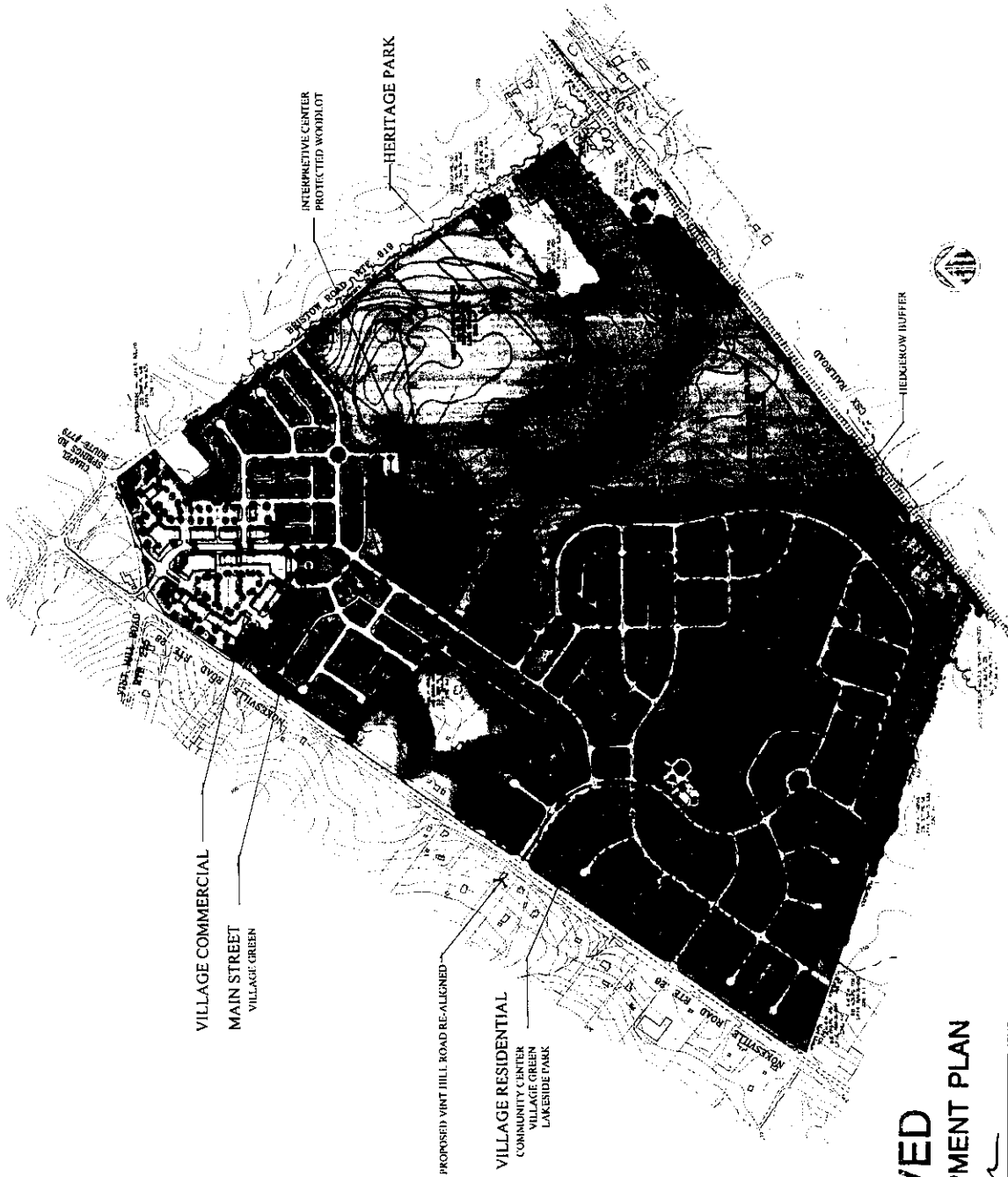
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LAND PLAN

NEW BRISTOW VILLAGE

Design Guidelines



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Introduction - ii



NEW BRISTOW VILLAGE

Design Guidelines

RESOURCES:

CENTEX HOMES

14121 Parke Long Court - Suite 201
Chantilly, Virginia 20151

BOWMAN CONSULTING GROUP

Engineers - Planners - Surveyors
9817 Godwin Drive
Manassas, Virginia 20112

DEVERBAUX & ASSOCIATES

Architects and Planners
1481 Chain Bridge Road #300
McLean, Virginia 22101

PLANNING & DEVELOPMENT SERVICES, INC.

Site Planning - Landscape Architecture - Plan Management
10012 Island Fog Court
Bristow, Virginia 20136

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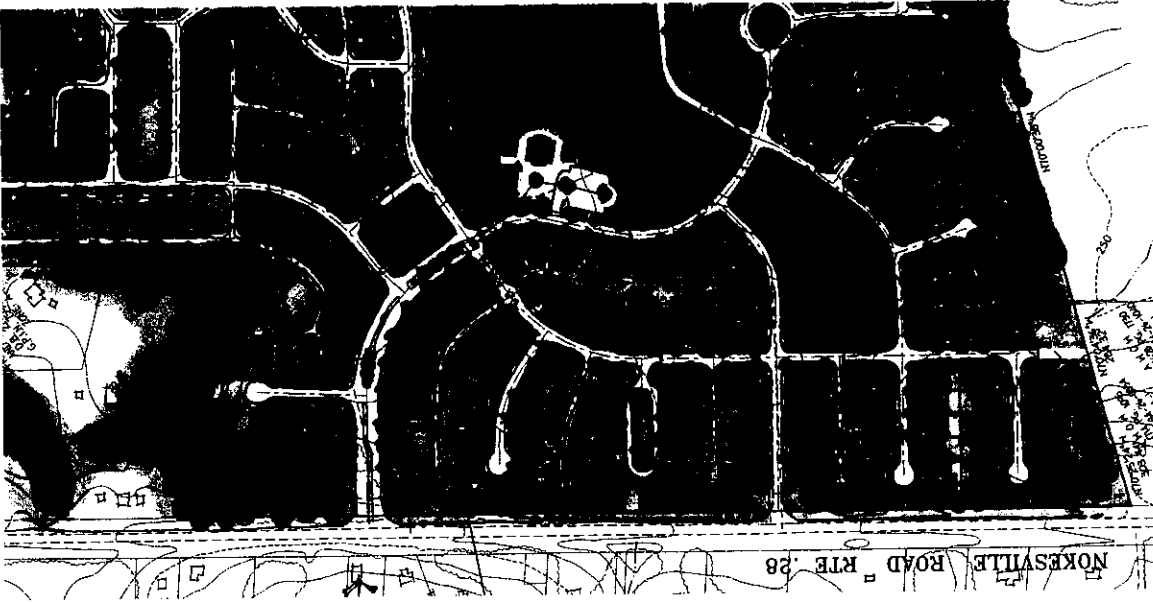
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NEW BRISTOW VILLAGE

Design Guidelines

INTRODUCTION

PROJECT OVERVIEW

New Bristow Village is a community plan proposed for approximately 341 acres located on the south side of Nokesville Road (Route 28) west of Bristow Road (Route 619). It is located just southwest of the intersection of Nokesville Road and Bristow Road, and northwest of the historic village of Bristow.

COMPLIANCE WITH THE GOALS OF PLANNED MIXED RESIDENTIAL (PMR) DEVELOPMENT

The landscape and cultural character of the New Bristow Village area has changed much over time. Although the area has been agricultural and relatively rural since settlement of the County, the site's location at the conjunction of Nokesville, Linton Hall, and Vint Hill Roads, and the presence of the old Orange & Alexandria rail line since before the Civil War, has made it a significant way point between Manassas, Warrenton, Culpeper and points west and south. When the Board of Supervisors amended the County's Comprehensive Plan in 1998, this land was included in the Development Area, and it was contemplated that this important and visible site would develop with a mix of commercial and residential uses in a nineteenth century village pattern that respected the historicity of events that occurred on a portion of the land, in what has been identified as the "Core Area" of the Battle of Bristow Station. This proposal is intended to implement those policies and goals, and the goals that are articulated in 32-306.01 of the Prince William County Zoning Ordinance.

The current proposal for rezoning the 341 acre property began to take shape following the adoption of the 1998 Comprehensive Plan. As noted, the Plan



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Introduction - iv

NEW BRISTOW VILLAGE

Design Guidelines

recommended development consistent with three long range land use categories, specifically the Suburban Residential Low, Semi-Rural Residential and Community Employment Center uses. In addition, the area is also identified as part of the Bristow Station Historic Area, which recommends the following:

1. Preserve and provide public access to historically significant features of the Bristow Station Historic Area.
2. Cluster development to allow the overall density contemplated, in order to preserve more significant or appropriate areas, create points of interest, and provide markers or interpretive exhibits.
3. Provide a development plan that includes a street and site layout, specific information on the number, types of units, location of units, and uses.
4. Attempt to recreate a 19th century village, in terms of design and scale.
5. Use landscaping and buffers to create a setting compatible with the historical/ cultural significance recognized of the property.

The principal landowners selected Centex Homes as a their development partner to accomplish the goals set forth in the Comprehensive Plan. This has permitted parcel consolidation, overall master planning, and commitment to a quality environment, assured through Virginia's conditional zoning process. The application seeks to rezone the property from A-1 Agricultural to PMR, Planned Mixed Residential District, for the development of a residential community with 520 houses and community center, as well as a community employment center with retail and office/civic uses of up to 175,000 square feet.

The proposed community design described in the guidelines incorporates single family and single family attached housing unit types, a retail "main street" and very significant consolidated open space preservation, the bulk of which is envisioned as a heritage resource

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NEW BRISTOW VILLAGE

Design Guidelines

park to preserve the historically significant portions of the site that represent the Bristow Station Historic Area.

The pattern of development is consistent with that generally experienced in a 19th century village, one that promotes smaller, traditional neighborhood streets with alleyways to help create a neighborhood character and visual quality that is consistent with the historic significance of the site. The development is designed around a system of village greens, parks and open space, including the dedication of over 40% of the entire site area for a Heritage Park. All of these areas have been located for the purpose of preserving on-site cultural resources and environmentally sensitive areas, and include the dedication or preservation of substantial developable acreage. Interpretive trails are also envisioned for community use to permit a focus on the areas and events that will give this community a special sense of place.

Because of the unified scheme of development for the property to which the applicant is committed, all public services and utilities, parks, open spaces, the internal and external transportation network, and housing types, have been designed and selected to harmonize with each other and with the landscape. Housing types have been designed to advance the purposes both of the PMR district and the Comprehensive Plan recommendations for the development of what will likely be one of the most unique developments in Northern Virginia. The flexibility of the PMR district has been employed to cluster residential units, create a commercial village center, and yet to create a unique heritage park that will remain perpetually in the hands of persons and organizations dedicated to its preservation and maintenance, without acquisition cost to that organization or the public.

The following sections are intended to provide both general and specific guidance to the development of New Bristow Village. Each site and/or subdivision plan shall include a Design Guideline Compliance Analysis, which shall specifically show how compliance with these Guidelines is accomplished with reference to elevation, site design, materials and color scheme.

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NEW BRISTOW VILLAGE

Design Guidelines

COMMUNITY DESIGN:

The village plan for New Bristow is designed to establish a pattern of vernacular development, one which is influenced by the natural terrain, the historic use of the land, and settlement locations at cross-roads and rail stops. The nineteenth century village envisioned by the Comprehensive Plan in 1998 is embraced by this plan and modified to accomplish specific goals of heritage preservation and traditional neighborhood development. The use of alleys and single loaded residential streets in critical view areas, the integration of open space into a connected greenway system and the deliberate design of cultural open space areas for village greens and interpretative monuments are all elements of this traditional yet new physical form.

In order to implement the mix of civic and commercial land uses within the commercial plan area, a village commercial core and main street has been proposed near the intersection of Nokesville and Bristow Roads. The remaining development potential of the CEC land use designation is directed at promoting heritage tourism as a valuable tax base use for the County while also providing significant open space protection of potential historic sites. The residential plan areas (SRR and SRL) have been tied to community design and natural resource features and modified to highlight the amenity value of the existing lake and the stream valley on the property. The resulting mix of lot configuration, house styles and values are within the permitted density ranges of the plan and will implement the traditional village characteristics of affordable and exclusive neighborhoods, homes close to parks for kids and quiet retreats for grandparents.



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NEW BRISTOW VILLAGE

Design Guidelines

New village development today allows greater opportunities to work from home and places a renewed emphasis on the vitality of a mixed-use community with services and recreation within walking distance. New Bristow Village will offer state of the art telecommunications infrastructure to support opportunities of the 21st century economy and will continue to advance Prince William County's lead position in promoting sustainable patterns of growth.

HOUSING:

The proposed central land use in New Bristow Village will be residential with an emphasis on a range of 3 single family detached housing types and 1 single family attached housing type. A variety of scale, architectural style, lot sizes, and open spaces will work together to create the fabric of a nineteenth century village envisioned by the Comprehensive Plan. The housing element of the conceptual development plan must address design detail of individual structures but also must be arranged in a manner that the combined physical form of the community encourages residents to participate in the social and cultural life of a village. To this end, higher housing densities have been located near the Village commercial core and clustered around Village Greens and open space. An emphasis has been placed on creating a walkable community utilizing the street fronts and trail connections through the open space areas to promote the imagery and lifestyle of a village. Through the provision of adequate lot depth, opportunities to locate garages and living areas to the rear of the house are possible under the proposed plan densities. We anticipate that through discussions with County agencies and boards, the architectural style and detail of building types included in this design guideline for the community will be refined and perfected.



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Design Guidelines

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ECONOMIC DEVELOPMENT:

The overall value of the community, as a combination of various housing units types with retail and office/civic uses within the community employment center, in conjunction with the improvements and other mitigation measures provided as a part of this proposal, will result in a positive benefit for Prince William County for the development. The incorporation of Heritage Tourism as a land use within the Community will provide increased tax base to the County and will contribute to the vitality of the proposed Main Street commercial area in the village center.

TRANSPORTATION:

In general, the property will have four access points from Nokesville Road, and one access point from Bristow Road. Two of these Village Entry roads will provide primary access to the retail/office commercial center and primary access for the residential neighborhoods within the balance of the site. Each entry transitions at a village green to connect along a residential main street. The proposed street sections are intended to reflect the connected nature of small residential streets in a TND community and do not anticipate the need for suburban pattern collector roads. The initial goal of the community is to create a network of public streets similar to other villages and towns in the Commonwealth of Virginia.

WATER AND SANITARY SEWER:

All development located within the PMR will be served by public water and sewer and the infrastructure necessary to serve the property will be provided by the developer.



NEW BRISTOW VILLAGE

Design Guidelines

CULTURAL RESOURCES:

In accordance with the recommendations of the Action Strategy 1 of Cultural Resources (CR) Policy 7, a Phase 1 Archeological survey has been performed and is submitted as part of this application. Significant resources have been identified, including two civil war campsites, an artillery battery, and two cemeteries. As a result of this study, a collaboration has been formed with the Civil War Preservation Trust to identify critical areas for preservation and interpretation and identify a mechanism for long term ownership and maintenance of a Heritage Park. Meetings have also been held with the Sons of Confederate Veterans to obtain information regarding the location of additional grave sites and modify the plan to assure their protection. The land plan has been developed to emphasize these critical areas as key open space areas, terminal vistas and integrate them into a connected open space system. An Interpretive Trail would be possible to provide information to the community pertaining to the significance of historic events associated with the Bristow Station Historic Area.

PARKS AND OPEN SPACE:

The proposed development includes a significant open space component located along the area of the RPA, and surrounding historic resources. The primary use of the open space areas will be for a connected system of walking trails as well as passive recreation within the village greens and parks. Public access easements will be addressed in the proffers to permit the public to experience the Heritage Park.



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NEW BRISTOW VILLAGE

Design Guidelines

DEVELOPMENT PHASING PLAN:

It is anticipated that the Property will be developed in one continuous phase with a mixture of unit types being constructed at any given time in response to market demand. The road network will be implemented as needed to serve the development, subject to specific requirements set forth in the proffer statement prepared with the rezoning of the property to the PMR district. Construction of non-residential uses including the community/recreation center and the two proposed special use/commercial lots shall be completed prior to the 200th residential dwelling unit. Other site infrastructure that supports the future commercial main street uses shall also be constructed prior to the 200th unit in accordance with the approved proffers.

ARCHITECTURAL PLAN:

In order to help ensure coordination in the development of the property, this overall design guideline and architectural control for the Property will be administered by the developer through the proffers and through implementation of covenants recorded for the Property. Site design details, amenities, landscaping, common area maintenance and the like shall also be addressed in covenants consistent with the concepts articulated in this application.

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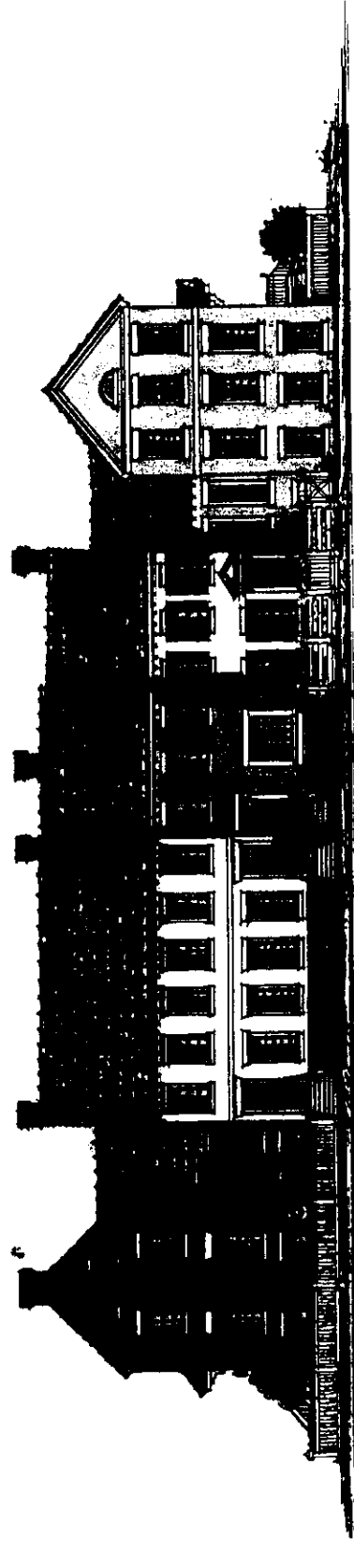
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NEW BRISTOW VILLAGE
Design Guidelines

ARCHITECTURAL STANDARDS



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NEW BRISTOW VILLAGE

Design Guidelines

RESIDENTIAL STANDARDS

INTRODUCTION

Homes adjacent to the battlefield area, residential main street, and lake shall utilize rear alley or side street lot access to limit visibility of vehicles and to promote a safe pedestrian street environment. Homes located along the interior of the property are subject to the various guidelines as noted, and will predominantly utilize individual driveways that access the street at the front of the lot.

Residential architectural styles shall be predominantly post-Civil War. Pre-Civil War architectural styles shall not represent more than 25% of the total number of single-family detached units, or 25% of the number of units along any block face. Of particular concern are those units that will be facing the "Heritage Park." Post-Civil War styles would include, but not be limited to the following vernacular forms: Queen Anne/ Victorian, Vernacular Farmhouse, Italianate, Classical Revival, and Charleston/ Plantation. Pre-Civil War styles would include those typical of the Colonial Period which include: Georgian, Colonial, or Federal. The provision of full width front porches, especially along the critical edge adjoining the "Heritage Park," should be a priority in creating an appropriate period neighborhood feel. Townhouse units shall reflect a maximum of two styles per building, and may include pre-dominantly pre-Civil War style architecture.

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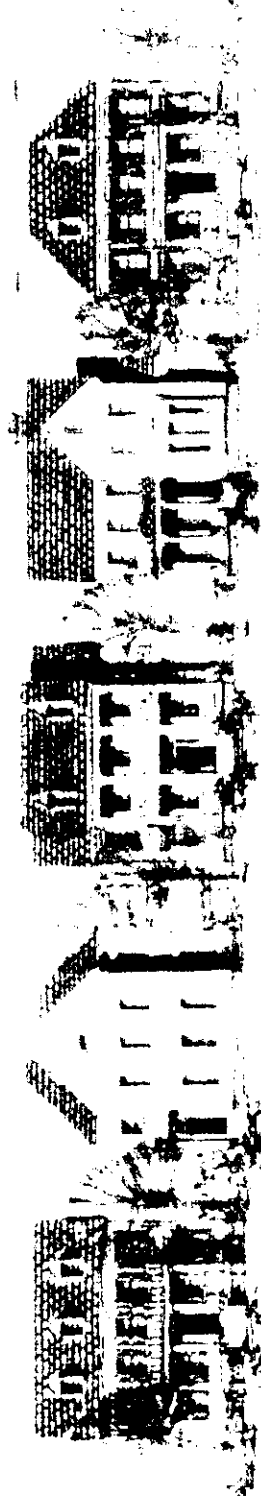
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"Vernacular Farmhouse"

"Classical Revival"

"Charleston/ Plantation"

"Delaware Victorian"

"Colonial Revival"

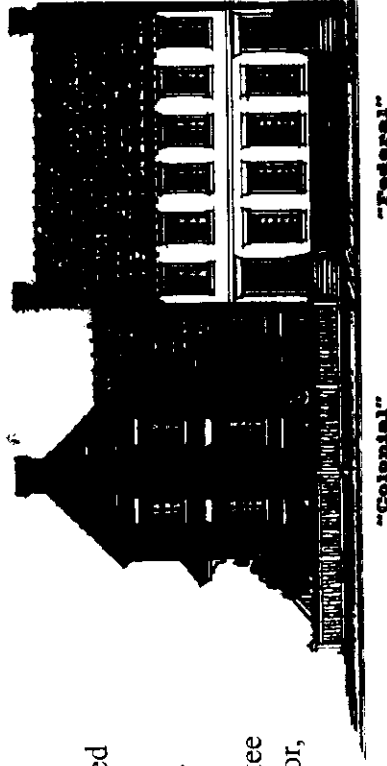


NEW BRISTOW VILLAGE

Design Guidelines

ROOF FORM/ MATERIALS

1. Slope of any major roof must be 6:12 or above.
2. Skylights, roof ventilators, and satellite equipment must be kept to the rear roof elevation.
3. Vents, flues, and other projections through the roof must be painted black or match roof color.
4. Permitted roof materials: architectural asphalt shingles, weathered wood shingles, cedar shingles, copper, standing seam metal (to match color scheme of house), and slate, are approved materials. Other materials such as synthetic slate, metal shingles and other period materials may be permitted by the design review committee upon determination of appropriateness to architectural style, color, and relationship along the streetscape.



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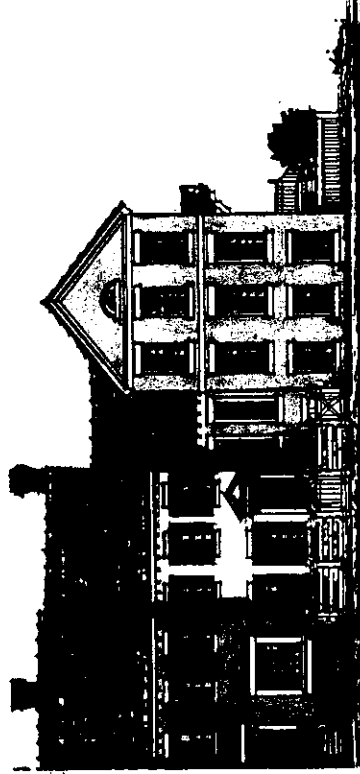
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NEW BRISTOW VILLAGE
Design Guidelines

MATERIALS

1. Exposed concrete block is not allowed on any exterior elevation, walkout condition, or retaining walls.
2. Brick, stone, or approved stone facing (per sample provided upon architectural submissions) shall wrap any water table elevation on front, side, and rear elevations.
3. Natural or painted brick is encouraged where appropriate for house style to encourage diversity along the streetscape. Other approved siding materials shall include wood or "handi-plank" clapboard, cut wood shingles, and smooth vinyl siding where trim work is built out to maintain a three-dimensional appearance.
4. Corner lot buildings and end unit town homes where side elevations that are street facing, shall carry front facade materials and detailing to the side elevations.
5. Window openings shall not exceed 40% of any building face.
6. Accent materials should provide a corner return(min. 2') from the front elevation and occur at a break in the building where possible. (Note: Battlefield, Lake, and spine road facing elevations must abide by #4 guideline).
7. Bay windows are encouraged on side and rear elevations.
8. Chimneys are encouraged and shall be brick, stone, or stone faced, and continue vertically to the ground. Full cap detailing is required.



"Federal"

"Classical Revival"

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NEW BRISTOW VILLAGE

Design Guidelines

PORCHES, STOOPS, DECKS & FENCES

1. Front porches and covered entries are encouraged. Front porches are to be at least 5' in depth.
2. Stoop materials shall be concrete with brick accent, brick pavers, stone, or slate.
3. Porch and balcony railings on all elevations (with exception of wood decks in rear yards) shall be metal (painted black), wood, or wrought iron. Wood decking and railings shall be allowed on front elevations upon architectural submission approval, where product samples and railing detailing is provided. Where wood decking and railing is used, brick, stone, or stone faced piers that anchor the railing is encouraged.
4. Any porch or column piers shall be brick, stone, or stone faced.
5. Fencing of side and rear yards is permitted following approval of fence style, material and height by the ARB. Fence type shall be appropriate to the style of architecture of the house and shall generally be limited to 4 feet in height.

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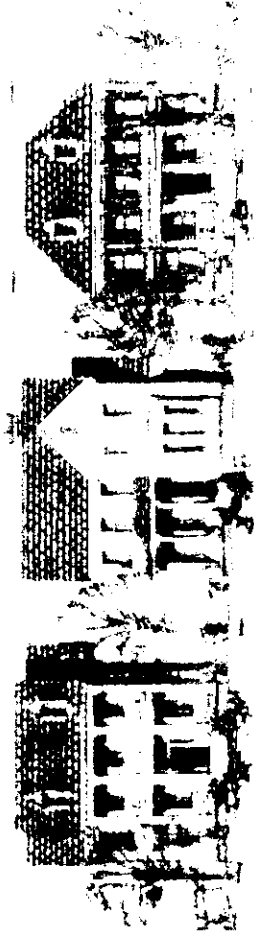
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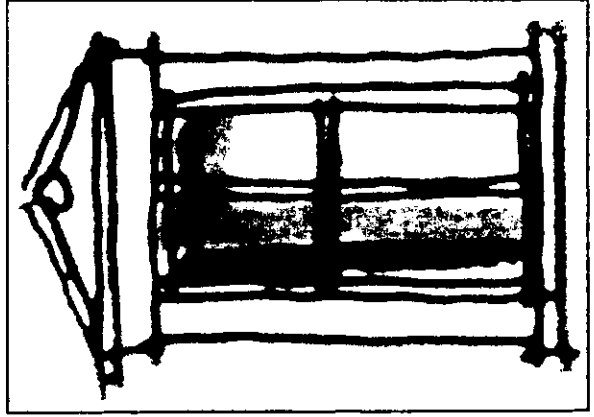
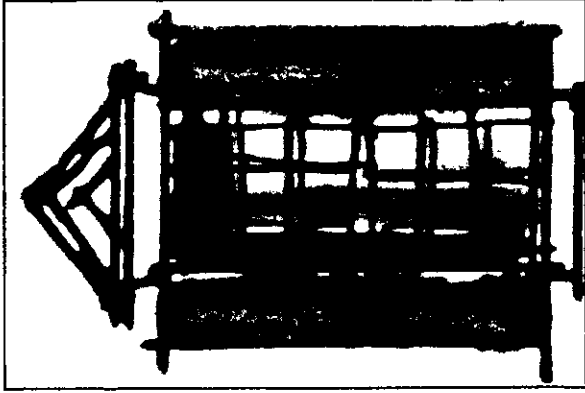
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WINDOWS & DOORS

Date
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1. Windows and doors that reflect the period of the Bristow Community are encouraged. Window styles are to be appropriate for the specific architectural style of the residence.
2. Only true divided lights or permanently applied mullions should be required. All windows shall have a minimum of one panel or sash of mullions (top pane only).
3. Windows on all elevations shall be kept off the corners of the building a minimum of 18".
4. Dormer windows are encouraged.
5. Taller first floor (main living level) windows are encouraged on appropriate architectural styles.
6. On corner lots: if shutters are used on front elevations, shutters shall be used on side elevations that are exposed to the street. Shutters shall be applied, installed, and mounted to appear as realistic, operational shutters.
7. Window glass and door glass generally may not be tinted, frosted, or colored. Victorian style architectural may include elements above.
8. All windows must be approved upon architectural submission (Each builder shall submit sample photos and manufacturer name to the ARB).



NEW BRISTOW VILLAGE
Design Guidelines

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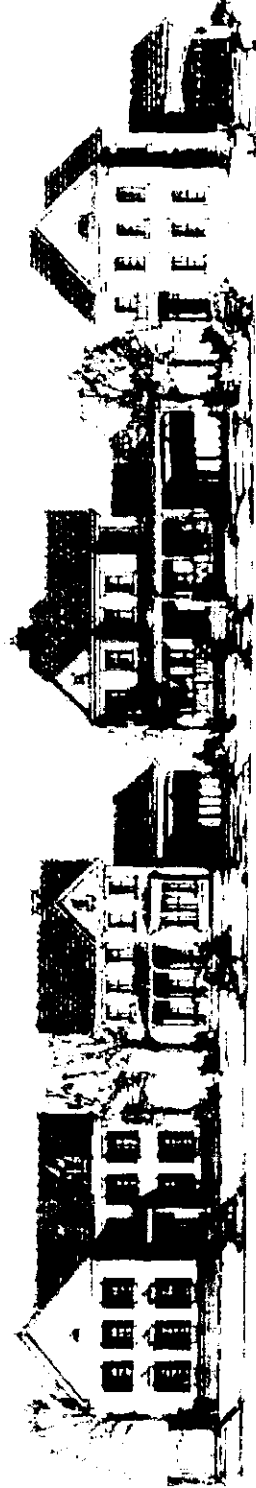
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CARAGES

1. Front loaded garages shall be recessed a minimum of 8' from the front face of the building or porch.
2. Side load garages shall be provided where grade and house siting permits.
3. A variety of garage door styles shall be employed throughout the community (front load as well as alley garages).
4. Garage door colors shall coordinate with siding colors.
5. Separate bay garage doors shall be provided on front loaded garages, attached to the main house.
6. Carports shall not be allowed.
7. Garages may not be converted into living space.



Federal

Italianate Victorian

Queen Anne Victorian

Classical Revival

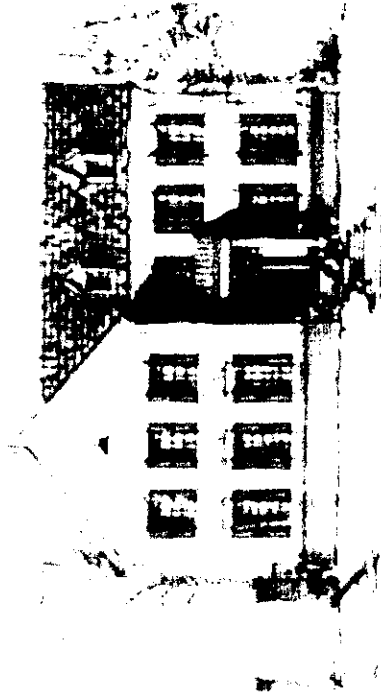


NEW BRISTOW VILLAGE

Design Guidelines

DETAILS & COLORS/ MATERIALS

1. The color of the Bristow Community should read as traditional in historic character as well as consistent with the architectural style of the home.
2. No more than two dominant wall surface materials shall be used on any one side of a building.
3. Period colors are encouraged.
4. Thru-the wall vents are not permitted on front facing street facades.
5. A minimum of 6" of trim board is to be applied under the soffits.
6. Clapboard or horizontal Fiber Cement siding shall be a maximum of 6" exposure unless otherwise approved.
7. Fascia boards shall be deep enough to carry the gutter and allow a minimum of 2" of board to show under.
8. Gutters should be appropriate to the period of architecture for the respective buildings.
9. Exterior lighting fixtures shall complement the architectural style of the structure. Floodlights shall not be permitted.



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NEW BRISTOW VILLAGE

Design Guidelines

HOUSE TYPE STANDARDS

CLUSTER HOUSE STANDARDS

75' Wide Single Family Detached Lot - FRONT LOAD

Minimum Lot Area	7,500 sf
Max. Lot Coverage	0.45
Max. Building Height	35'
Min. Yards and Setbacks	
A. Front (to house)	15'*
B. Front (to garage)	23' minimum
C. Rear (to house)	8' from building face
D. Side	20'
E. Corner (side)	7', (15' combined)
F. Rear (to garage)	10'*
G. Minimum Lot Width	5'
	70'

* bay windows, porch, chimney, encroachment to 5'

Note:

1. Accessory structures are to be permitted as identified within the County Zoning Ordinance.
2. Setbacks to house shall be generally interpreted as a "build-to line" for the main structure facade. Porches, stoops, eaves, decks or other architectural projections shall be permitted as an encroachment into the required yard or setback, but not closer than 5' to the side or rear lot line.

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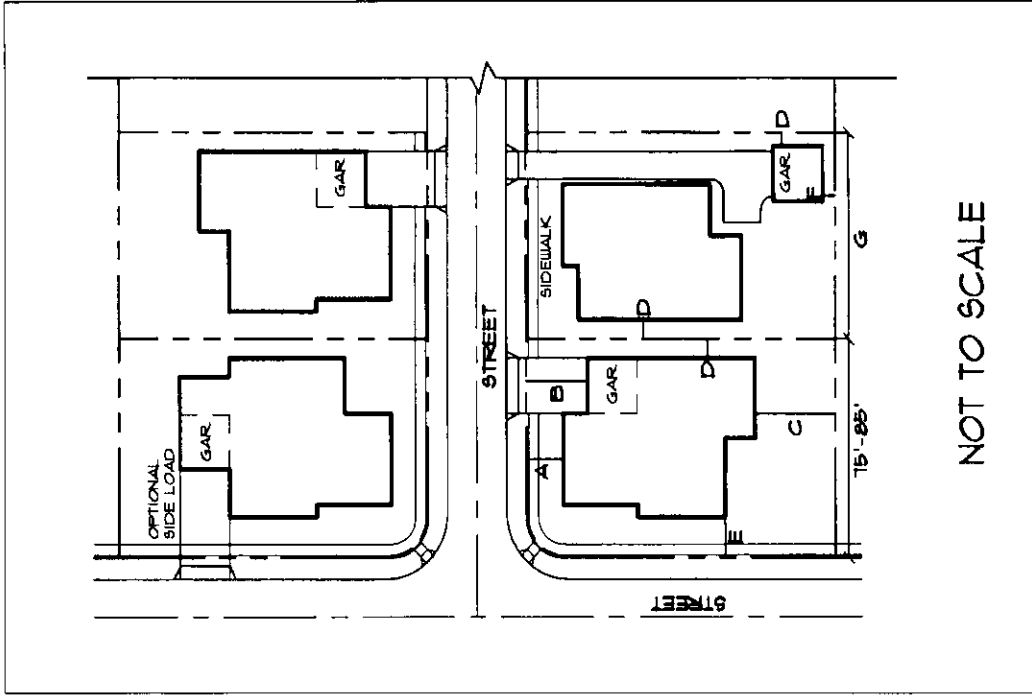
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NEW BRISTOW VILLAGE

Design Guidelines

VILLAGE HOUSE STANDARDS

65' Wide Single Family Detached Lot - FRONT LOAD

- Minimum Lot Area 6,000 sf
- Max. Lot Coverage 0.60
- Max. Building Height 35'
- Min. Yards and Setbacks
 - A. Front (to house) 15'*
 - B. Front (to garage) 23' minimum
 - C. Rear (to house) 8' from building face
 - D. Side 25'
 - E. Corner (side) 5' min., (15' combined)
 - F. Rear (to garage) 10'*
 - G. Minimum Lot Width 5'
 - 60'

* bay windows, porch, chimney, encroachment to 5'

Note:

1. Accessory structures are to be permitted as identified within the County Zoning Ordinance.
2. Setbacks to house shall be generally interpreted as a "build-to line" for the main structure facade. Porches, stoops, eaves, decks or other architectural projections shall be permitted as an encroachment into the required yard or setback, but not closer than 5' to the side or rear lot line.

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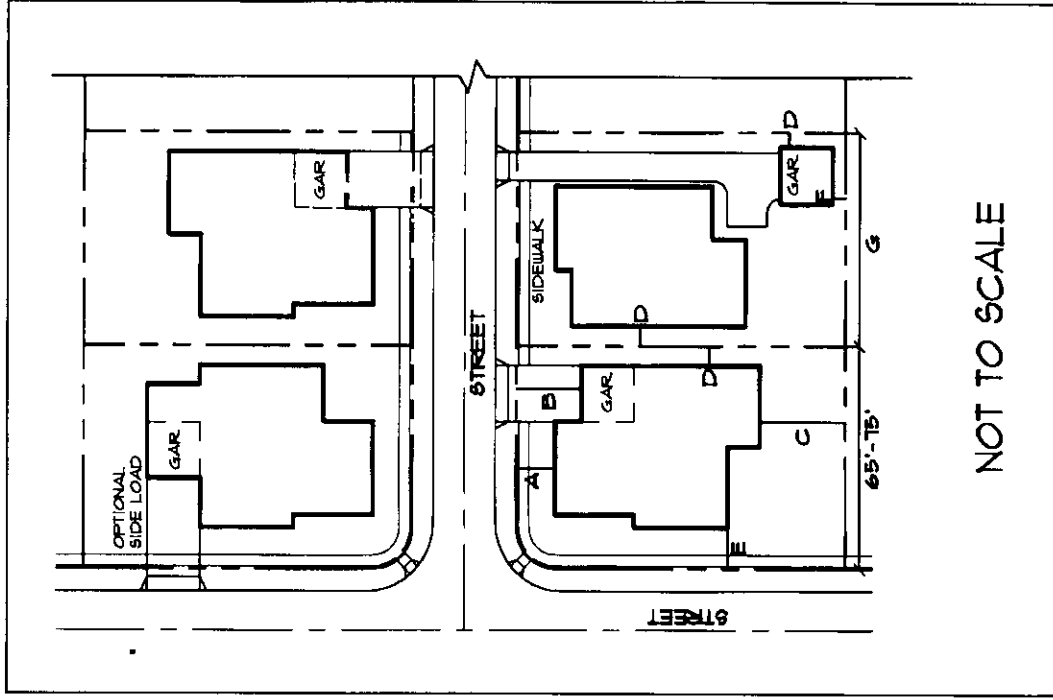
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NOT TO SCALE



NEW BRISTOW VILLAGE

Design Guidelines

PATIO HOUSE STANDARDS

50' Wide Single Family Detached Lot - REAR LOAD

Minimum Lot Area	5,000 sf
Max. Lot Coverage	0.75
Max. Building Height	35'
Min. Yards and Setbacks	
A. Front	10'*/16' maximum
B. Rear (to garage)	10'
C. Rear (to house)	20'
D. Side	5' min., (15' combined)
E. Corner (side)	10'*
F. Minimum Lot Width	50'

* bay windows, porch, chimney, encroachment to 5'

Note:

1. Accessory structures are to be permitted as identified within the County Zoning Ordinance.
2. Setbacks to house shall be generally interpreted as a "build-to line" for the main structure facade. Porches, stoops, eaves, decks or other architectural projections shall be permitted as an encroachment into the required yard or setback, but not closer than 5' to the side or rear lot line.

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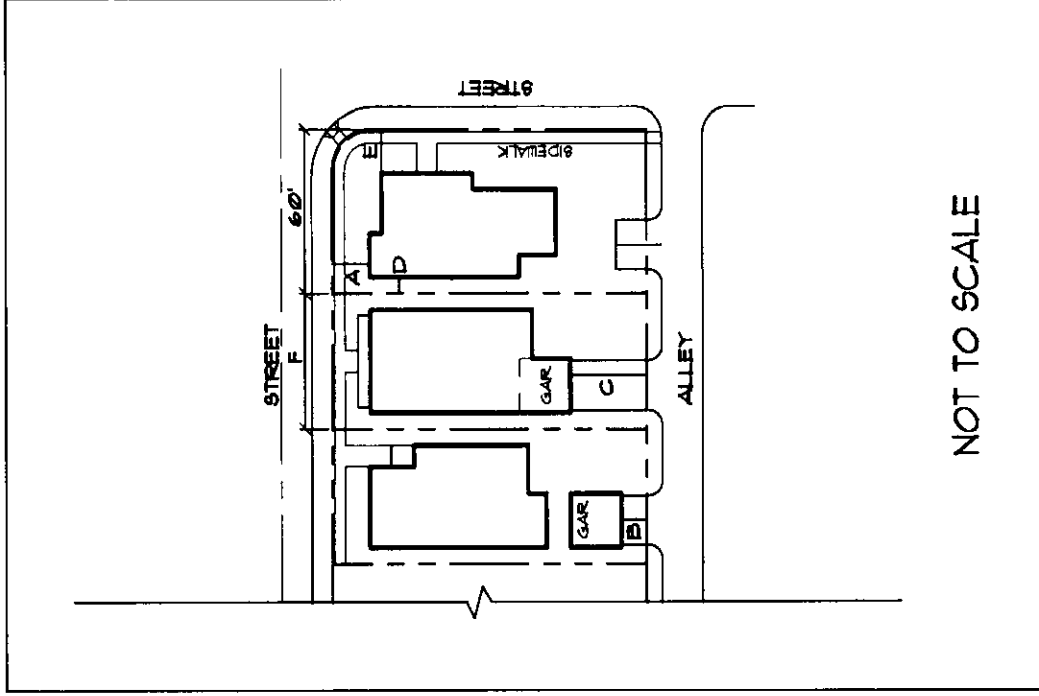
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TOWNHOUSE STANDARDS

20' Wide Townhouse - REAR LOAD

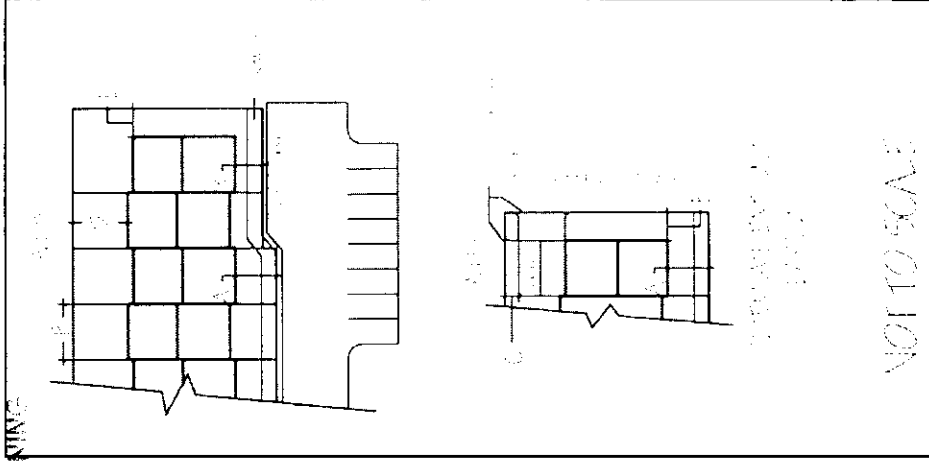
Rows of attached townhouses shall contain no more than eight dwelling units with turned end units and six units in a standard condition. Units may be either front, side, or rear load.

Minimum Building Footprint (per unit)	720 sf interior, 900 sf end
Max. Building Height	35'
Min. Group Setback	10'
Open Space for Development using Townhouse Housing Type	30%
Min. Yards and Setbacks	
A. Front (without parallel parking)	15'
B. Front (with parallel parking)	10'
C. Rear (to detached garage)	5'
D. Rear (to house)	20'
E. Side, end unit	10'*
F. Minimum Lot Width	20'

* bay windows, porch, chimney, encroachment to 5'

Note:

1. Front setbacks shall be varied a minimum of two (2) feet for all townhouse units staggered within a group. Two (2) abutting units may have the same setback, provided no more than four (4) units in the group have the same setback.
2. Architectural treatment shall vary so that no more than three (3) abutting units are substantially the same, and so that no more than four (4) units in any group are substantially the same.
3. Attached residential units should be a minimum of three stories. Third story may include loft room with dormers. This unit type should have minimal differentiation in primary facade setbacks, and architectural styles within blocks of units should be compatible in terms of period.
4. Accessory structures are to be permitted as identified within the County Zoning Ordinance.

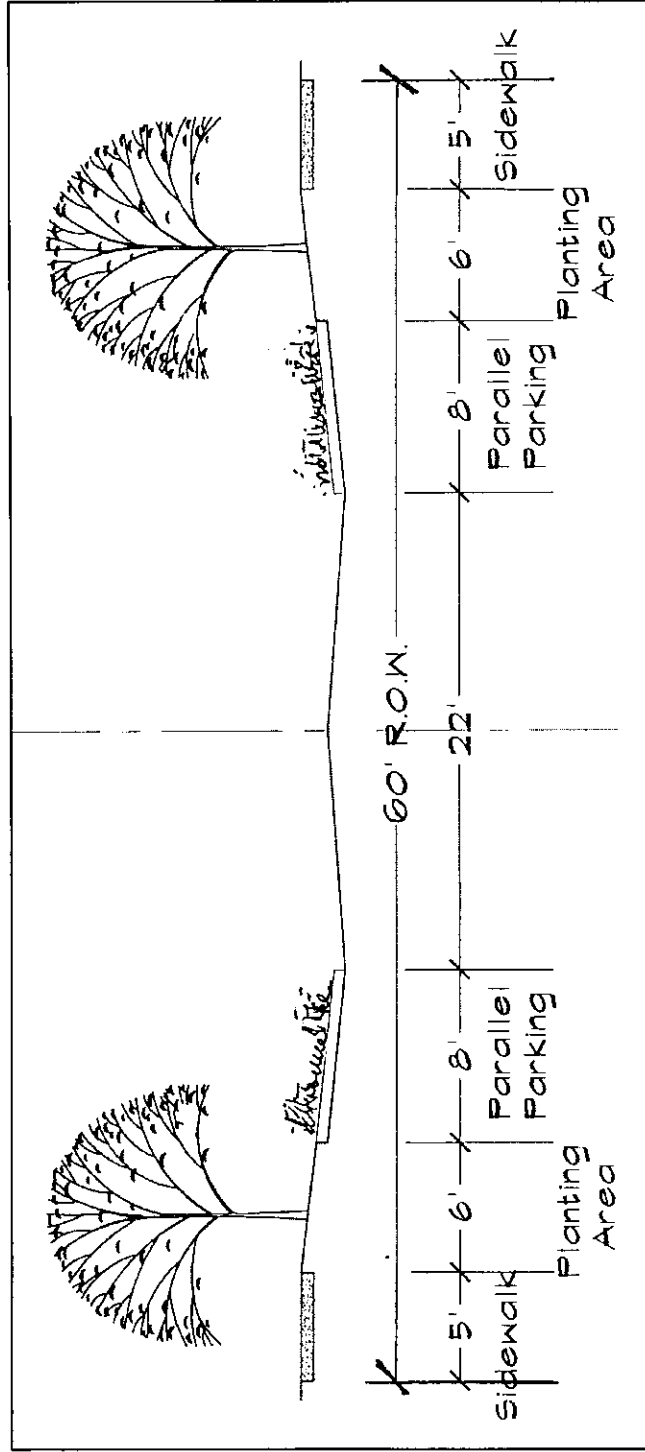


NEW BRISTOW VILLAGE

Design Guidelines

RESIDENTIAL STREET LAYOUT STANDARDS

RESIDENTIAL MAIN STREET



Not to Scale

* See village street standards appendix.

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PROFFER/DEVELOPMENT PLAN

David Spence
SIGNED

4-11-02
Date

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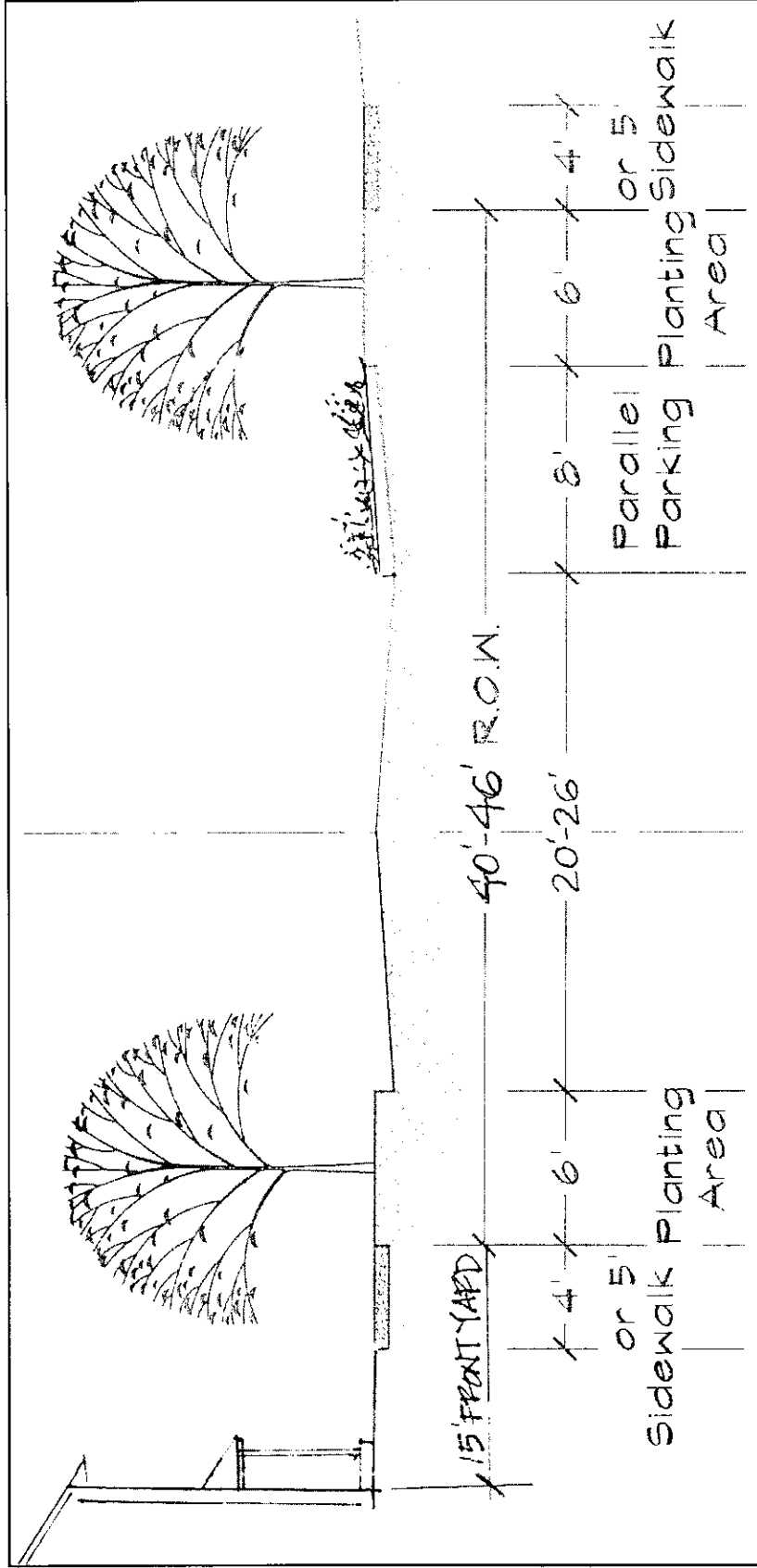
NEW BRISTOW VILLAGE
Design Guidelines

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RESIDENTIAL NEIGHBORHOOD STREET



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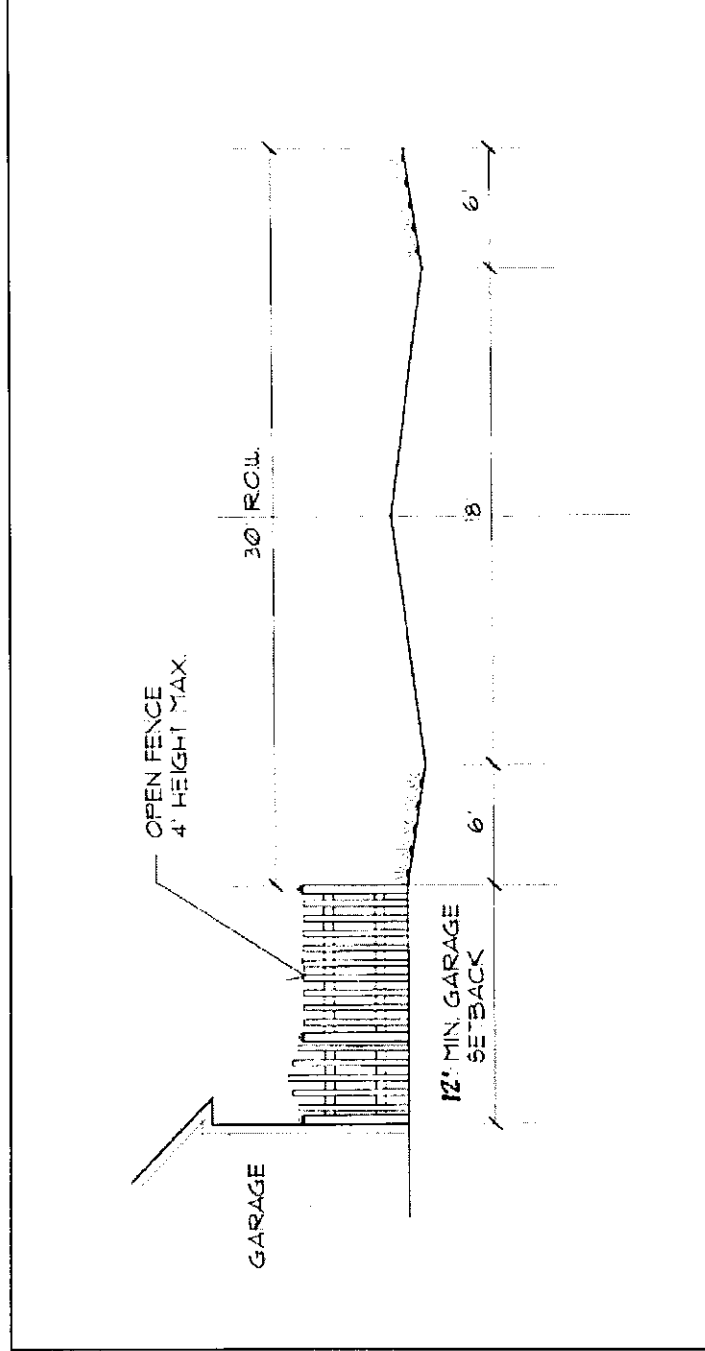
* See village street standards appendix.



NEW BRISTOW VILLAGE

Design Guidelines

RESIDENTIAL ALLEY



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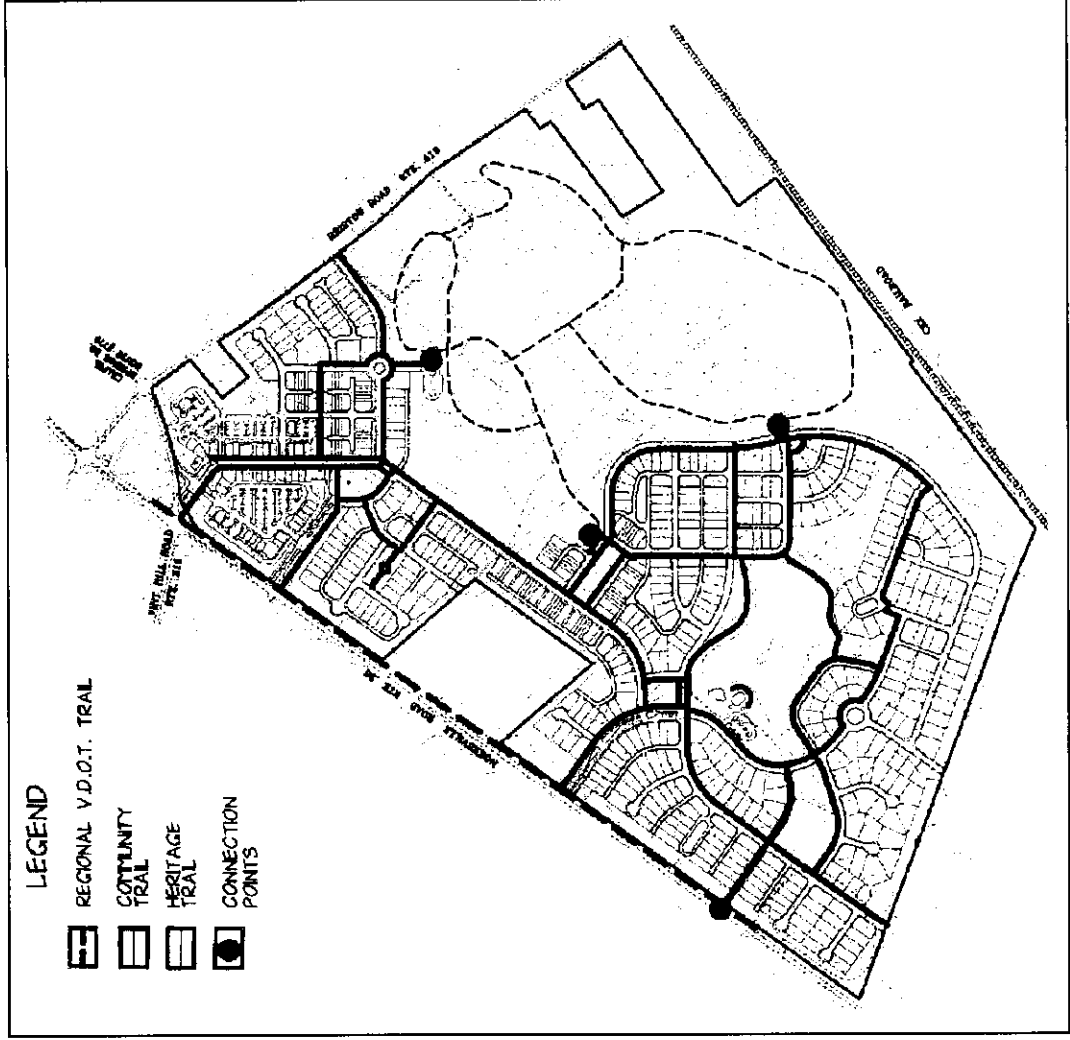
* See village street standards appendix.



NEW BRISTOW VILLAGE

Design Guidelines

SIDEWALK TRAIL ILLUSTRATION



Note:
Sidewalks shall be provided throughout the development in conformance with street guidelines. Where lots abut the street on only one side, sidewalk will be installed only on the lot side.



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NEW BRISTOW VILLAGE
Design Guidelines

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COMMERCIAL STANDARDS

INTRODUCTION

New Bristow Village proposes a crossroads village pattern of land use that includes a commercial main street extending from the village green to Bristow Road. This business district will support a variety of small shops, restaurants and personal services for the nearby neighborhoods. Through an emphasis on street design, pedestrian oriented outdoor spaces and architectural detailing, the commercial land use designation of the Comprehensive Plan will turn into a memorable place and a vital focus for community lifestyle. Other non-residential uses will include a community recreation center and two corner lots facing the village greens that will be sized for commercial use within a residential style of architecture.

Commercial architectural styles shall reflect the scale and detail of traditional small town main streets developed between the post-Civil War period and the beginning of the 1950's automobile era. Village commercial buildings will be one to three story with continuous storefronts. In general the land plan describes a concept for building construction parallel to the street, a wide sidewalk zone in front focused on the pedestrian experience and areas for parking and service to the rear (screened from view to the street). Commercial structures built along the main street in the commercial area and around the village green shall consist of two or three story structures. Single story structures shall primarily be constructed on pad sites adjacent to Chapel Spring Road and Route 28.

ARCHITECTURAL STYLE

1. Building facades should consider basic architectural principles including definition of the base, middle and roofline of the building.
2. Use of distinctive rooflines and differing window treatments is encouraged.
3. Building scale, facade elements and construction details that emphasize local Virginia traditions and character are encouraged.



NEW BRISTOW VILLAGE


Design Guidelines

MATERIALS

1. All proposed building materials and color schemes should be evaluated by the New Bristow Village Architectural Review Board on their attractiveness, appropriateness, and suitability to the projects goals.
2. Building materials should include brick, stone, wood clapboard, wood trim and shingled roofing.

SIGNAGE

1. Sign type, style, materials and color should be compatible with the building and the site. Wall signs and projecting signs, including canopies and awnings are encouraged. Internally lighted projecting signs shall not be permitted.
2. Free standing signs will be limited to those permitted by ordinance for identification of the overall community and commercial district.
3. Signage will be subject to approval of a comprehensive sign package review by the County as proffered.

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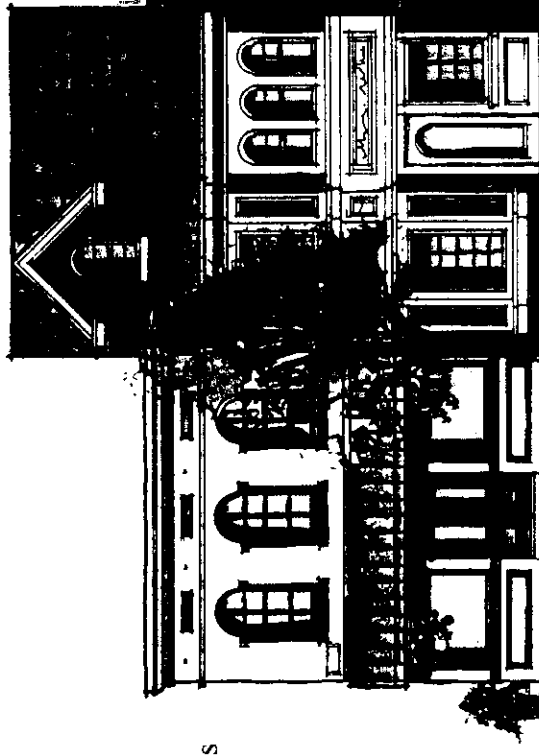
Design Guidelines

WINDOWS & DOORS

1. Window sill height shall maintain a minimum 12" above the sidewalk elevation and shall not exceed 36".
2. Top of window should not exceed 8'.
3. Use transparent glass in windows and doors. Use of art or colored glass is permitted where it does not impede visibility at entrances and display areas.
4. Storefront windows should reveal, not conceal, storefront display.

DETAILS & COLORS

1. All canopy lighting must be recessed so as to not extend below the plane of the canopy.
2. All downspouts in non-residential areas should be connected to underground drainage systems.
3. Building details and colors shall be consistent between first floor and upper floors.



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COMMERCIAL STANDARDS


USES: Permitted by right (B-2 Neighborhood Business District)
(O(L) Low-Rise Office District)

Minimum Lot Size:	none
Minimum Lot Width:	none
Minimum Lot Coverage:	80%
Minimum Open Space:	20% (for district)
Permitted FAR:	0.3
Building Height:	35' maximum (one, two and three story*)
Building Setback:	20' minimum from the street curb 25' minimum from residential use (adjacent) 100' minimum from Route 28

*see proffers

Note:

1. A build-to line should be provided for the commercial areas with no more than a five foot variation allowed.
2. Building height measured to ceiling of leasable space.

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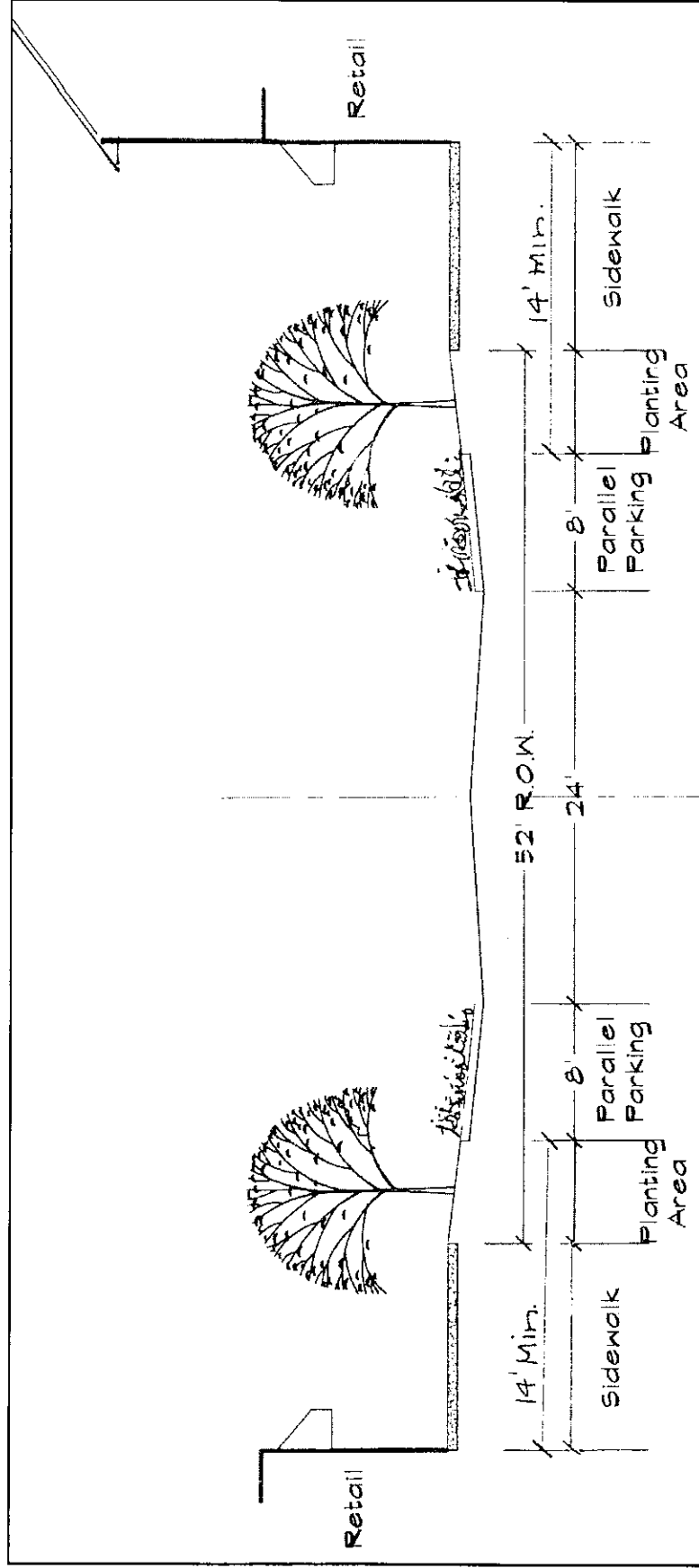


NEW BRISTOW VILLAGE

Design Guidelines

COMMERCIAL STREET LAYOUT STANDARDS

COMMERCIAL MAIN STREET



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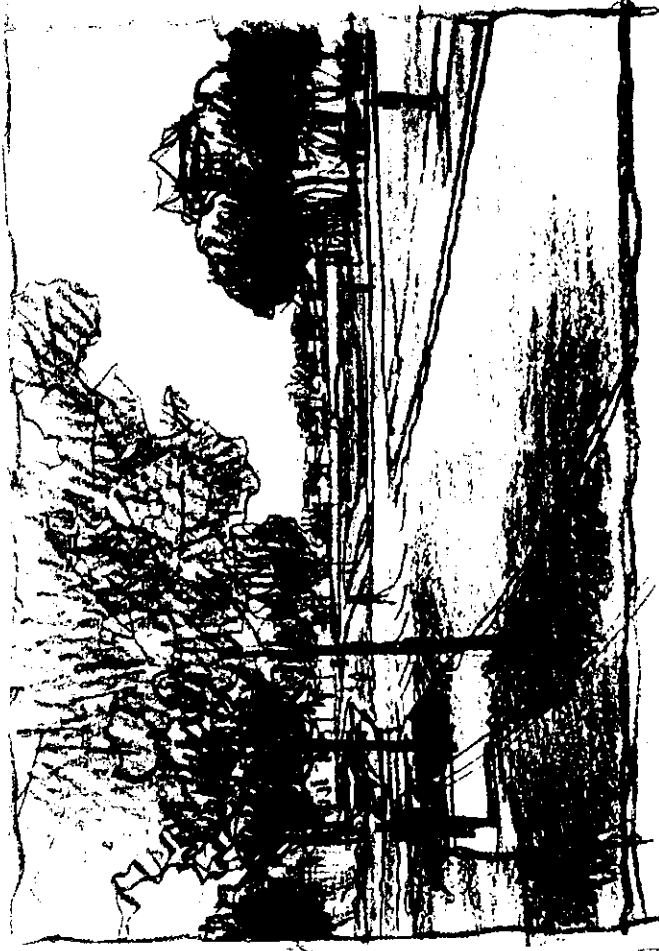
* See village street standards appendix.



NEW BRISTOW VILLAGE

Design Guidelines

LANDSCAPING AND AMENITIES



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PROFFER/DEVELOPMENT PLAN

Carroll G. Gode

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4-11-02

Date

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Landscaping and Amenities- 22



NEW BRISTOW VILLAGE

Design Guidelines

LANDSCAPING

INTRODUCTION

A primary element of the successful development of New Bristow Village will be the landscaping, which is provided. Landscaping helps to define space and soften architecture. It can provide screening, buffering from wind and light, as well as shade. Clearly this element of design is essential to the quality and character of New Bristow Village. The following guidelines set standards to ensure sufficient quantity, quality and placement of plant material provided throughout the Community.

STREETSCAPE

Deciduous street (shade) trees shall be provided along all roadways within the Community to provide shade and to help define the streetscape. The design of the streetscape should be included with each construction plan submitted to Prince William County.

In commercial areas, parking lots and travel ways should be designed to incorporate planting areas for the street trees. Thoughtful engineering and design will be required to limit the constraints imposed by utility easements. In the townhome areas, street trees should frame each end of a block of townhomes while smaller ornamental trees encouraged in the front yards. Single Family Lots should include a minimum of one street tree and one ornamental tree per home.



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NEW BRISTOW VILLAGE

Design Guidelines

The size of the street tree at the time of planting will be 2.5" to 3" caliper and the ornamental trees should be a minimum of 1" caliper or 8 to 10' height. The preferred species are listed as follows:

Street Trees:

Acer rubrum var.	Red Maple
Quercus palustris	Pin Oak
Quercus phellos	Willow Oak
Tilia cordata	Littleleaf Linden
Zelkova serrata	Japanese Zelkova
Ulmus var.	'Valley Forge' or 'New Harmony' Elm

Ornamental Trees:

Cercis canadensis	Eastern Redbud
Cornus kousa	Kousa Dogwood
Magnolia sp.	Magnolia species
Prunus yedoensis	Flowering Cherry

Note:

1. All plants shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen.
2. Other plant species are permitted through approval of landscape planting plans by the Architectural Review Board.

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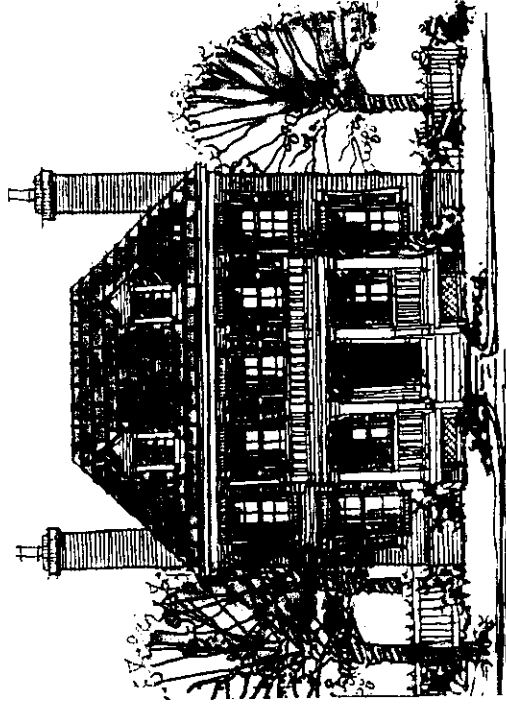
NEW BRISTOW VILLAGE

Design Guidelines

FOUNDATION PLANTING

Enhancing the perimeter of both residential and commercial buildings with landscaping is important to soften architectural features and help them to blend into the natural environment with surrounds the building. All building edges that can be seen from the street should be landscaped as follows:

1. All planting beds along the perimeter of a commercial building shall be raised a minimum of 6 inches.
2. Multiple layers of plant material are encouraged in all planting beds.
3. Lead walkways shall be "wrapped" with plant material.
4. The first layer of plant material (along the foundation) should comprise of evergreen plant material. A second or third layer may consist of deciduous or perennial plant material.
5. Plant material shall be spaced a minimum of 30 inches along the foundation and shall have a minimum height of 18 inches at the time of planting.
6. Beds of plant material providing seasonal color are encouraged. A schedule of maintenance and care for the seasonal color beds must be provided on the landscape plan.



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NEW BRISTOW VILLAGE

Design Guidelines

7. Screening shall be provided around A/C units and other mechanical equipment as permitted.
8. Architectural building corners should be softened with evergreen trees (i.e.: holly) or plant masses of sufficient height to soften the feature.
9. Perennials and deciduous shrubs should be combined with evergreens to provide visual interest during the winter months.
10. All planting beds must be covered with shredded hardwood mulch at a sufficient depth to cover the topsoil.
11. Screening will be provided for all mechanical equipment, trash storage, and similar typically unsightly uses.



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Charity Lane
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NEW BRISTOW VILLAGE

Design Guidelines

Preferred foundation species include but shall not be limited to:

Shrubs:

Arborvitae sp.	Arborvitae
Azalea sp.	Azalea
Berberis sp.	Barberry (Dwarf species)
Cotoneaster sp.	Cotoneaster
Euonymus alatus	Dwarf Burning Bush
Ilex sp.	Holly
Juniperus sp.	Juniper
Rhododendron sp.	Rhododendron
Taxus sp.	Yew
Viburnum sp.	Viburnum

Groundcover:

Hedera Helix	English Ivy
Hosta sp.	Hosta
Juniperus sp.	Juniper
Ornamental Grasses	Various species incl. Liriope
Perennials	Various species
Pachysandra terminalis	Japanese spurge
Vinca minor	Periwinkle

Note:

1. All plants shall conform to the American Standard for Nursery Stock as published by the American Association of Nurserymen.
2. Other plant species are permitted through approval of landscape planting plans by the Architectural Review Board.

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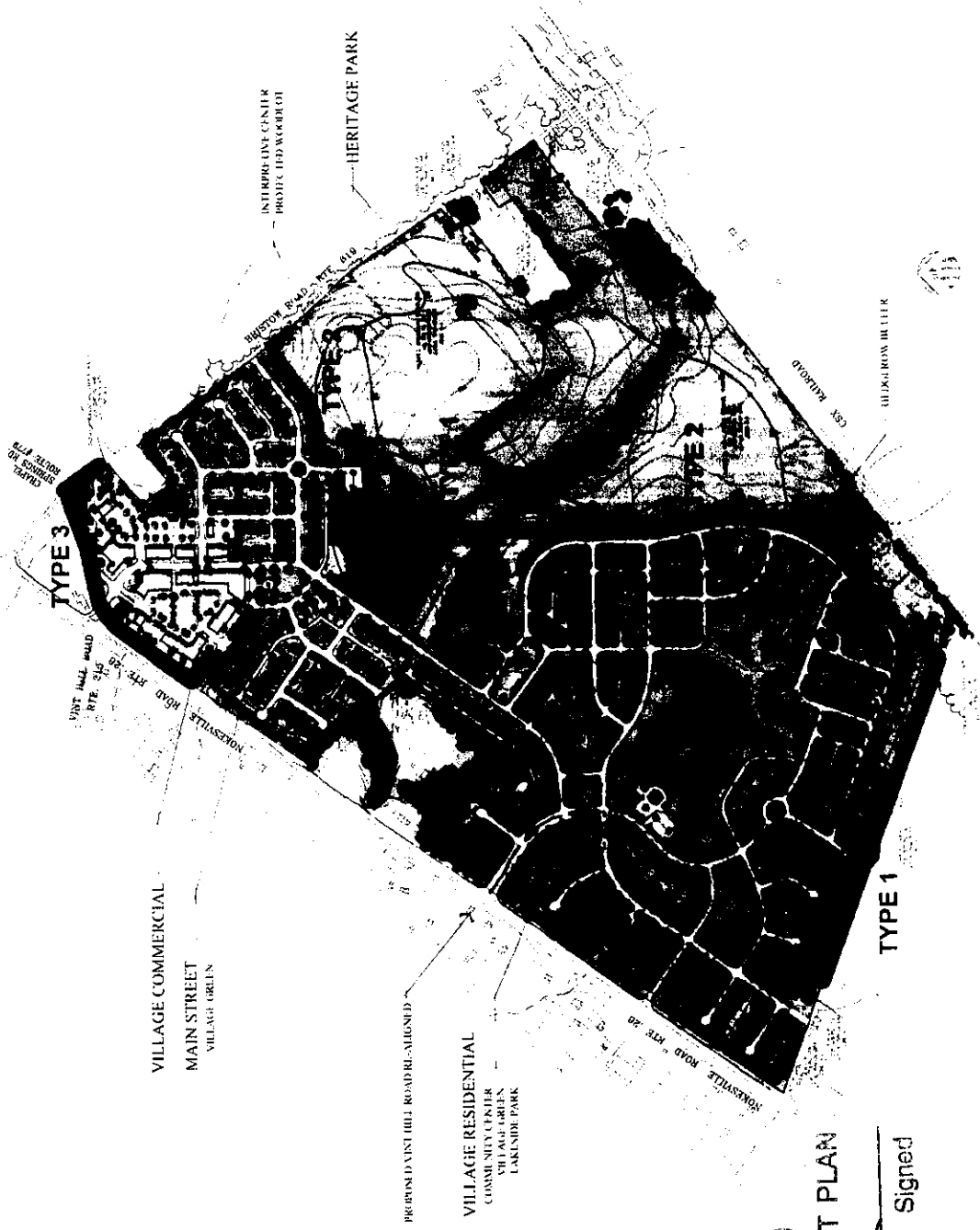
NEW BRISTOW VILLAGE

Design Guidelines

PMR PERIMETER BUFFER ILLUSTRATION

(MODIFICATIONS 1, 2 & 3)

* Other site perimeter areas shall meet applicable zoning ordinance criteria.



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Landscaping and Amenities-28



NEW BRISTOW VILLAGE

Design Guidelines

PMR PERIMETER BUFFERS

Alternative compliance to DCSM section 800 Type C Buffer and landscape planting requirements.

The intent is to provide planting designs to compliment a more traditional mixed-use village setting.

Type 1 - Perimeter buffer between proposed residential and rural landscape areas

- Priority given towards the preservation of existing woodlands with supplemental landscape material made up of understory ornamental and evergreen trees and shrubs. Planting will emphasize naturalized groupings and use of indigenous materials.
- Quantity of supplemental plantings to be based on Type C buffer standard with 2:1 credit given for mature shade trees and 1:1 credit for protected understory trees.

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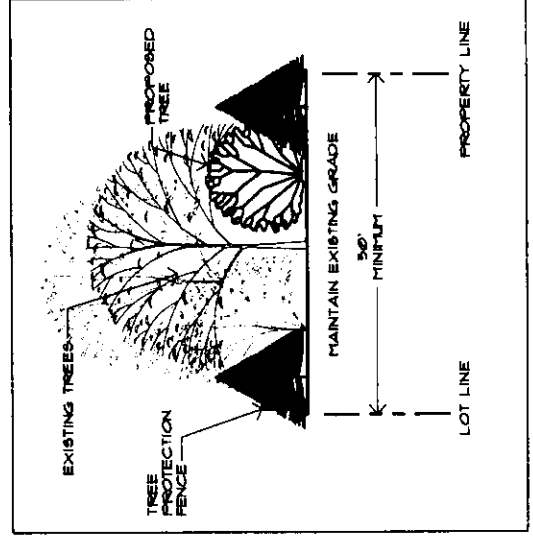
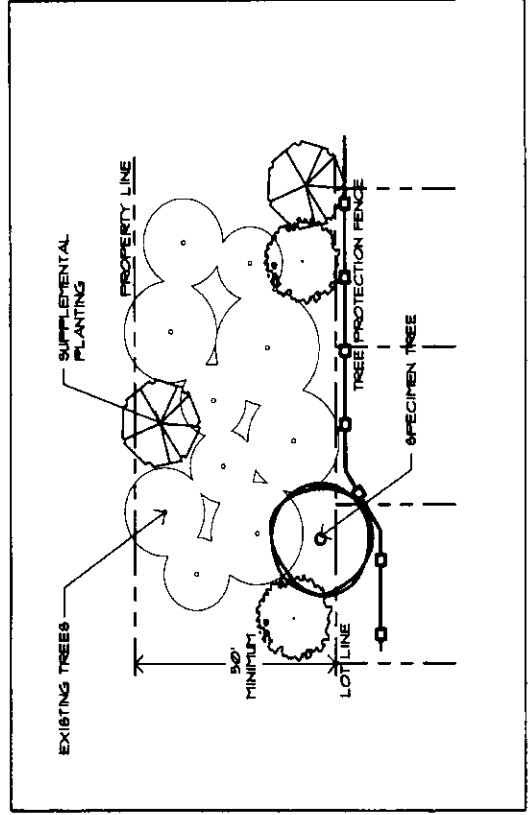
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NEW BRISTOW VILLAGE

Design Guidelines

- Type 2** - Perimeter buffer between proposed residential and Heritage Park
- Priority given towards the preservation of natural open space views, fields, and hedgerows.
 - Relocation of perimeter landscape buffer along railroad and Bristow Road to edge between residential and Park.
 - Credit for existing hedgerow specimens that are to remain.
 - 2:1 evergreen credit for the transplant of existing cedars over 8' in height.
 - 2:1 credit to increase minimum deciduous tree caliper for new plantings.
 - Permit massing in variable width buffer with openings for views and pedestrian access. (Required planting may be installed on a combination of the Heritage Park land and the homeowner open space)

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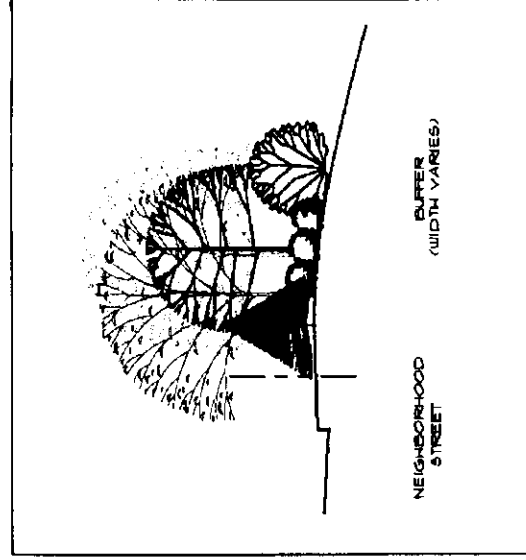
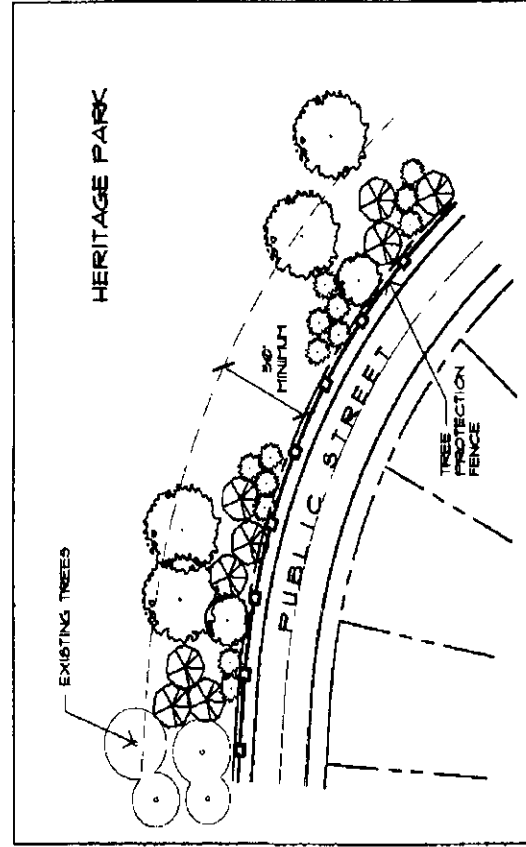
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NEW BRISTOW VILLAGE
Design Guidelines

Type 3 - Perimeter buffer between proposed commercial and existing right-of-way

- Priority given towards screening parking and associated paving areas from existing right-of-ways.
- Priority given towards visibility of commercial uses and quality architectural design, building massing, and construction detailing.
- Provide minimum 4' variable height earth berm landscaped with shrubs and perennials in lieu of continuous evergreen screening.
- Trees may be grouped or clustered. Use a deciduous tree and evergreen mix that emphasize native plant associations such as cedar/oak/redbud.

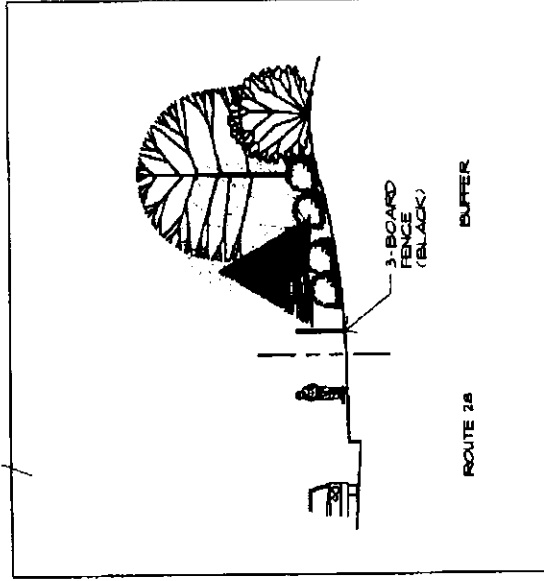
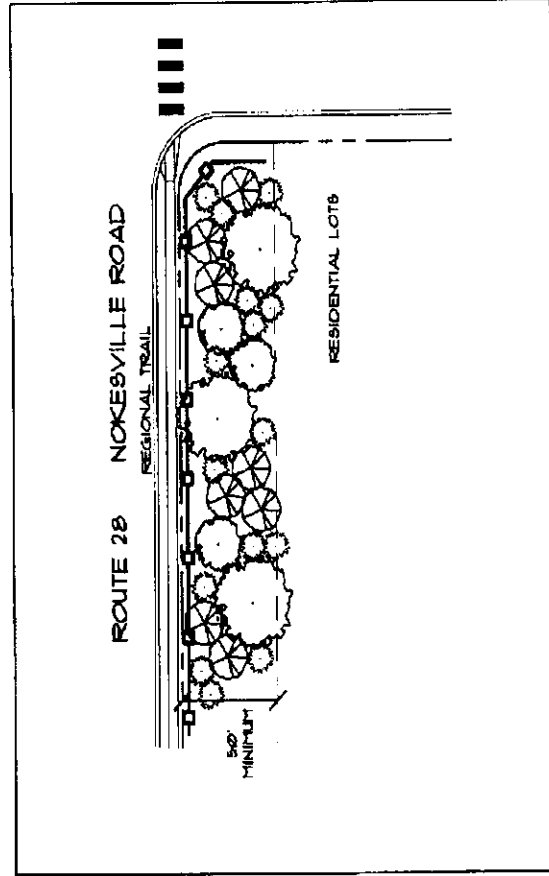
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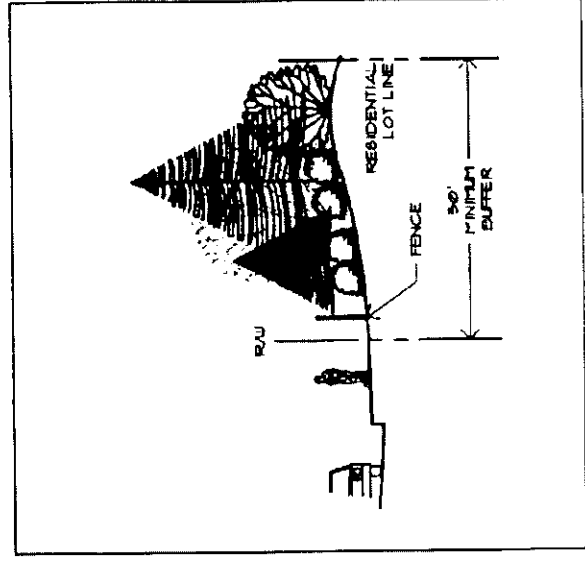
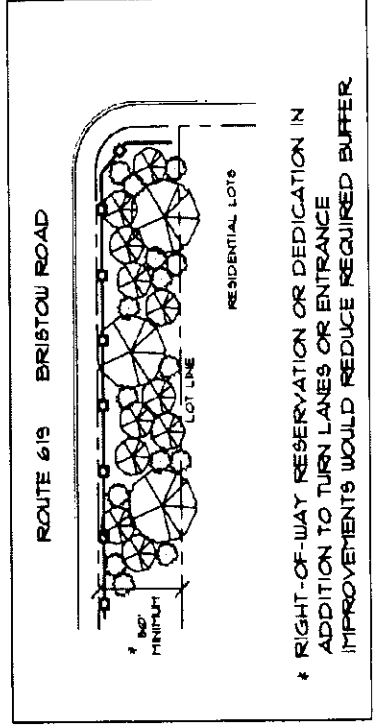
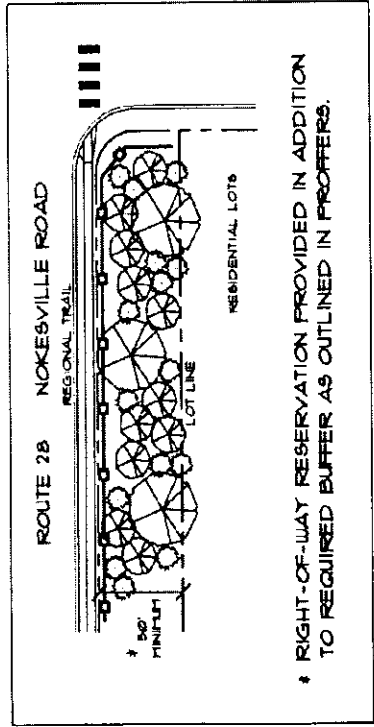
NEW BRISTOW VILLAGE
Design Guidelines

**PMR
BUFFER ADJACENT TO MAJOR ROADWAYS (SECTION 802.48)
(NOKESVILLE ROAD AND BRISTOW ROAD)**

- Buffer provided to meet Section 32-306.12(4) Perimeter PMR buffer and Section 802.48 Buffer from major roadways.
- Priority given to screening side and rear yard outdoor living space.
- Fences, walls or berms are encouraged.
- Plant material selection shall emphasize a variety of evergreens in a naturalized planting.

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NEW BRISTOW VILLAGE

Design Guidelines

LAWN AREAS

Sod shall be provided within all lawn areas within the commercial areas. Single Family Detached homes and townhomes shall provide sod in all front yard areas including both "front yards" on a corner lot. Seed may be used to establish a lawn in all other areas.

IRRIGATION

Automatic underground irrigation systems shall be provided within all planting beds and lawn areas within the commercial areas. Single Family Detached lots may provide automatic underground irrigation systems in all front and rear yard areas including both "front yards" on a corner lot. Maintenance shall be performed by the owner of the land on which the system is provided.

COMMUNITY PARKS

Each of the individual open space areas to be maintained by the HOA shall be planned by the developer and improved with landscaping trails, play equipment and site furnishing. Site development plans shall be approved by the Architectural Review Board.



Lakefront View

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NEW BRISTOW VILLAGE

Design Guidelines

- **Village Green**

Village Green 1 includes approximately 1.1 acres serving as both a civic/meeting/activity and transition between land uses in the village center area. Improvements will include landscaping, sidewalks, site furnishings, lighting and parallel parking to support special activity/festival uses and passive open space uses.

Village Green 2 includes approximately 0.6 acres to be improved primarily as landscaped open space. As a connecting space to the community recreation center, there will be trails, lighting and benches provided.

- **Lakeside Park**

Located at the core of the residential neighborhoods, Lakeside Park includes approximately 21 acres. Eight (8) acres of existing pond and lake water surface will be managed to provide a visual and recreational amenity for the community. Improvements will include a 5,000 to 7,500 square foot clubhouse with outdoor pool. Offstreet parking, landscaping, lighting, site furnishings, and a picnic area with a playground will be constructed. The park will also include a walking trail system that connects neighborhood sidewalks, the main street path and the heritage park interpretive trails.

- **Neighborhood Parks**

Approximately seven (7) small neighborhood "pocket parks" are planned. These areas will include sidewalk access, landscaping, site furnishings, lighting and limited amenities such as playgrounds, fountains, or interpretive signage.

- **Perimeter Buffers/Open Space**

All required perimeter buffer areas surrounding the developed portion of the PMR will be maintained as landscaped open space.

- **Heritage Park**

Approximately 40% of the site (127 acres) will be protected as passive open space for the preservation and interpretation of historic sites and environmental features. The land will be owned and maintained by the CWPT. Future improvements by the CWPT may include a paved public parking area, an interpretive shelter and a natural surface trail system.

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NEW BRISTOW VILLAGE

Design Guidelines

MAINTENANCE

Basic landscape maintenance for community parks, greens, and common open space/ buffer shall landscaping shall include:

- Mowing and Edging on a regular basis during the growing season.
- Fertilizing all plants and lawns.
- Pruning of Trees and Shrubs.
- Pest Management Program.
- Weed Control
- Replacement of all dead and dying plant material.

No street trees or buffer plantings shall be removed without the prior approval of the NBV-ARB and the Zoning Administrator, except when the immediate removal of a tree or trees is required for safety purposes.

Privately-owned areas shall be maintained by the property owner, consistent with standards contained in the HOA documents.

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Design Guidelines

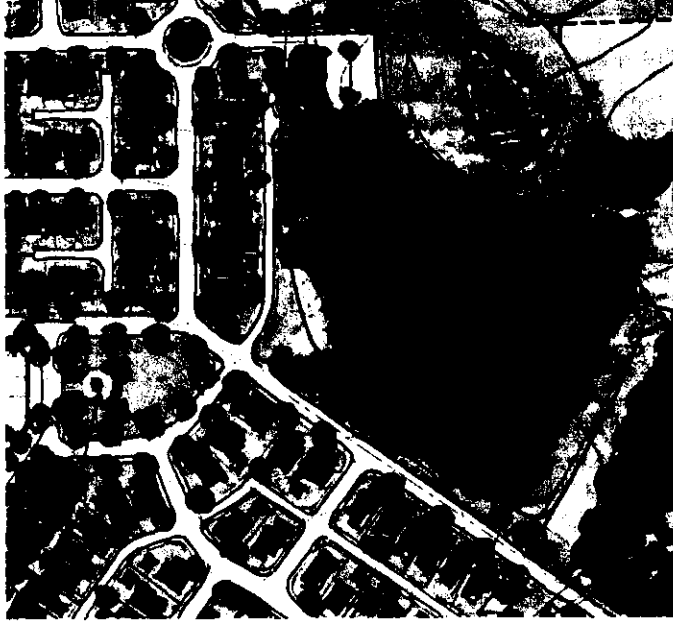
TREE PRESERVATION

INTRODUCTION

Tree Preservation is an important aspect of the development of New Bristow Village. Trees provide shade, wind buffering, screening and help to improve air quality. The following guidelines ensure that the preservation areas shown on the construction plans are honored. The following criteria for tree preservation plans shall only apply to the perimeter of open space areas that are adjacent to proposed development, and within the required PMR perimeter buffers.

PRESERVATION PLAN

The Developer of each construction plan shall contract with a certified arborist (the "project arborist") to prepare a tree preservation plan to be submitted as part of the first construction plan submission. The tree preservation plan shall be reviewed and approved by Prince William County. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches of greater in diameter, measured 4 ½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading shown on the construction plan. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.



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NEW BRISTOW VILLAGE

Design Guidelines

TREE PROTECTION FENCING

All trees that are shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four feet high, 14 gauge welded wire or equivalent attached to six (6) feet long steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart, shall be placed at the limits of clearing and grading as shown on the Erosion and Sediment Control sheets in all areas adjacent to individual trees or wooded areas. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. All tree preservation activities, including the installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing, grading or demolition activities on the site, the Project Arborist shall verify in writing the tree protection fencing has been properly installed. Use of a critical root area (CRA) analysis is recommended as a guide for placement of protective fencing (CRA = 1 foot radius for every 1" of trunk diameter).

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Charles J. [Signature]

Signed

4-11-02

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NEW BRISTOW VILLAGE

Design Guidelines

PRE-CONSTRUCTION MEASURES

The developer of the construction plan shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. Before or during the pre-construction meeting, the clearing contractor shall walk the limits of clearing and grading with the Project Arborist to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the clearing contractor shall remove such trees as part of the clearing operation. Any tree designated for removal at the edge of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to the ground level as possible. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

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Design Guidelines

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LIGHTING

INTRODUCTION

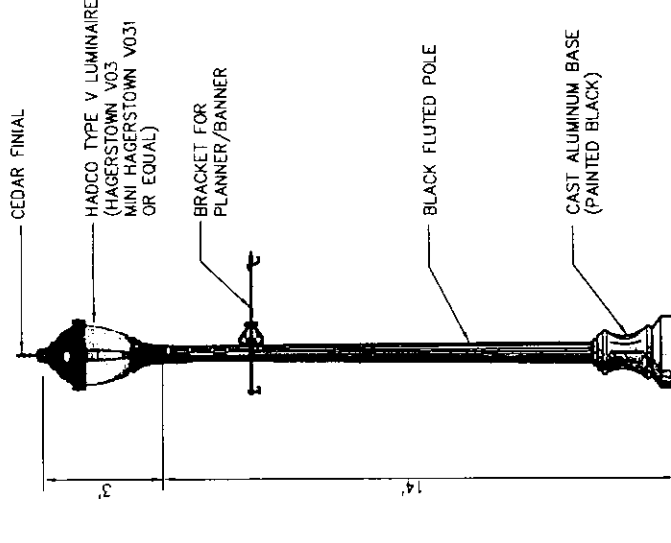
Lighting will be provided within the development of New Bristow Village to provide safety and security. As a secondary feature lighting will be used to highlight architectural features, illuminate signage and as a landscape feature. The following guidelines shall apply to all lighting:

STYLE

A single coordinated style of light fixtures and poles shall be provided throughout the New Bristow Village Community. The Developer will retain a lighting consultant to prepare a submission package to the DRC for approval. This submission shall include the following elements:

1. NIGHT LIGHTING

Outdoor lighting provided within New Bristow Village requires careful and considerate use of lighting at night. The IDA Outdoor Lighting Code Handbook should be utilized to ensure methods which lead to quality lighting. Consideration to eliminate glare and excessive contrast will be required to improve visibility. The reduction of excessive lighting shall reduce energy cost and improve the beauty of "dark skies".



NOTE:
LIGHTS SHALL INCLUDE INTERNAL
CUT-OFF REFLECTOR.

MAIN STREET POLE LIGHT DETAIL
NOT TO SCALE



NEW BRISTOW VILLAGE

Design Guidelines

2. PLACEMENT

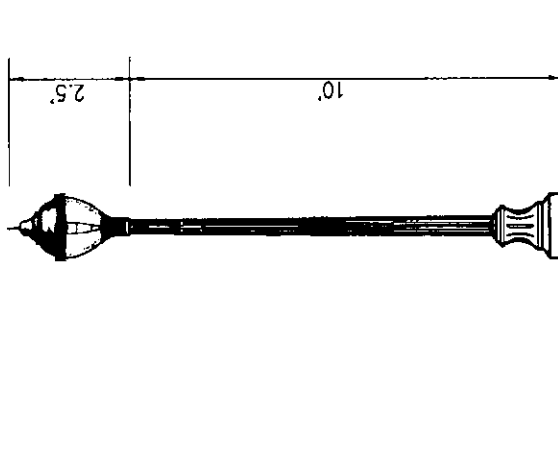
Lighting shall be located and mounted to ensure safety and to minimize maintenance burdens. Lighting shall be designated on the construction plan for each section of New Bristow Village. Such lighting shall include streetlights, lighting of signage and lighting for safety and security. Lighting shall follow all Federal and Local standards for placement and intensity. Where possible, lighting shall be shielding and pointed downward to reduce glare and undesirable penetration of adjacent living areas.

3. MATERIAL:

The chosen materials should be compatible with the surrounding architecture, durable and weather resistant.

4. COLOR:

The colors should be chosen to be coordinated with the architectural style.



NEIGHBORHOOD
STREET LIGHT
NOT TO SCALE

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NEW BRISTOW VILLAGE

Design Guidelines

5. GENERAL:

All lighting must be in strict conformance with the Prince William County and VDOT regulations. Any variance or modification to these standards must be approved by Prince William County and / or VDOT.

MAINTENANCE

Maintenance shall be performed by the Homeowners Association, Individual Land Owner or VDOT where appropriate.

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NEW BRISTOW VILLAGE

Design Guidelines

SIGNAGE

INTRODUCTION

Signage within New Bristow Village will be coordinated and sensitively designed to promote the character and image of the Community. Signage will be used to provide identification, information, direction and other such purposes. All signage shall conform to the following guidelines:

DESIGN

The Project Developer shall submit a comprehensive / coordinated signage design package to the County Planning Office and ARB for approval as part of a site plan submission. This design package should address the following:

1. MATERIAL:

The chosen materials should be compatible with the surrounding architecture, durable and weather resistant. Wood signs are preferred for individual businesses.

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Design Guidelines

2. COLOR:

Colors should be minimized to less than four colors per sign. These colors should become the standard for all signage within the Community - except that Prince William County and VDOT color schemes will prevail where appropriate. The colors should be chosen to be coordinated with the architectural style and excessively bright colors should be discouraged. Colors should blend into the landscape and reduce glare.

3. TEXT:

The text for each sign should be limited to the concise purpose of the sign. Text should be kept simple, legible and bold and without too much information. Symbols and graphics should be carefully coordinated for each sign.

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Design Guidelines

4. LOCATION:

Signs shall have standardized locations based upon the type of sign. Signage should be consolidated where possible to minimize the number of signs in the development. Consideration of placement must emphasize and ensure safety and limit maintenance burdens.

5. SIZE:

Signs should be in proportion to their surroundings and should not obscure architectural or aesthetic features of the development. In general, height and size should be minimized where appropriate.

6. GENERAL:

All signage (including Entry Features, Building Identification and Traffic Control) must be in strict conformance with the Prince William County and VDOT regulations. Any variance or modification to these standards must be approved by Prince William County and / or VDOT.

MAINTENANCE

Maintenance shall be performed by the Homeowners Association, Individual Land Owner or VDOT where appropriate.

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NEW BRISTOW VILLAGE

Design Guidelines

DESIGN REVIEW GUIDELINES



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NEW BRISTOW VILLAGE
Design Guidelines

DESIGN REVIEW

INTRODUCTION

The thoughtful and sensitive design of New Bristow Village will be facilitated by the establishment of the New Bristow Village - Architectural Review Board. The purpose of the committee will be to ensure that the Design Guidelines referenced herein are being honored and that interpretation and consideration of certain design issues is consistent.

DESIGN REVIEW COMMITTEE

The Architectural Review Board shall consist of four to five members. The qualifications shall be as follows:

- One Member shall be a Virginia Certified Landscape Architect.
- One Member shall be a Virginia Registered Architect.
- One Member shall be a representative of the Prince William County Planning Office.
- One Member shall have extensive experience in construction management and / or construction contracting as deemed appropriate by the developer.

An administrative manager will be assigned to the ARB by the Project Arborist to provide essential support and assistance.



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NEW BRISTOW VILLAGE

Design Guidelines

MEMBERSHIP

Members of the ARB shall be appointed by the Project Developer with the representative of the Prince William County Planning Office to be appointed by the Director of Planning. The selection of each member and their personal qualifications, other than the requirements listed above, shall be at the discretion of the Project Developer. The time period for which each member serves on the committee shall also be at the discretion of the Project Developer and the Director of Planning.

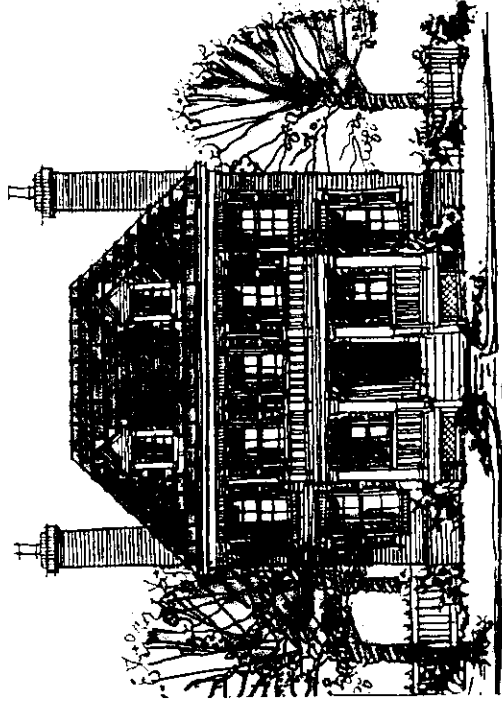
At such time as all construction is complete within New Bristow Village, membership of the Architectural Review Board, which is established in accordance with the Convenents, Conditions and Restrictions for New Bristow Village, shall be appointed in conformance with the HOA documents.

DUTIES

The purpose of the committee will be to ensure that the Design Guidelines referenced herein are being honored and that interpretation and consideration of certain design issues is consistent. As described below, the ARB will review plan submissions, modification requests and perform site inspections to ensure conformance with the Design Guidelines.

The ARB shall meet a minimum of once every three weeks. This meeting may occur onsite, at the Offices of the Project Developer or at the Office of any ARB member.

All considerations for approval of any submission must be made with a majority vote of the ARB. Any submission failing to receive a majority vote will be disapproved as described below.



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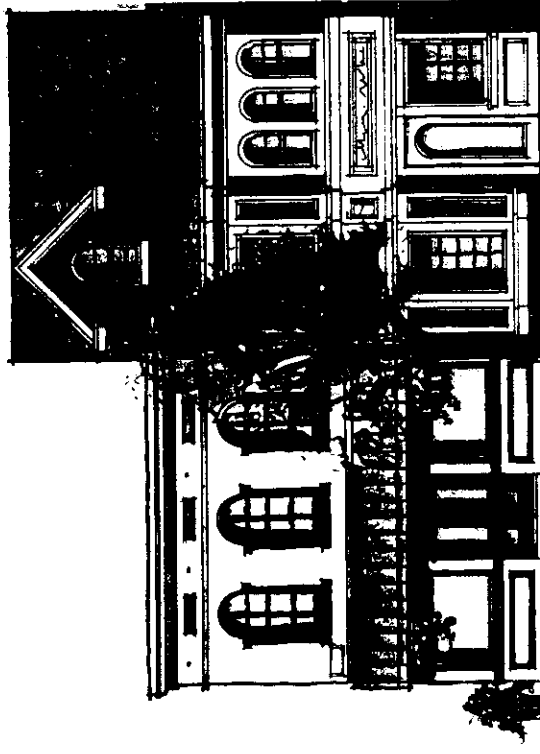
NEW BRISTOW VILLAGE
Design Guidelines

SUBMISSION REQUIREMENTS

Any activity which proposes new construction will require a submission of plans and other materials to the ARB.

Submission requirements:

1. Three copies of the Submission Application (to be developed by the ARB).
2. \$300.00 Review Fee
A \$150.00 review fee will be assessed for every re-submission of an Application as described below.
3. 3 full sets of plans or drawings which describe the proposed construction.
This shall include all site, subdivision, landscape and architectural plans.
4. Material Samples and Color Palette
Where applicable, this submission should include a sample of siding materials (brick, stone and / or hardiplank) and roofing material.
5. Three copies of the Materials Checklist (to be developed by the ARB).



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NEW BRISTOW VILLAGE

Design Guidelines

REVIEW PROCESS

All applications shall be submitted to the Project Developer. The ARB will notify the Applicant within five (5) business days of the acceptance of the Application or of any submission deficiencies.

Once the Application is accepted, the ARB will have up to ten (10) business days to review the submission and provide a recommendation for approval or denial.

Said recommendation will be in the form of a letter describing an Approval, with possible conditions, or Denial with a list of deficiencies noted.

Any Application which is denied may be corrected and re-submitted at the earliest convenience and opportunity of the Applicant. A \$100.00 review fee will be assessed for each re-submission. The timeframe for the review of the re-submission will be consistent with the timeframe described above.



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NEW BRISTOW VILLAGE

Design Guidelines

PRELIMINARY REVIEW

At the option of the Applicant, a preliminary review meeting may be scheduled with the ARB to discuss conceptual drawings and concepts prior to the formal submission described above. This meeting may, in some cases, be held onsite. The DRC shall encourage the Preliminary Review process and use this tool as a means to ensure a Development which is in harmony with the Design Guidelines.

GENERAL NOTES

All International, National, State and Local requirements shall supercede when a conflict occurs with the requirements stated herein. This shall not, however, be construed to mean that the Design Guidelines cannot be more strict than these others regulations.

The ARB has the right to enforce, waive, modify, refuse and amend these procedures and guidelines as described in the Conventions, Conditions and Restrictions for New Bristow Village.

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NEW BRISTOW VILLAGE

Design Guidelines

APPENDIX I

VILLAGE STREET STANDARDS

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NEW BRISTOW VILLAGE

Design Guidelines

INTRODUCTION

The initial goal of the New Bristow community is to create a network of public streets similar to other villages and towns in the Commonwealth of Virginia.

The Village Street Standards propose that New Bristow Village be developed incorporating the street design criteria proposed within Prince William County's Design and Construction Standards Manual (DCSM) with the implementation of the enclosed waivers to such requirements. The proposed waivers are directed toward specific Articles within Section 600 and the Standard Typical Sections for Public Streets of the DCSM. These waivers are necessary to achieve the 19th century village character and overall community design envisioned for the New Bristow Village project.

Through County endorsement and approval of waivers and modifications to existing "suburban" street standards for either public or private streets, the developer will have the option to then pursue modifications to VDOT regulations with each phase of subdivision and construction to achieve a "village" standard for public street maintenance.

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NEW BRISTOW VILLAGE

Design Guidelines

DCSM WAIVER OVERVIEW

Code Section/Requirement:

601.01B: *Northern Virginia has been designated as an urban area by VDOT subdivision standards. All streets shall be designed as set forth in this manual or by VDOT standards, whichever is more stringent.*

Waiver #1:

To allow for the design and implementation of public or private streets within the New Bristow Village project to a standard that is consistent with traditional Virginia towns and villages. The more stringent suburban standards shall not apply if specifically waived or modified. Refer to Exhibit #1.

Code Section/Requirement:

601.04E: *Single-family attached, multifamily, mobile home, commercial, and industrial development shall have access to a state maintained street. This access may be via private streets or travelways, provided they meet the appropriate design standards in accordance with Details 650.06, 650.07, and 650.08 of this manual. An association must be established for the ownership and perpetual maintenance of private streets in a development. Private streets serving residential development shall not carry in excess of one thousand (1,000) vehicles per day (vpd).*

Waiver #2:

To allow for private streets serving a residential development to carry in excess of one thousand (1,000) vehicles per day (vpd). Refer to Exhibit #1.

Code Section/Requirement:

602.06A: *Along arterial and major collector streets, the centerline separation of street intersections (including high traffic generating commercial entrances of one thousand [1,000] vehicles per day [vpd] or more) within the same lots, parcel, or development shall follow the minimum distance between crossovers as noted on Table 6-6. Along minor collector streets, the separation of accessing streets (including high traffic generating commercial entrances of one thousand (1,000) vehicles per day or more) shall be three hundred feet (90.00 meters), unless proven to be undesirable by an approved intersection study.*

Waiver #3:

To allow along minor collector streets, the separation of accessing streets or alleys (including high traffic generating commercial entrances of one thousand (1,000)

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NEW BRISTOW VILLAGE

Design Guidelines

vehicles per day or more) to be a minimum of one hundred twenty (120) feet. New Bristow Village will be a low volume, fixed generation neighborhood pattern of development where suburban high-design spped standards do not apply. Refer to Exhibit #1.

Code Section/Requirement:

602.06B: *A distance of at least two hundred (200) feet shall be maintained between centerlines of local street intersections.*

Waiver #4:

To allow for a minimum distance of one hundred (100) feet between centerlines of local street intersections and alleys. Individual lot access provided at the rear alley reduces driveway conflicts. Small block system street grid encourages low speed travel through local streets. Refer to Exhibit #1.

Code Section/Requirement:

602.06C: *All streets designed to carry traffic volume up to one thousand (1,000) vehicles per day (vpd) shall intersect at right angles for a minimum tangent distance of one hundred (100) feet (30.00 meters). The tangent shall be measured from the face of curb or edge of pavement of the major street. For streets designed to carry traffic volumes exceeding one thousand (1,000) vehicles per day (vpd), a minimum tangent distance of two hundred (200) feet (60.00 meters) shall be required.*

Waiver #5:

To allow certain intersections to meet at angles other than 90 degrees to promote traditional 19th century village street patterns. To permit minimum 100 feet tangent distance for all street intersections based on low speed/low volume traffic movements. Refer to Exhibit #1.

Code Section/Requirement:

602.06E: *A right turn lane and taper shall be required at all intersections that are anticipated to carry three thousand (3,000) vehicles per day (vpd). The required turn lanes and tapers shall be designed in accordance with VDOT and AASHTO standards (see Table 6-7).*

Waiver #6:

To allow modifications to required turn lanes and tapers per Table 6-7. Refer to Exhibit #1.

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NEW BRISTOW VILLAGE

Design Guidelines

Code Section/Requirement:

602.06H: *A standard CG-11 entrance shall be used for commercial and residential street intersections and commercial entrances. A minimum curb return radius of twenty-five(25) feet shall be required for commercial entrances. For street intersections, a thirty-five (35) foot curb return radius shall be required. Other entrances may also be used for access to VDOT maintained streets, with VDOT approval.*

Waiver #7:

1. To allow a modified CG-11 entrance to be used for commercial/alley and residential street intersections and commercial/retail entrances to promote pedestrian safety and implement the intended low speed street pattern appropriate to the village character.
2. To allow for the waiver of a minimum twenty-five (25) foot radius for commercial entrances to not less than twelve and one-half (12.5) feet.
3. To allow less than a thirty-five (35) foot curb return radius for street intersections. For intersections where no street segment is greater than 1000 vpd, the radius shall not be less than fifteen (15) feet.
4. Turning movement acceptability for a VDOT classified WB-40 type vehicle will be confirmed upon submission of Final Site Plan.

Code Section/Requirement:

602.06I: *For all roadways classified as Category V and below, a distance of at least one hundred thirty (130) feet (40.00 meters) shall be maintained between the ends and beginnings (PTCR and PCCR) of curb returns of all commercial entrances (including single-family attached and multifamily). For all roadways classified as Category VI and above, a distance of at least two hundred eighty (280) feet (85.00 meters) shall be maintained between ends and beginnings (PTCR and PCCR) of curb returns of commercial entrances (including entrances for single-family attached and multifamily). The separation shall be the same between curb returns of an entrance and a roadway intersection.*

Waiver #8:

To allow roadways classified as Category V and below, a distance of at least 60 (sixty) feet shall be maintained between the ends and beginnings (PTCR and PCCR) of curb returns for entrances to permit the mid-block location of alley access.

Code Section/Requirement:

602.13A: *Private streets, where permitted, with traffic counts up to one thousand (1,000)*

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NEW BRISTOW VILLAGE

Design Guidelines

vehicles per day (vpd) shall be designed and constructed in accordance with Detail 650.06 (PS-1) of this manual.

Waiver #9:

To allow the waiver of the requirement to use Detail 650.06 (PS-1) for private streets with traffic counts up to one thousand (1,000) vehicles per day (vpd), and to be able to use the standards of other street details as referenced herein for either public or private streets.

Code Section/Requirement:

602.13D: *Private streets and parking areas permitted in industrial, institutional, office, commercial, multifamily, and single-family attached development shall be designed and constructed in accordance with Detail 650.06(PS-1) of this manual.*

Waiver #10:

To allow the waiver of the requirement to use Detail 650.06 (PS-1) for private streets in industrial, institutional, office, commercial, multifamily, and single-family attached developments, and to be allowed to use the standards of other street details as referenced herein for either public or private streets.

Code Section/Requirement:

602.17A: *Sidewalks or trails shall be required along streets in accordance with the road details contained in Section 650.00 and where improvements to such streets are necessitated by development.*

Waiver #11:

To allow the waiver of the location details, dimensions, and setbacks of sidewalks or trails along streets in accordance with the road details located in Section 650.00.

Code Section/Requirements:

602.17B: *In general, and to extent set forth in subsection A above, sidewalks or trails shall be required within the street right-of-way of any development or subdivision with curb and gutter urban section streets. Sidewalks shall be provided as shown on the standard typical street section and as planned and determined in the plan approval process. In some cases, pedestrian trails may be located outside the street right-of-way, in lieu of the standard sidewalk required for streets, and shall be maintained by the developer and/or homeowners' association.*

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Design Guidelines

Waiver #12:

To allow sidewalks to be located outside the street right-of-way with curb and gutter urban street sections. Sidewalks shall be located within easements outside of street right of way for minor neighborhood streets to maintain minimum right of way width/ street volume between houses and to provide for street tree lawns.

Code Section/Requirement:

603.02B: *The plans shall indicate street construction for the full frontage of all lots. All street construction, including sidewalks, shall be within the dedicated street right-of-way. Grading or filling may be done in adjoining easements.*

Waiver #13:

To allow the construction of sidewalks to be located outside the street right-of-way.

Code Section/ Requirement:

640.00 Table 6-8: *Parking required for Single Family, Detached - 2 (exclusive of garage).*

Waiver #14:

Modify section to allow one garage space to be counted, subject to restrictive covenants prohibiting conversion of that space to living/ storage area, and where a minimum of 18 linear feet of driveway is provided between the garage and sidewalk or alley pavement.

Code Section/Requirement:

650.08 CI-1: *Standard Typical Street Section with Curb and Gutter in Commercial and Industrial Developments.*

Waiver #15:

Refer to Exhibits #2 and #3 for modifications to the CI-1 typical street standards.

Code Section/Requirement:

650.04 RL-2: *Standard Typical Section for Residential Local Streets with Curb and Gutter (Fixed Traffic).*

Waiver #16:

Refer to Exhibit #4 for modifications to the RL-2 typical street standards.

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NEW BRISTOW VILLAGE

Design Guidelines

Code Section/Requirement:

650.05 RM-2: *Standard Typical Section for Residential Minor Collector Streets with Curb and Gutter.*

Waiver #17:

Refer to Exhibit #5 for modifications to the RM-2 typical street standards.

Alleys / Travelways:

To allow alleys at the rear of single-family detached and single-family attached units. These alleys will have eighteen (18) feet of pavement within a thirty (30) foot easement.

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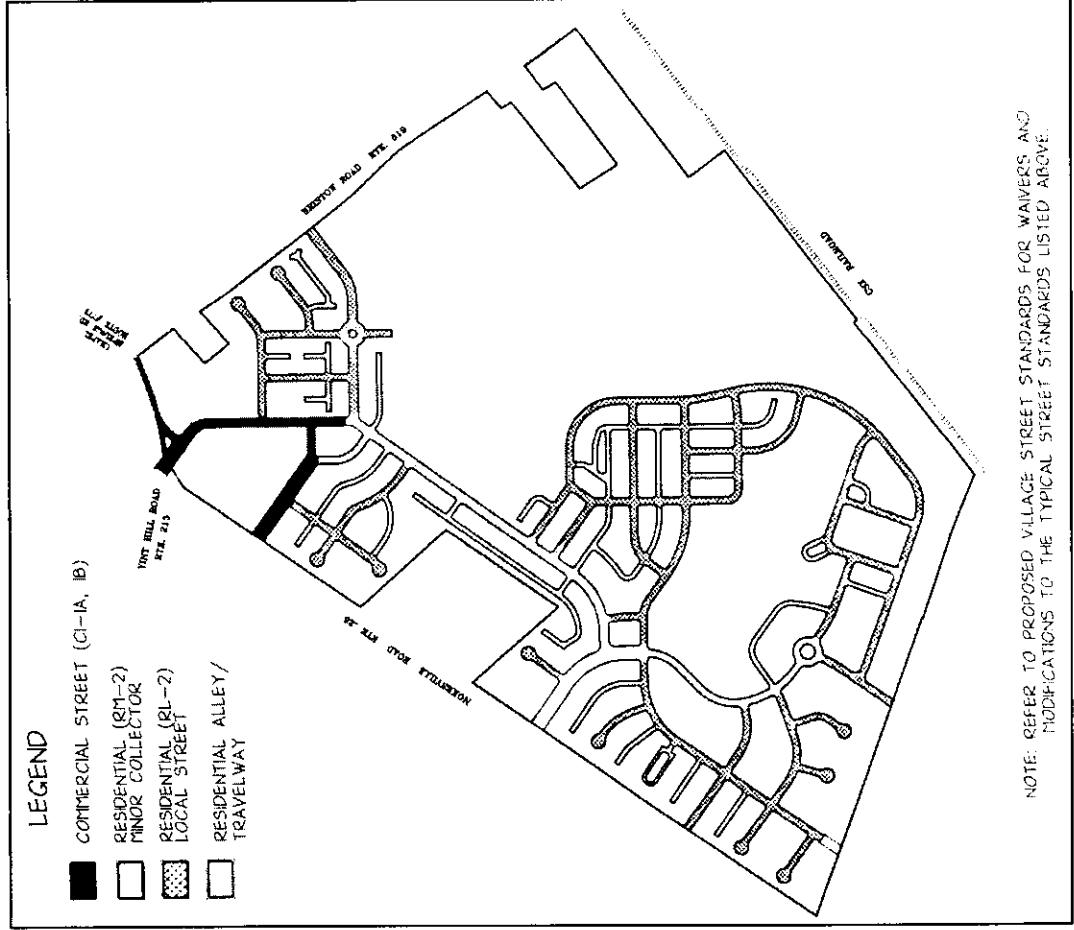
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NEW BRISTOW VILLAGE

Design Guidelines

EXHIBIT I: STREET CLASSIFICATION PLAN



NOTE: REFER TO PROPOSED VILLAGE STREET STANDARDS FOR WAIVERS AND MODIFICATIONS TO THE TYPICAL STREET STANDARDS LISTED ABOVE.

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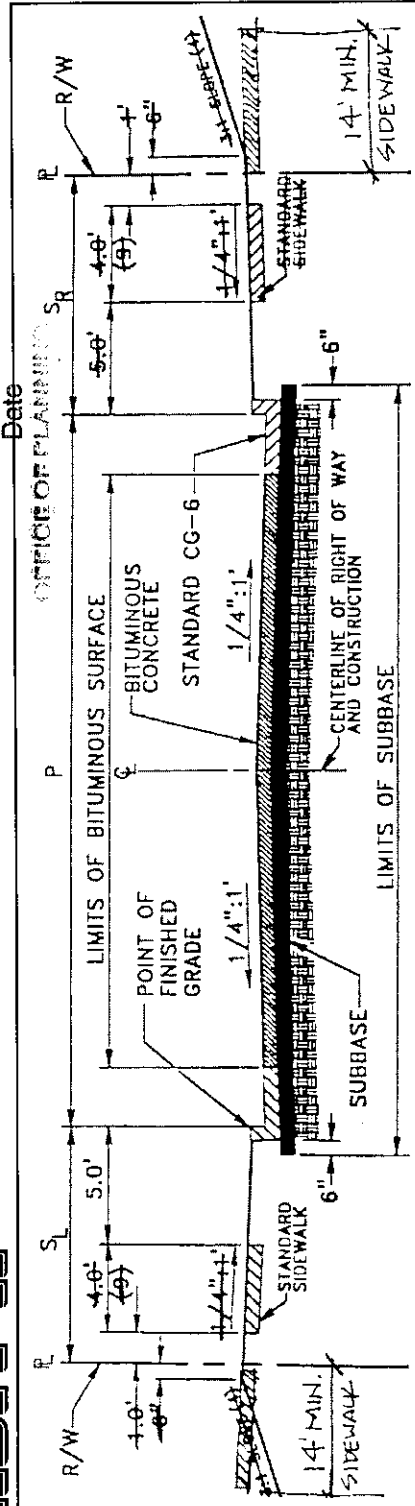
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Design Guidelines

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EXHIBIT II



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN C.L. RADIUS (ft)	MIN. SIGHT DISTANCE (ft)	SL	P	SR	TYPE I SUBBASE AGG. BASE OR (BM-3)	BASE (BM-2)	SURFACE (SM-2A)
IV	0 TO 1500	55	30	9%	300	200	40	40	10	8 in	6 in	1-1/2 in
V	1501 TO 4000	60	30	9%	300	300	40	40	10	8 in	6 in	2 in
VI	4001 TO 7000	68	40	8%	637	325	40	48	10	8 in	8 in	2 in
(7)	52	(13)	25		716	6	40	(13)	6			

GENERAL NOTES:

- 1) This typical cross section shall be used only for all streets within commercial and industrial areas.
- 2) ~~No parking allowed along curb. PARKING TO BE ALLOWED ALONG CURB.~~
- 3) Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter, face or a minimum of four inches (4 in.) whichever is greater.
- 4) 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- 5) Standard landings required at intersections.
- 6) Minimum cul-de-sac radius is 50 ft. to face of curb.
- 7) Major intersections may require channelization on Category VI streets.
- 8) Minimum radius for industrial streets only
- 9) Sidewalks are not required in industrial developments but are required on both sides for commercial developments.
- 10) Pavement section is standard requirement. Refer to Section 650.01 for alternative pavement sections.
- 11) Superlevation shall be provided for Category VI street in accordance with standard TC-5 of VDOT Road and Bridge Standards.
- 12) BM-3 shall be used only when an intermediate course (IM) is applied.
- 13) ROW and P values may be reduced to sixty four feet (64 ft.) and forty four feet (44 ft.), respectively, if the proposed street is a permanent cul-de-sac or loop.

DETAIL NO. 650.08	CI-1A (MODIFIED)	 COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL STREET SECTION WITH CURB AND GUTTER IN COMMERCIAL AND INDUSTRIAL DEVELOPMENTS	REV. NO. 2/JMI REVISION DATE 2/B/96 1/31/99
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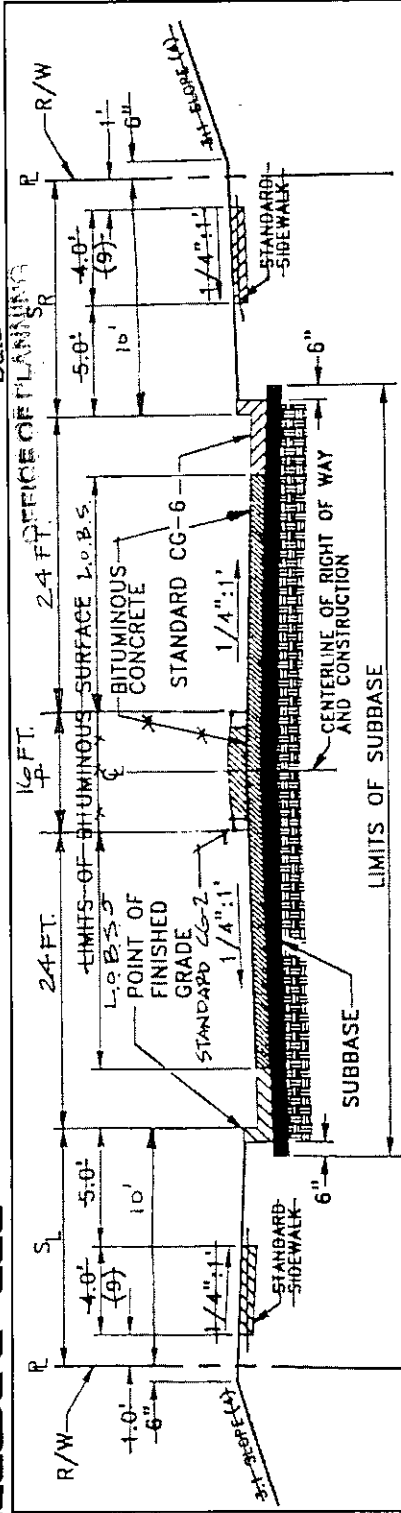
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Design Guidelines

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4-11-02


EXHIBIT III



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. DESIGN WIDTH (ft)	DESIGN SPEED (mph)	MAX GRADE	MIN C.L. RADIUS	MIN. SIGHT STOP DISTANCE	S _L	P	S _r	TYPE I SUBBASE AGG. BASEOR (BM-3)	BASE (BM-2)	SURFACE (SM-2A)
IV	0 TO 1500	56 ft	30	9%	300 ft	200 ft	10 ft	36 ft	10 ft	8 in	6 in	1-1/2 in
V	1501 TO 4000	60 ft	30	9%	300 ft	200 ft	10 ft	40 ft	10 ft	8 in	6 in	2 in
VI	4001 TO 7000	68 ft	40	8%	637 ft	325 ft	10 ft	48 ft	10 ft	8 in	8 in	2 in
(7)	84	(13)			716 ft (8)		48	(13)				

GENERAL NOTES:

- 1) This typical cross section shall be used only for all streets within commercial and industrial areas.
- 2) No parking allowed along curb.
- 3) Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
- 4) 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinance.
- 5) Standard landings required at intersections.
- 6) Minimum cul-de-sac radius is 50 ft. to face of curb.
- 7) Major intersections may require channelization on Category VI streets.
- 8) Minimum radius for industrial streets only
- 9) Sidewalks are not required in industrial developments but are required on both sides for commercial developments.
- 10) Pavement section is standard requirement. Refer to Section 650.01 for alternative pavement sections.
- 11) Super-elevation shall be provided for Category VI street in accordance with standard 10-5 of VDOT Road and Bridge Standards.
- 12) BM-3 shall be used only when an intermediate course (IM) is applied.
- 13) ROW and P values may be reduced to sixty four feet (64 ft.) and forty four feet (44 ft.), respectively, if the proposed street is a permanent cul-de-sac or loop.

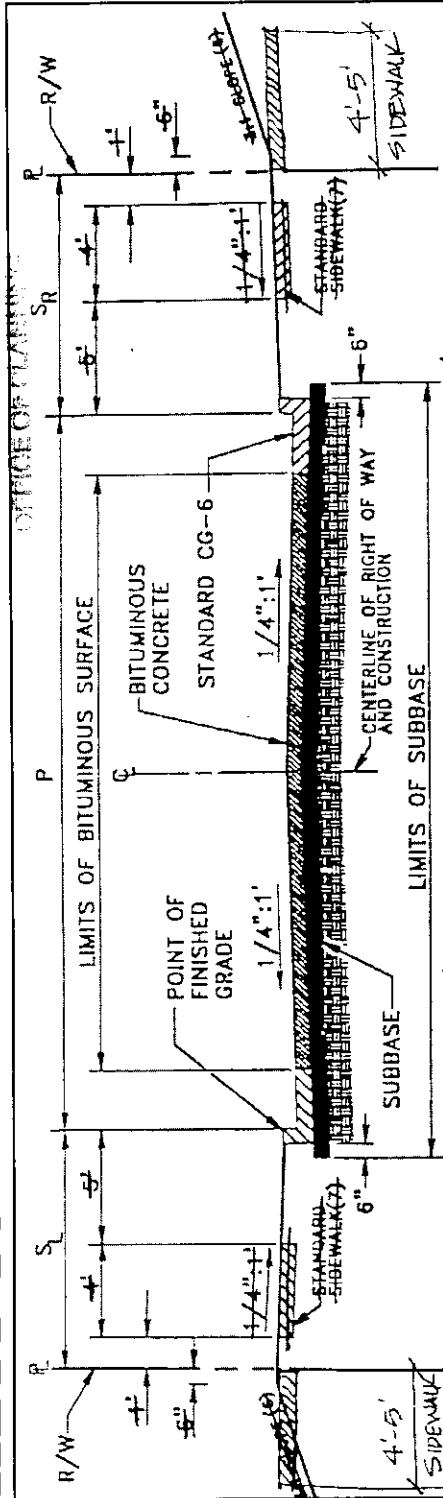
DETAIL NO. 650.08	 CI-113 (MODIFIED)	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL STREET SECTION WITH CURB AND GUTTER IN COMMERCIAL AND INDUSTRIAL DEVELOPMENTS	REV. NO. 2/JMI
		REVISION DATE 2/8/96 1/31/99		

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 Signed

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 Design Guidelines

Date
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EXHIBIT IV



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. DESIGN WIDTH (ft)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN C.L. RADIUS (ft)	MIN. SIGHT DISTANCE (ft)	SL	P	SR	TYPE SUBBASE	BASE (BM-2) OR (BM-3)	SURFACE (SM-2A)
I	UP TO 250 VPD	48 ft	20	10%	120 ft	1200 ft	10 ft	20 ft	10 ft	6 in	4 in	2 in
II	251 TO 400 VPD	48 ft	20	10%	120 ft	1200 ft	10 ft	20 ft	10 ft	8 in	4 in	2 in
III	401 TO 1000 VPD	66 ft	25	10%	180 ft	1250 ft	10 ft	36 ft	10 ft	8 in	4 in	2 in

GENERAL NOTES: 40-46
 1) This typical cross section shall be used in all subdivisions considered as urban/suburban, (subdivisions where average lot size is less than one (1) acre).
 2) Standard landings required at intersections.
 3) Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.) whichever is greater.
 4) Category I applies to permanent cul-de-sacs only.
 5) Changes in categories, where permitted, shall occur at intersections only and to the next lower or higher category only.
 6) 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where stabilization is provided in accordance with the Erosion Control ordinances.
 7) Sidewalks shall be provided in accordance with Section 602.17. On cul-de-sac streets, sidewalk to be provided on one side only.
 8) Pavement section is standard requirement. Refer to Section 650.01 for alternative pavement sections.
 9) No superelevation is required.
 10) BM-3 shall be used only when an intermediate course (IM) is applied.
 11) Category I and II streets shall require an additional two feet (2 ft.) of pavement and right-of-way when total roadway length is one-half (0.5) miles or more.

STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC)

DETAIL NO. 650.04	RL-2 (MODIFIED)	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL LOCAL STREETS WITH CURB AND GUTTER (FIXED TRAFFIC)	REV. NO. REVISION DATE 2/8/96
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APPROVED

NEW BRISTOW VILLAGE

Design Guidelines

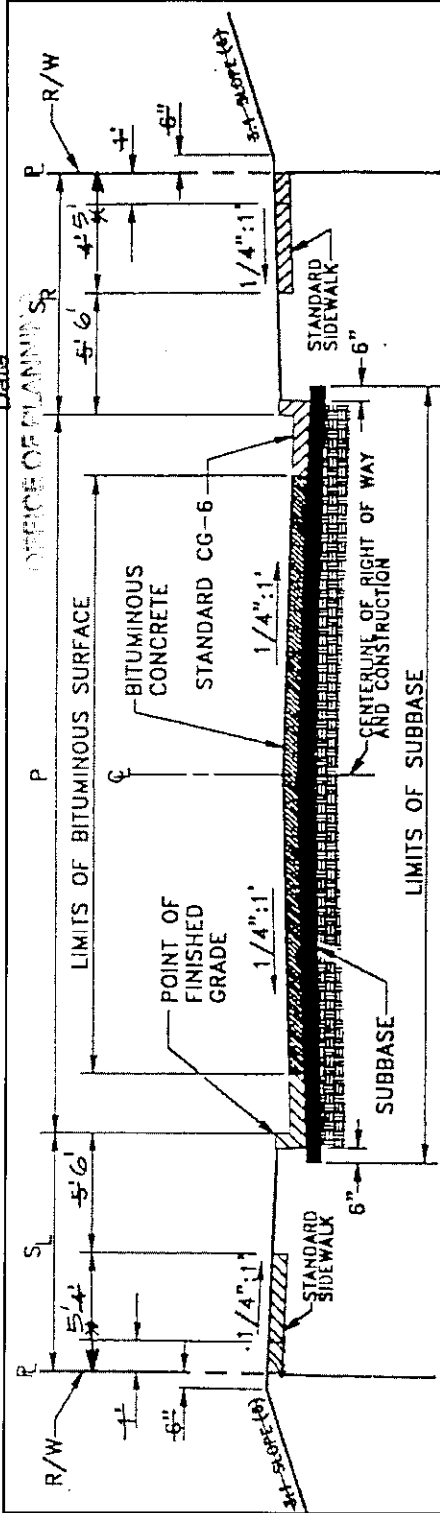
PROFFER/DEVELOPMENT PLAN

William J. Miller
Signed

EXHIBIT V

Date

4-11-02



CATEGORY	TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN C.L. RADIUS (ft)	MIN. SIGHT DISTANCE (ft)	SL	P	Sr	TYPE SUBBASE (21-B) OR (21-B)	BASE (BM-2) OR (BM-3)	SURFACE (SM-2A)
IV	1001 TO 2000	55	35	10%	300	200	38	11	10	8 in	6 in	1-1/2 in
V	2001 TO 4000	65	40	10%	300	200	38	11	10	8 in	6 in	2 in
VI	4001 TO 7000	60	40	9%	637	275	40	11	10	8 in	6 in	2 in

GENERAL NOTES: 1) This typical cross section shall be used in all subdivisions considered as urban/suburban, (subdivisions where average lot size is less than one (1) acre). 2) Standard landings required at intersections. 3) Stone material shall extend under the curb and gutter a minimum of six inches (6 in.) beyond the back of curb. The stone thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four inches (4 in.), whichever is greater. 4) Reduction in categories, where permitted, shall occur at intersections only and to the next lower or higher category only. 5) No parking or direct residential access permitted on Category VI. 6) 2:1 slopes will be allowed when soil type supported by soil report is acceptable and where special stabilization is provided in accordance with the Erosion Control ordinance. 7) Sidewalks shall be provided in accordance with Section 802.17. 8) Pavement section is standard requirement. Refer to Section 650.01 for alternative pavement sections. 9) Superelevation shall be provided for only Category VI streets. Consider superelevation rate of 2.08%. 10) BM-3 shall be used only when an intermediate course (IM) is applied. 11) Channelized intersections will be required at all intersections of existing and future Category VI streets. 12) Off street parking shall be required in accordance with Section 712.02.

OFFICE OF PLANNING & DEVELOPMENT
PRINCE WILLIAM COUNTY, VIRGINIA

DETAIL NO. 650.05	RM-2 (MODIFIED)	COUNTY OF PRINCE WILLIAM VIRGINIA	STANDARD TYPICAL SECTION FOR RESIDENTIAL MINOR COLLECTOR STREETS WITH CURB AND GUTTER	REV. NO. 2/JMI REVISION DATE 2/8/96 1/31/99
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