



PLANNING COMMISSION REGULAR MEETING

Tuesday, August 19, 2025 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

- [1.](#) Draft May 20, 2025 PC Meeting Minutes

HEARING OF PUBLIC HEARING ITEMS.

NEW BUSINESS.

WORKSESSION ITEMS.

- [2.](#) **LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 *Variations and Exceptions* and Section 4.2.10 *Streets*.** The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for an eight-lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant) Staff Lead - Heather Jenkins, Zoning Administrator **(WARD 2)**
- [3.](#) Zoning and Future Land Use Map Update - Effective June 1, 2025 the Town of Warrenton increased its boundaries. The Zoning Ordinance Article 2-5.4 states the Planning Commission shall prepare and present recommended zoning classification to the Town Council within twelve (12) months of the effective date of the annexation or boundary line adjustment. Some parcels in this boundary line adjustment are subject to a court ordered zoning classification.
4. Training Budget Discussion

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.



PLANNING COMMISSION REGULAR MEETING

21 Main Street

Tuesday, May 20, 2025, at 7:00 PM

MINUTES

Item 1.

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON MAY 20, 2025, at 7:00 PM

Regular Meeting PRESENT

Mr. Ryan Stewart, Chair; Mr. Terry Lasher, Vice Chair; Ms. Darine Barbour, Secretary; Mr. Steve Ainsworth; Mr. James Lawrence; Mr. Rob Walton, Community Development Director; Heather Jenkins, Zoning Administrator; Patrick Corish, Associate Town Attorney

ABSENT

N/A

The minutes laid out will be a brief recap of the agenda items. Please see recorded video for more in-depth information.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

The meeting opened at 7:00 PM by Chair Stewart and declared a quorum present.

ADOPTION OF MINUTES

Commissioner Lawrence moved to approve the January 21, 2025 and April 22, 2025, with the correction of a misspelling of "work session." The motion was seconded by Commissioner Ainsworth. The motion passed 5-0.

PUBLIC HEARING.

1. Zoning Ordinance Text Amendment - ZOTA-25-1 – A Text Amendment to Remove Data Centers as a Permissible Use within the Industrial District. On March 22, 2025, Town Council adopted a Resolution to initiate a text amendment to Articles 3, 9, and 12 of the Town of Warrenton Zoning Ordinance. This text amendment is for the purpose of removing Data Centers as a Permissible Use within the Industrial District, and therefore make Data Centers an impermissible Use within the Town of Warrenton.

Ms. Heather Jenkins, Zoning Administrator, gave an overview of the March 11, 2025, Town Council initiated text amendment and the Planning Commission's work session from April 22, 2025.

Chair Stewart opened the floor up to questions of staff.

Commissioner Lawrence inquired the Zoning Ordinance Legislative Intent sections at the beginning of each District. Staff explained that the consideration is whether the proposed text amendment falls within the guidelines of the legislative intent of the Industrial District of the Zoning Ordinance and Plan Warrenton 2040.

Chair Stewart then opened the Public Hearing at 7:15 PM.

Ali Zarabi – 344 Richards Drive, Warrenton

Ken Alm – 194 Culpeper Street, Warrenton

David Gibson – 7548 Foxview Drive, Warrenton

John McAuliffe – Chilton House, Culpeper Street, Warrenton

Denise Schaffer – 6080 Whipperwill Drive, Warrenton

Cindy Burbank – Barn Owl Court, Warrenton

Chair Stewart closed the Public Hearing at 7:33 PM

Commissioner Lawrence discussed that data centers were not contemplated in the comprehensive plan. Plan Warrenton 2040 took a lot of pride in being citizen driven. Data centers were not part of that discussion. Since its adoption in 2021, the community has been vocal about removing data centers as an approved use in Town. He stated he feels a personal responsibility to representative democracy to honor the wishes of the community.

Commissioner Ainsworth discussed the Planning Commission not serving as a rubber stamp for Town Council but to properly vet land use decisions. Data centers was discussed as a possible use in the Industrial District, which by-right allows for wholesale, distribution centers of similar structure size and form that are similar to data centers. The land is surrounded by car dealerships and strip malls. Stated he believes it is not very different from other allowable uses and is an integral part of utility infrastructure. He raised concerns about one group of elected officials finding the use to be reasonable with the strict requirements under a Special Use Permit process, which requires vetting through the Planning Commission and Town Council. At this time he does not see a driving force to remove the use from the Zoning Ordinance.

Secretary Barbour spoke to there is only being one parcel available for another data center and asked if this was a use they would want to contemplate based on the required time, expense, and staff resources for one potential applicant. She stated she is not interested in being part of that type of legislative application and the citizens have spoken that they do not want data centers. Secretary Barbour continued that she wants to protect Warrenton's unique character and listen to the citizens. She believes the Planning Commission is looking at the proposal and asking questions, not rubber stamping a Town Council initiation, by looking at studies and doing their research before making a recommendation. She takes pride in the Planning Commission's due diligence and hopes the community understands they have thought about the citizens no matter what decision is recommended.

Vice Chair Lasher thanked Commissioner Ainsworth, Commissioner Lawrence, and Secretary Barbour for all raising great points. However, from his standpoint he relies on Plan Warrenton 2040, which tried to bring all the viewpoints in the community into one guiding document and he does not see where data centers fit within it. He agreed the Town needs economic development opportunities to achieve a workable community. He found that when one decision takes up a large chunk that limits the Town's ability to have a workable community then it impacts having a livable community. He clarified his previous comments regarding cost and revenues by stating he was inferring the costs associated with staff and decision makers time to revisit over and over. Wants a constructive dialogue and commends the community for coming out.

Chair Stewart stated that he stands by the original Planning Commission's recommendation for the original text amendment; however, believes that everyone has learned a lot since that time. A lot has been learned about the impact of data centers from a land use perspective and the impacts on communities, public processes, and the way residents relate to their Town. He stated he also was in agreement with Commissioner Lawrence about the previous comments about Plan Warrenton and the Character Districts. He went on to review the development of the Urban Development Areas to state he understands the intent that was developed behind all those guidelines. There is no defined area for data centers on a large scale, industrial facility like seen in Loudoun or Prince William counties. The road map of the comprehensive plan does not include the intent to have data centers. From a practical standpoint, data centers are limited to only a few sites in town and don't see how they match the intent or character in their current form. However, Chair Stewart did believe there may be opportunities for smaller scale data center footprints. If allowed for a computer warehouse that looked like a single family home that does not require any additional utilities or demand on the water system, then it might work as viable infill development for a diversity of uses in the Industrial District. However, the Town does not have anything on the books to promote this. As the Zoning Ordinance is being updated, this may be something the community might want to look at. The staff draft of the proposed Zoning Text Amendment appears to meet the intent of the Commission and the Town Council leading him to support it.

Chair Stewart concluded the Planning Commission discussion and asked for a motion.

Commissioner Lawrence moved to recommend to Town Council to approve ZOTA 20-01 to amend Articles 3, 9, and 12 with the Staff's draft to remove data center uses from the Industrial District of the Zoning Ordinance.

Secretary Barbour seconded the motion.

There was no further discussion.

The motion passed 4-1 (Ainsworth against).

NEW BUSINESS.

Planning Commission Bylaws Update which had been reviewed over the course of several months was brought forward for adoption.

Secretary Barbour requested consistency with the wording of "Chair" over "Chairman."

Chair Stewart said he would prefer gender neutral wording of "Chair" over "Chairman."

Chair Stewart asked for a motion with this administrative modification.

Commissioner Lawrence moved to adopt the updated Planning Commission Bylaws as amended. Commissioner Ainsworth seconded the motion. The Planning Commission approved the updated Bylaws 5-0.

COMMENTS FROM THE COMMISSION.

Secretary Barbour thanked staff and reminded everyone that next month is Juneteeth on June 14th. Asked to help get the word out to come celebrate.

Chair Stewart thanked staff for their hard work on the data center issue. It has been a long road for everyone involved. Also thanked the public for voicing their concerns on the issue.

COMMENTS FROM THE STAFF.

Ms. Heather Jenkins reviewed two land use applications that have been submitted, including a legislative waiver for street connectivity and a Special Use Permit for Home Depot for covered storage.

Director Walton advised there is nothing for the agenda next week.

Chair Stewart and the Planning Commission advised staff to cancel the Work Session the following week.

ADJOURN.

Commissioner Lawrence moved to adjourn the meeting; Commissioner Ainsworth seconded the motion. With no further business, the Chair Stewart adjourned at 7: 55 PM.

I hereby certify that this is a true and exact record of actions taken by the Planning Commission of the Town of Warrenton on May 20, 2025.

Darine Barbour, Secretary
Planning Commission

DRAFT



STAFF REPORT

Planning Commission Meeting Date:	August 19, 2025
Agenda Title:	LWAV-25-2 – Daniels Property – An Exception to Authorize a Dead-End Street (Cul-de-Sac) for an Eight-Lot Residential Subdivision Per Subdivision Ordinance Section 2.7 <i>Variations and Exceptions</i> and Section 4.2.10 <i>Streets</i>
Requested Action:	Hold a Work Session
Department / Agency Lead:	Community Development
Staff Lead:	Heather Jenkins, Zoning Administrator

EXECUTIVE SUMMARY

The Daniels Property, located at 545 Old Meetze Road, is the subject of a proposed eight-lot residential subdivision, located between the Warrenton Crossing subdivision to the north, currently under construction, and the existing Monroe Estates subdivision to the south. The developer is seeking an exception from Subdivision Ordinance street standards to allow for a dead-end cul-de-sac roadway in place of a through-connection to Old Meetze Road.

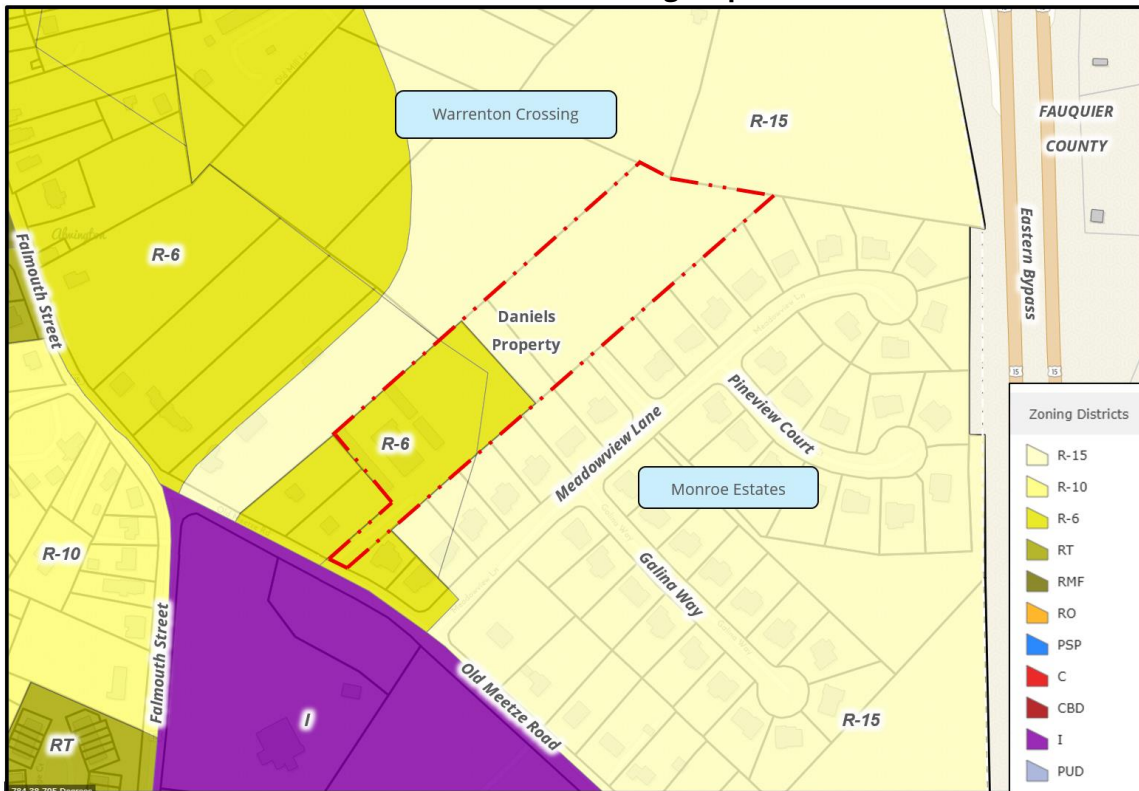
Subdivision Ordinance Section 4.2 *Streets*, subsection 4.2.10, prohibits dead-end (cul-de-sac) streets, unless approved by variation or exception as authorized by Section 2.7 *Variations and Exceptions*. The developer proposes to connect the eight-lot subdivision to existing and proposed stub streets, so as to avoid an additional intersection on Old Meetze Road in close proximity to existing single-family homes. The application materials, to include the Applicant's statement of justification, is included with this staff report as [Attachment A](#).

Per Section 2.7 *Variations and Exceptions*, approval for a dead-end cul-de-sac street can be authorized by Town Council only after a public hearing and recommendation from the Planning Commission. Such a request must follow the process set forth in Zoning Ordinance Section 11-3.10 *Special Use Permits and Waivers*.

BACKGROUND

The subject property, consisting of three separate parcels - PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000, is located at 545 Old Meetze Road. The property totals approximately 5.34 acres, split-zoned to the R-6 and R-15 Residential districts. The property is currently owned by William Daniels LLC, as recorded in Deed Book 860 Page 501, included with this staff report as [Attachment B](#).

Location and Zoning Map



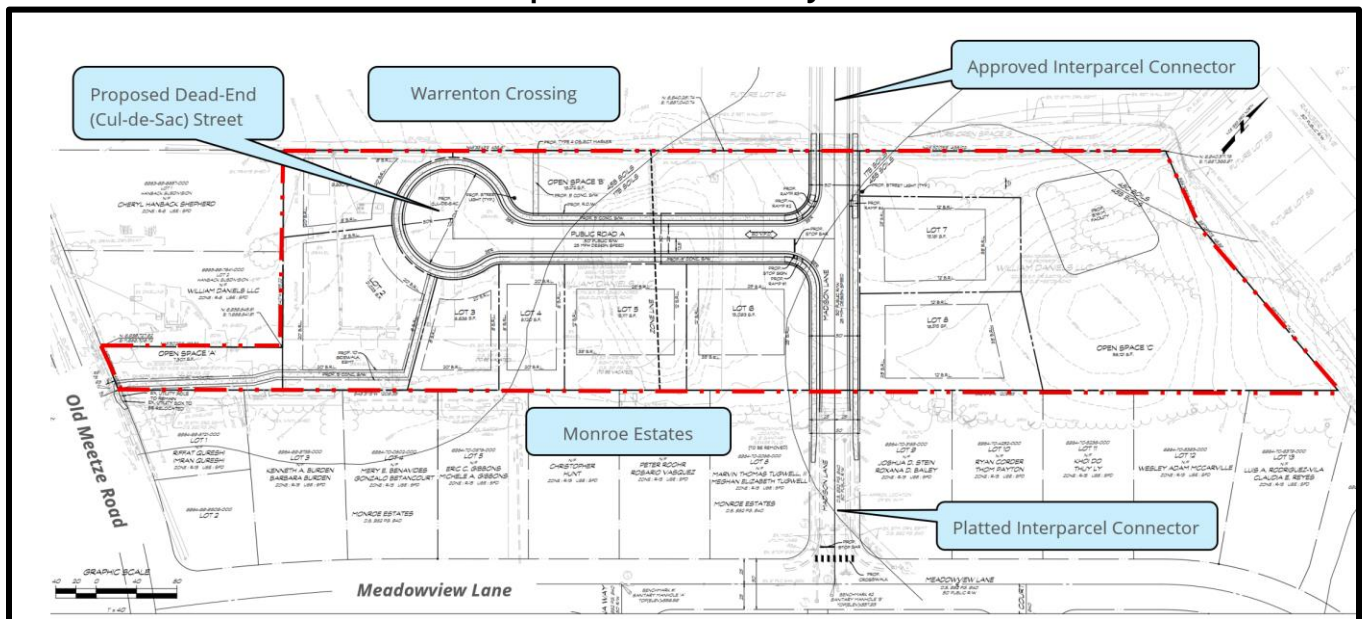
The eastern half of the property is vacant, existing as undeveloped land covered by a mixture of trees and grass; the western half of the property is improved with several non-residential buildings that have historically been used as a workshop (Old Town Woodwork, Inc.). Adjacent properties to the north and west are part of the Warrenton Crossing residential subdivision, a 135-lot single-family detached development that is currently under construction, as approved with Site Development Plan SDP-2014-04 and Land Disturbance Permit LDP-24-7. Adjacent properties to the south and east are part of the Monroe Estates subdivision, a 47-lot residential subdivision developed with single-family detached homes, accessed off of Old Meetze Road via Meadowview Lane. Two adjoining parcels are located between the subject property and Old Meetze Road that are not part of a recorded subdivision, consisting of PIN 6983-69-7841-000 (William Daniels, LLC; 539 Old Meetze Road) and PIN 6983-69-6857-000 (Shepherd; 527 Old Meetze Road). These two parcels consist of approximately one-half acre in size each, zoned to the R-6 Residential district, and both are improved with single-family detached dwellings.

The Applicant, Mr. Marcus Simes of Tricord, Inc., proposes to develop the property with eight residential lots improved with single family detached homes, open space and stormwater management parcels, and public roadways. The development layout plan is included with this staff report as Attachment C, with a reduced excerpt from the plan sheet included as a part of this staff report below.

Existing Conditions Map – Eagleview Aerial Imagery – February 23, 2025



Proposed Subdivision Layout



STAFF ANALYSIS

Subdivision Ordinance Section 2.7 *Variations and Exceptions* allows Town Council to grant variations or exceptions to the specific regulations of the Subdivision Ordinance in cases of unusual situations or when strict adherence to the regulations would result in substantial injustice or hardship, as allowed by Section 15.2-2242(1) of the Code of Virginia. Subdivision Ordinance subsection 2.7.1 states:

The Council may not grant a variation or exception unless it is consistent with the intent of this Ordinance and would still preserve and protect the public interest. In granting a variation or exception, the Council may do so only to the minimum extent necessary in the circumstances and may require other action by the subdivider to assure that the purpose of the affected regulation is accomplished.

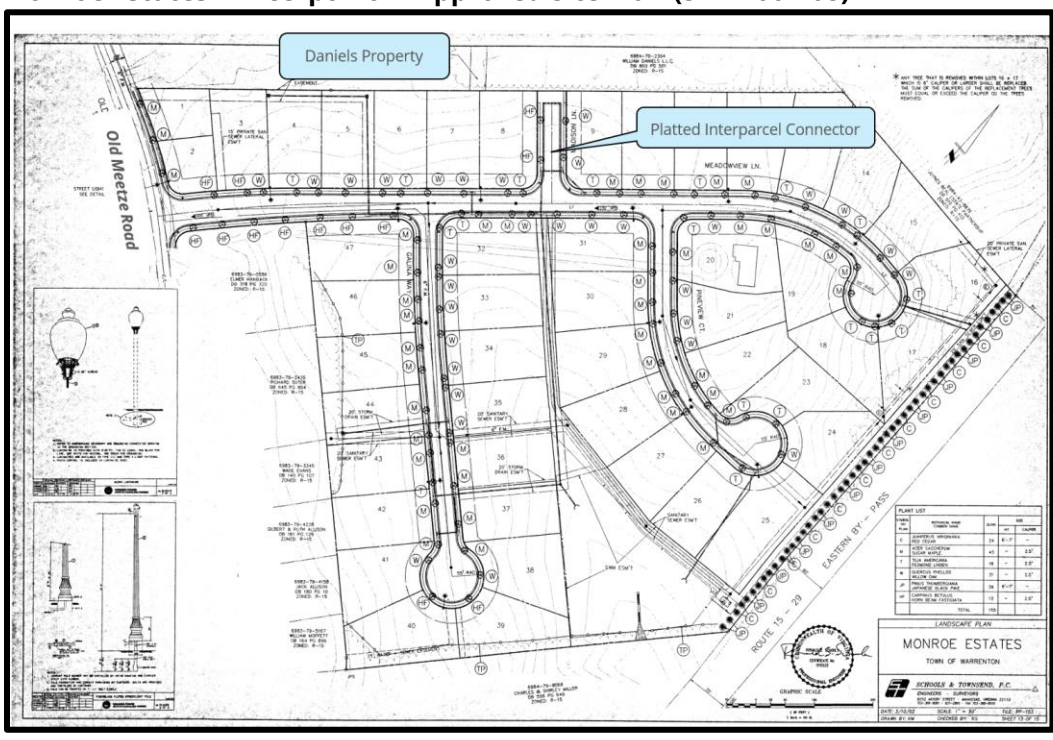
The Subdivision Ordinance, Section 4.2 *Streets*, lists twelve standards for the design of proposed subdivision streets that includes standards for street access, connection, intersection design, width and naming conventions; Section 4.2, with all twelve street standards, is included with the staff report as [Attachment D](#). The Applicant is requesting an exception to subsection 4.2.10, that prohibits dead-end (cul-de-sac) streets; Section 4.2.10 states:

Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead-end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.

The Applicant proposes to meet eleven of the twelve design standards for the internal streets that will serve the proposed eight-lot subdivision – with the sole exception of standard 10 that prohibits dead-end cul-de-sac streets. The Applicant proposes to provide access to the eight new subdivision lots by connecting the existing roadway stub-out off of Meadowview Lane within the Monroe Estates subdivision to the approved roadway stub-out located within the Warrenton Crossing subdivision, creating a through-street connector.

Providing for interparcel connection, and connecting to planned street extensions, is a requirement for street design as regulated by the Subdivision Ordinance, the Town Public Facilities Manual, and VDOT Secondary Street Acceptance Requirements (2011). Both the existing street stub-out within the Monroe Estates Subdivision and the approved street stub-out within the Warrenton Crossing subdivision were designed and platted for future extension so as to create a network of interparcel connections that allow residents multiple avenues for vehicular and pedestrian movement between residential neighborhoods, that avoid main thoroughfares and disperse traffic so as to help mitigate potential congestion along arterial roadways.

Monroe Estates – Excerpt from Approved Site Plan (SDP 2001-08)



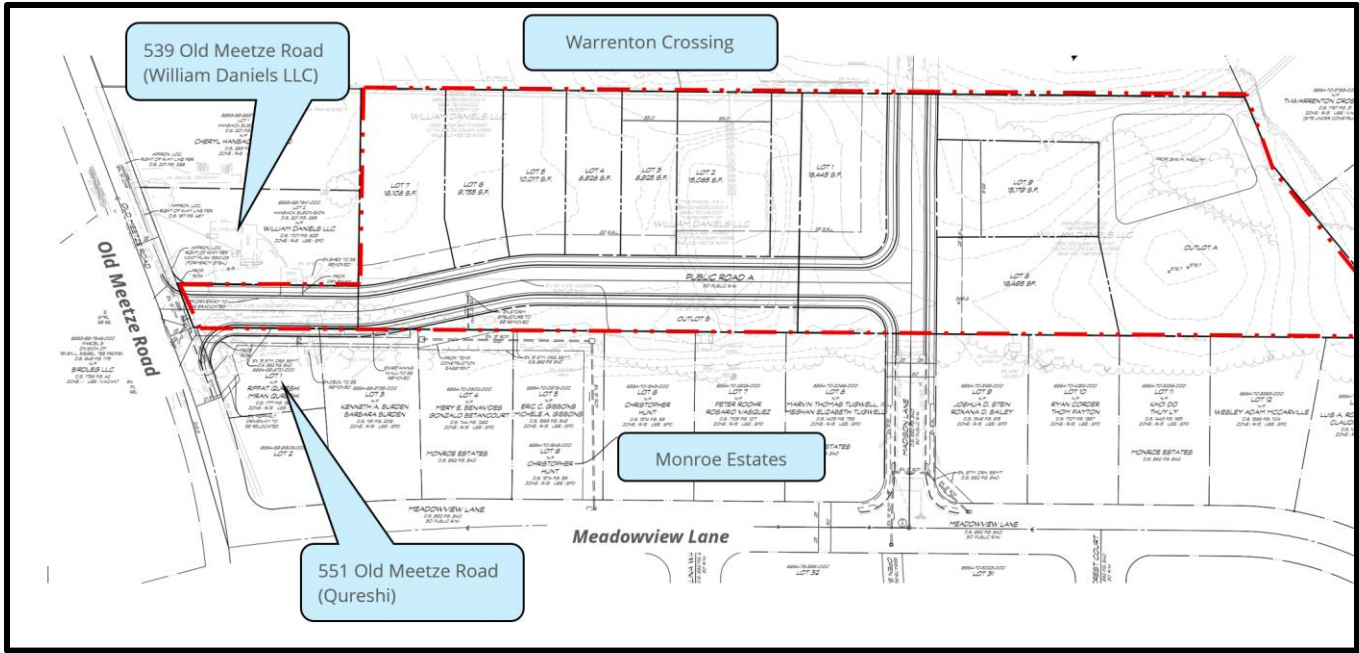
Warrenton Crossing – Excerpts from Approved Site Plan (SDP 2014-04)



The Applicant considered an alternative lot arrangement with a through-street connection to Old Meetze Road, that would avoid having a cul-de-sac street and negate the need for the requested exception for a dead-end street. The alternative lot layout would allow for one additional residential lot to be achieved (nine lots instead of eight) but would place a new public roadway adjacent to two existing single-family homes, specifically 539 Old Meetze Road (PIN 6983-69-7841-000, William Daniels LLC) and 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi).

Two existing homes are located approximately 20 feet (William Daniels LLC) and eight feet (Riffat & Imran Qureshi) from what would become a public right-of-way if the subject property is developed with the through-street connection to Old Meetze Road. An excerpt of this alternative layout is provided below. Staff notes that this alternative layout would include use of an existing ingress-egress easement that is located along the side of 551 Old Meetze Road (PIN 6983-69-8721-000, Riffat & Imran Qureshi) and along the rear of 106 Meadowview Lane (PIN 6983-69-9735-000, Kenneth & Barbara Burden), for required sidewalk, curb and gutter improvements associated with the through-street development option. Staff notes that the plans submitted by the Applicant show that there are existing improvements on both the William Daniels LLC and Qureshi properties that would have to be demolished and removed for roadway construction, as these improvements appear to encroach onto the subject property.

Excerpt from Alternative Subdivision Layout - Through-Street Connection to Old Meetze Road



The Applicant states that the requested exception to allow for a dead-end street will avoid potential negative impacts on these adjacent lot owners, as with a cul-de-sac layout no through-traffic will be directed next to these two existing homes. To mitigate the loss of the direct connection to Old Meetze Road, the Applicant proposes to provide a sidewalk connection from the terminal cul-de-sac to Old Meetze Road for use by pedestrians. This sidewalk will connect to the existing sidewalk section that runs along Old Meetze Road in front of the Monroe Estates subdivision. Additionally, the proposed cul-de-sac layout will allow for a dedicated open space area between the two existing homes that front Old Meetze Road (William Daniels LLC and Qureshi).

Of particular concern to staff, should the subject property be developed with the through-street connector to Old Meetze Road, is that this new right-of-way connection to Old Meetze Road would place a secondary front yard setback along what are now the side lot lines of both the William Daniels LLC and Qureshi properties. Per Zoning Ordinance Section 3-4.3.4 *Lot and Yard Regulations*, the existing side-yard setback for both of these properties is currently eight (8) feet; per Zoning Ordinance Section 2-13.2.2 and Section 2-13.10, a secondary front yard setback would be 14 feet, consisting of a six-foot increase in the minimum yard area. Imposition of a secondary front yard along what is now a side yard would result in a portion of the existing home on the Qureshi property being located within the secondary front yard area, which would restrict future improvements on this property, and may result in the existing home becoming a non-conforming structure as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*. Additionally, imposing a secondary front yard setback along what is now a side yard for the William Daniels LLC property would render the existing shed as a non-compliant structure, and would restrict what improvements and structures the current or future property owner could place within this secondary front yard area, such as sheds, fences and other accessory structures.

STAFF RECOMMENDATION

Staff requests that the Planning Commission hold a work session. This matter may be placed on the Planning Commission’s September public hearing agenda once all public notification and legal advertisement requirements have been met.

Service Level/Collaborative Impact

The streets within the proposed subdivision are to be public streets, designed and built to the standards and specifications of the Public Facilities Manual. Once construction is complete, and all infrastructure is verified to meet minimum standards, the streets will be accepted into the Town maintenance system. After acceptance, standard residential services will be provided by the Public Works department such as residential trash pick-up, snow removal, and maintenance of roadway asphalt, curb, gutter and sidewalk.

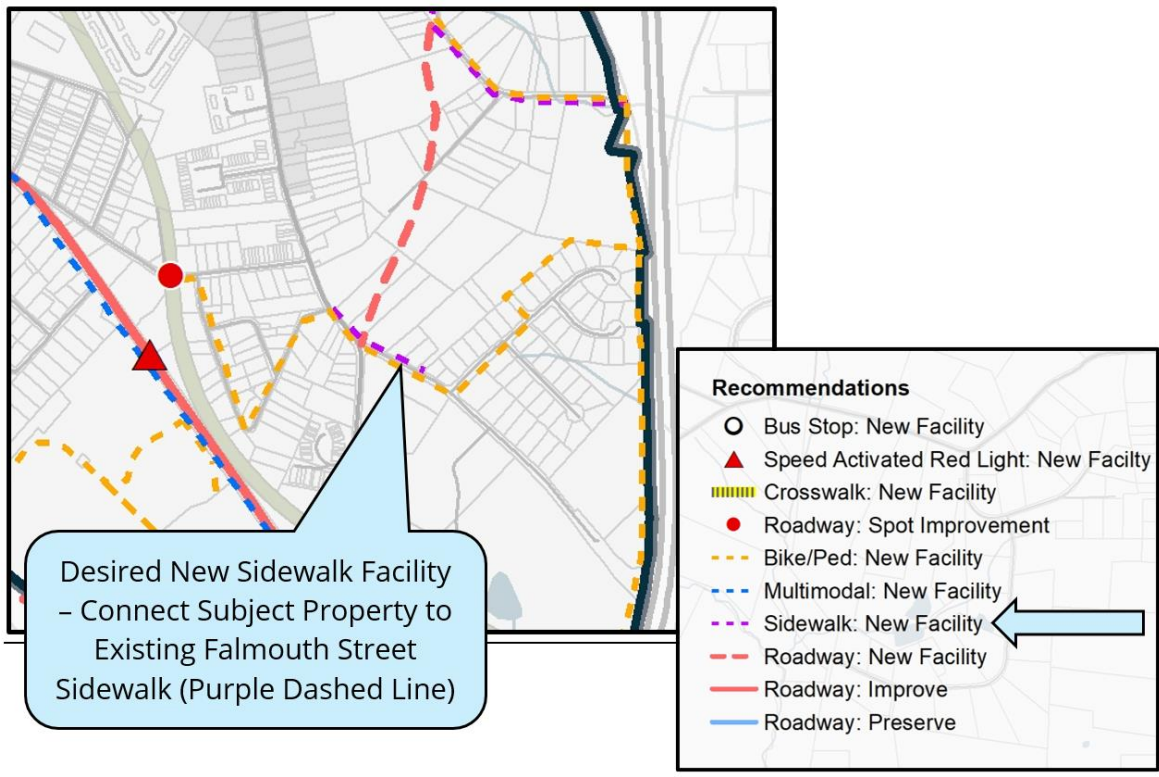
The streets within the proposed subdivision will be designed and constructed to meet the minimum standards of the Fire Code, to include minimum roadway width and turn radii for emergency response vehicles. Fire lane “no parking” signage will be required along roadways and the proposed cul-de-sac as necessary to ensure that the minimum required access width for emergency vehicles is maintained, and can be enforced by the Police Department.

The subject property totals approximately 5.34 acres in size, and is split-zoned across the R-6 and R-15 zoning districts. Based off of the individual areas of the R-6 and R-15 zoning districts, the property has a maximum base density of approximately 24 lots. The proposed eight-lot layout shown with the requested dead-end street waiver is well below the maximum density that was used to calculate Town water and sewer capacity, and therefore there are no capacity issues triggered by this specific development.

Policy Direction/Warrenton Plan 2040

The comprehensive plan calls for a new sidewalk connection from the subject property, along Old Meetze Road, and extending up to existing sidewalk facilities on Falmouth Street. The desired sidewalk is shown as a purple dashed line in the Desired Outcome Map excerpt copied below. The Applicant’s provision of a sidewalk connection from the proposed terminal cul-de-sac to Old Meetze Road, and across the property’s Old Meetze Road frontage conforms to the Town’s comprehensive plan.

Excerpt From Figure 5-1: Town of Warrenton Transportation Plan - Desired Outcome Map



The comprehensive plan includes transportation goal T-4.2:

T-4.2: *Require that the proposed street system for new developments will be designed to provide a network of interconnected streets*

The subdivision layout proposed by the Applicant includes connecting two stub-streets that were intended to form a future road connection, ensuring that the proposed subdivision streets are part of a network of interconnected streets, fulfilling goal T-4.2.

Fiscal Impact

A Fiscal Impact assessment has not been completed.

Legal Impact

The subject property is located in the R-6 and R-15 Residential districts, which allows single-family detached homes as a Permitted (by-right) use per Sections 3-4.1.2 and 3-4.3.2 of the Zoning Ordinance. Except for the requested exception to allow for a dead-end (cul-de-sac) street, the development proposed by the Applicant is a by-right use of the property.

Should the requested exception for a dead-end (cul-de-sac) street be denied, the Applicant will develop the property with a through-street connection to Old Meetze Road. This new right-of-way area will transform what is now a side yard into a secondary front yard for two residential lots, and may result in existing structures becoming non-conforming to existing setback regulations as regulated by Zoning Ordinance Section 11-4 *Non-Conforming Uses and Structures*.

ATTACHMENTS

- Attachment A – Application Documents
- Attachment B – Current Deed of Title – William Daniels LLC, Deed Book 860 Page 501
- Attachment C – Proposed Subdivision Layout Plan
- Attachment D – Subdivision Ordinance Section 4.2 *Streets*



TOWN OF WARRENTON

Department of Community Development

PO BOX 341
 WARRENTON, VIRGINIA 20188
<http://www.warrentonva.gov>
Permittech@warrentonva.gov
 (540) 347-2405

Land Development Application

Permit # _____

Type of Development [select type(s) below]

Planning	Zoning		
<input type="checkbox"/> Commission Permit (\$2232)	<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Concept Plan Review	<input type="checkbox"/> Record / Vacate Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> As-Built	<input type="checkbox"/> Easement Plat	<input type="checkbox"/> Site Development Plan
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Bond Release/ Reduction	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Variance
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Bond Extension	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Waiver, Administrative
	<input type="checkbox"/> Boundary Adjustment	<input type="checkbox"/> Re-approval of Plat	<input checked="" type="checkbox"/> Waiver/Exception, Legislative

☐ Amendment to Existing Approved Application? If Yes, List Application _____

Project Description

Project Name: Daniels Property
 Property Address (if no address, give closest cross street): 545 Old Meetze Road, Warrenton, VA 20186
 Purpose of Request: Dead-end Street Waiver

Zoning District: WARD 2 R-15 Total Acres: 4.9738 Acres for Proposed Use: 4.9738

Parcel Identification Number(s): DBB60 P4501

Parcel 6984-70-2394-0000, 6984-60-9026-0000, 6984-70-1108-0000

Contact Information (Attach separate page if necessary)

All Current Owners

Name & Company: J. Doug Dowdy William Daniels, LLC
 Address: 545 Old Meetze Road, Warrenton, VA 20186
 Phone: 540-255-6017 Email: JDougDowdy@gmail.com

All Current Applicants (if different then owner):

Name & Company: MARCUS SIMES TR-Warrenton Crossing, LLC
 Address: P.O. Box 42150, Fredericksburg, VA 22404
 Phone: 540-848-4435 Email: MSimes@Tricordinc-VA.com

Representative (if different then owner/applicant):

Name & Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S) AFFIDAVIT (Original Signatures Required)

I have read this application, understand its intent and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission for Town of Warrenton officials and other authorized government agents on official business to enter the property to process this application.

APPLICANT(S) AFFIDAVIT (Original Signatures Required)

The information provided is accurate to the best of my knowledge. I acknowledge that all tests, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirements of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

Owner's Signature & Date: J. Doug Dowdy

Print Owner's Name: J. Doug Dowdy

Applicant's Signature & Date: M. Simes 4/30/2025

Print Applicant's Name: Marcus Simes

Date Stamp

TOWN OF WARRENTON

P.O. Drawer 341
Warrenton, VA 20188
(540) 347-1101 x106
Permittech@warrentonva.gov

**LAND USE APPLICATION:****AFFIDAVIT**

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, J. Doug Dowdy am the owner of the property listed below and I certify that I have granted, Marcus Simes TI-Warrenton Crossing, LLC as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

545 Old Meetze Road, Warrenton, VA 20186
for the land use application of Dead-End Street Waiver

Signature of Property Owner: _____

Date: 4/30/2025**(FOR NOTARY USE ONLY)**

State/District of Virginia City/Town/County of Fauquier

a Notary Public in and for the aforesaid hereby certify that the following person:

J. Doug Dowdy

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): 04/30/2025

Notary Signature: _____

Registration Number: _____

811198

My Commission Expires: _____

06/30/2028



TO: Town of Warrenton, Community Development

FROM: Jim Madison, P.E.

DATE: April 30, 2025

RE: Warrenton Crossing II
Exception Petition
LDC Project #24079-1-1

The Applicant hereby requests an exception for Subdivision Ordinance Section 4.2.10. *Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn- arounds may have a landscaped island in the center.*

Warrenton Crossing II proposes the connection of two stub streets. Madison Lane to the south will be connected to Campbell Lane to the north. A single cul-de-sac street approximately 380 feet in length is proposed internally from the connecting through street. The cul-de-sac is proposed to internally access lots for a subdivision. The cul-de-sac is proposed centrally within the subject property to place proposed residential rear and side yards adjacent to the existing residential rear yards.

The nearest potential through street connection would be a connection to Old Meetze Road between two existing and occupied residential lots. The existing lot lines dictate an intersection with centerlines at a 68-degree angle. The intersection would be approximately 250 feet from the intersection of Meetze Road and Meadowview Lane and would not meet VDOT corner clearance requirements. The through street connection would require easements from and grading on the adjoining properties. Additionally, the road would run along the rear lot lines of adjoining properties and may run in part within the limits of the rear yard due within the limits of the existing 50' wide access right way DB 331 PG 22.

The proposed subdivision with cul-de-sac preserves and protects the public interest by connecting two stub streets to improve traffic patterns beyond the subject property. The proposed subdivision will preserve safety along Old Meetze Road by avoiding an additional intersection. By avoiding the additional intersection, potential points of conflict will not be added to the existing traffic patterns and lines of sight along Old Meetze Road will not be impacted.

The internal cul-de-sac street is necessary to make the connection of the external stub streets economically feasible. This creates a unique situation that necessitates an exception. The proposed subdivision must create enough lots to generate income that will offset the expense of the street connection, utility connections, and stormwater management for the property. The cul-de-sac will provide access to these essential lots.

The Applicant proposes a cul-de-sac that will meet the requirements of Subdivision Ordinance Section 4.2.10. The dead-end street will be permanently closed and comply with dimensional requirements with no additional variation requested.



July 1, 2025

Amber N. Heflin, CZA, COSS
Zoning Official
Community Development Department
Town of Warrenton
21 Main Street
Warrenton, VA 20186

Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan dated June 9, 2025 have been addressed as follows:

Amber Heflin, CZA, COSS
Zoning Official

	Code/Code Section/Detail	Comment:
1.		<p>Comment: Revise the vicinity map so that the Warrenton Crossing and Monroe Estates subdivisions are labeled so as to provide context for this proposed subdivision. The scale of the vicinity map may be reasonably adjusted as needed for legibility.</p> <p>Response: The vicinity map has been revised to show Warrenton Crossing and Monroe Estates.</p>
2.		<p>Comment: Show the proposed lots, open spaces, and other improvements that are part of the Warrenton Crossing subdivision development (light/faded or dashed linework, etc.) where these improvements directly abut the Daniels Property subdivision; provide labels as needed.</p> <p>Response: Agreed and provided.</p>
3.		<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>Response: Typical cross section for Public Road A and Madison Lane has been provided. On-street parking is being proposed on one side of the road.</p>

4.	4.11 SO	<p>Comment: Show a connection of new sidewalk to the existing sidewalk on Madison Lane as curb, gutter, and sidewalk are required in all subdivisions.</p> <p>Response: Agreed and provided.</p>
5.		<p>Comment: The applicant should consider a pedestrian connection from the proposed subdivision to Old Meetze Road through "Outlot A" to allow convenient pedestrian access to Old Town areas.</p> <p>Response: Agreed and revised. New sidewalk has been added to connect to Old Meetze Road sidewalk.</p>
6.		<p>Comment: Show stop signs and stop bars at the intersection of "Public Road A" and "Public Road B".</p> <p>Response: Stop sign and stop bar were provided at the intersection of Public Road A and Madison Lane.</p>
7.		<p>Comment: The intersection of the stub street Madison Lane with Meadowview Lane currently includes a Stop sign, but the intersection does not have a stop bar; provide stop bar striping at this intersection as a part of the proposed plan, so as to address required intersection improvements triggered by increased traffic generated by the proposed subdivision development.</p> <p>Response: A stop bar was provided at the intersection of Madison Ln and Meadowview Ln.</p>
8.		<p>Comment: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>Response: A crosswalk was provided at the intersection of Madison Ln and Meadowview Ln.</p>
9.	4.2.8 SO	<p>Comment: The names of existing streets may not be changed except by approval of the Town Council. Revise the plan to show "Public Road B" as Madison Lane. Staff notes that the proposed stub "Campbell Lane" as shown on the Warrenton Crossing plan will need to be revised to also reflect the Madison Lane street name.</p> <p>Response: Public Road B has been revised to Madison Lane as suggested.</p>
10.		<p>Comment: Contact Shannon Ennis, E-911 Addressing</p>

		Coordinator, to confirm roadway names, and then show road names on the plan set. Shannon.ennis@fauquiercounty.gov 540-422-8264
		Response: Roadway names will be determined at subdivision plan process.
11.	4.17 SO	<p>Comment: Street lighting must be installed along all public streets; the plan does not currently show locations of proposed street lighting. This comment may be addressed by either amending the plan view or adding a note.</p> <p>Response: Agreed and provided. 2 street light locations were shown on the plan.</p>
12.	4.2.10 SO	<p>Comment: Provide the diameter measurement for the proposed cul-de-sac on the plan. The diameter must be a minimum of 100' and may have a landscaped island in the center.</p> <p>Response: Agreed and provided. The radius of the proposed cul-de-sac (50') was labelled on the plan.</p>
13.		<p>Comment: The existing 50' right of way easement shown as "Outlot A" and across lots 2-6 must be vacated as part of the plat process for the subdivision; label the easement as "To Be Vacated".</p> <p>Response: Agreed and labelled.</p>
14.	4.3.2 SO	<p>Comment: Outlots are prohibited in subdivisions. Outlots A, B, and C may be utilized as "open space" or reconfigured to be absorbed into the adjacent proposed lots.</p> <p>Response: Agreed and revised.</p>
15.	9-12.6 ZO	<p>Comment: As an advisory comment, stormwater management facilities shall not be credited as open space.</p> <p>Response: Acknowledged.</p>
16.		<p>Comment: As an advisory comment, open space must be accessible and usable by the residents of the subdivision; this comment will be provided as a part of the site plan review process, where the site plan must show how the open space areas are accessible and usable by the subdivision residents.</p> <p>Response: Acknowledged.</p>

Amber N. Heflin, CZA, COSS
Town of Warrenton Zoning Official
Re: Daniels Property – Legislative Waiver 1st Review
Comment Response Letter
#LWAV-25-2
LDC Project #24079-1-1
July 1, 2025
Page 4 of 4

Item 2.

Major A.S. Arnold
Police Department

	Code/Code Section/Detail	Comment:
1.		<p>Comment: For pedestrian safety, will the sidewalks be connected on Madison Lane? Additionally, the existing sidewalk that goes from Meadowview Ln. onto Old Meetze Rd. should be extended along Old Meetze Rd., to connect with the sidewalk on Falmouth St. This will allow for pedestrians to walk past the existing right of way on Old Meetze Rd. and safely head towards Old Town or the Greenway.</p> <p>Response: The sidewalk will be connected on Madison Lane. Falmouth sidewalk connection to be discussed further during final subdivision plan process.</p>
2.		<p>Comment: What would happen with the existing right of way that connects to Old Meetze Rd. and who would maintain it?</p> <p>Response: The existing 50' access right of way will be vacated.</p>

If you have any questions, feel free to call me at 703-680-4585.

Sincerely,

Jim Madison, P.E.
Director of Project Management

JM/sw



July 30, 2025

Amber Heflin
Town of Warrenton
Community Development Department
21 Main Street
Warrenton, VA 20186

Re: Daniels Property
Comment Response Letter
Legislative Waiver 1st Review
LDC Project #24079-1-1

Dear Amber:

The comments from the recent review of this plan have been addressed as follows:

Zoning Review Comments:

	Comment:
1.	<p>Comment: Provide a typical cross-section of the proposed roadways A and B (may be the same cross-section if applicable); provide dimensions for roadway and right-of-way width, and state whether on-street parking is accommodated (one or both sides, or no street parking).</p> <p>a. Clarification: Provide a typical cross-section showing the dimensions of the road with the proposed on-street parking provided on one side of the roadway.</p> <p>Response: Agreed and provided. The cross-section has been revised as requested</p>
2.	<p>Comment: Comment remains as advisory: Provide high-visibility crosswalk striping at the intersection of Madison Lane and Meadowview Lane, so as to off-set potential impacts to pedestrian safety caused by increased traffic generated by the proposed subdivision development.</p> <p>a. Clarification: The crosswalk provided is not shown as "high visibility". This will be a suggested condition of approval for the waiver request and will be required to be shown at the time of Site Development Plan.</p> <p>Response: Agreed. The crosswalk has been revised. It will be addressed as necessary with the final plan.</p>
3.	<p>Comment: Comment remains as advisory: As an advisory comment, stormwater management facilities shall not be credited as open space. (9-12.6 ZO)</p> <p>a. Clarification: Stormwater Management facilities cannot be used to satisfy open space requirements unless the facility is designed so as to be an integrated feature of the open space with amenities that are usable by the residents. This comment must be addressed at the time of Site Development Plan.</p> <p>Response: Acknowledged. This will be addressed with the final plan.</p>

If you have any questions, feel free to call me at 703-570-6784.

Sincerely,

Jim Madison, PE
Director of Project Management

NOTES

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2394-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 510061030B, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 25, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 28, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.999949535. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT OR 1 METER = 39.37 INCHES.

8. THE ZONING REQUIREMENTS FOR R-15 ARE AS FOLLOWS:
- | | |
|---------------------------------------|--------------------------------------|
| MINIMUM LOT SIZE - 15,000 SQUARE FEET | R-6 ZONING REQUIREMENTS: |
| MINIMUM LOT FRONTAGE - 50 FEET | MINIMUM LOT SIZE - 6,000 SQUARE FEET |
| LOT COVERAGE - 65% | MINIMUM LOT FRONTAGE - 55 FEET |
| FRONT SETBACK - 25 FEET | LOT COVERAGE - 65% |
| SIDE SETBACK - 12 FEET | FRONT SETBACK - 20 FEET |
| REAR SETBACK - 35 FEET | SIDE SETBACK - 8 FEET |
| MAXIMUM BUILDING HEIGHT - 35 FEET | REAR SETBACK - 20 FEET |
| | MAXIMUM BUILDING HEIGHT - 35 FEET |
9. EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS OBSERVED ON THE SURVEYED PROPERTY.
10. A ZONING LETTER OR REPORT WAS NOT PROVIDED FOR THE SURVEYED PROPERTY.
11. THERE ARE NO STRIPED PARKING SPACES OBSERVED ON THE SURVEYED PROPERTY.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELD WORK. THE ADJOINING SITE IS CURRENTLY UNDER CONSTRUCTION.
13. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
14. THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
15. THIS FIRM IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY.
16. AN ASBUILT PLAN WAS OBTAINED FROM THE TOWN OF WARRENTON, VIRGINIA FOR THE SANITARY SEWER IN MADISON LANE. NO OTHER UTILITY PLANS HAVE BEEN PROVIDED FOR THE SURVEYED PROPERTY. LAND DESIGN CONSULTANTS, INC. HAS NOT BEEN AUTHORIZED TO CONTRACT A PRIVATE UTILITY LOCATING COMPANY TO MARK THE SURVEYED PROPERTY. MISS UTILITY WAS CONTACTED, THE MARKINGS OBSERVED ARE SHOWN ON THE SURVEY.

TITLE REPORT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 25020037C, COMMITMENT DATE FEBRUARY 17, 2025, SCEDULE B, PART II

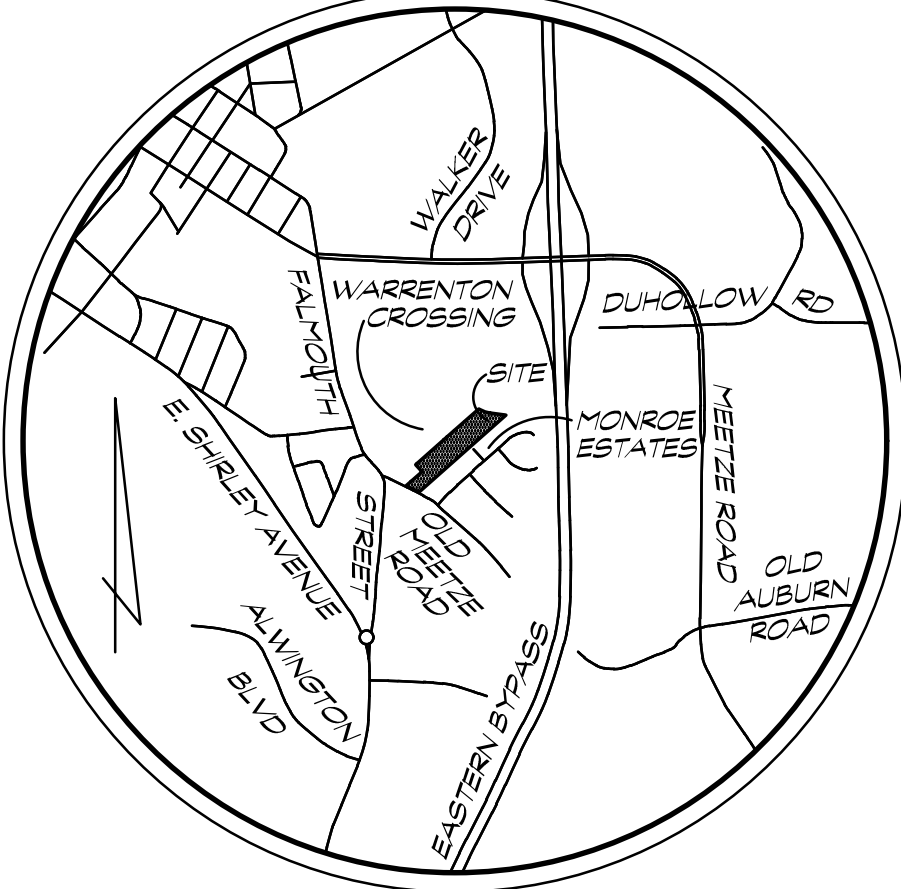
EXCEPTION 1 THROUGH 6 - NOT A SURVEY MATTER.

EXCEPTION 7 - RIGHTS OF OTHERS IN AND TO THE USE OF THE 50' WIDE EASEMENT DESCRIBED IN EXHIBIT A HEREOF. THE 50' WIDE EASEMENT IS SHOWN ON THE SURVEY.

EXCEPTION 8 - EASEMENTS IN FAVOR OF VERCO RECORDED IN DEED BOOK 163 AT PAGE 173, AND DEED BOOK 180 AT PAGE 510. EASEMENT LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

EXCEPTION 9 - MATTERS SHOWN ON PLAT RECORDED IN DEED BOOK 860 AT PAGE 501, INCLUDING:

- A. ELECTRIC LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- B. EXISTING 50' WIDE ACCESS OF RIGHT OF WAY - SHOWN ON THE SURVEY
- C. GRAVEL DRIVEWAY - NOT PART OF THIS SURVEY
- D. FENCE LINES - CURRENT CONFIGURATION IS SHOWN ON THE SURVEY
- E. 1.5' STONE RETENTION WALL - NOT PART OF THIS SURVEY

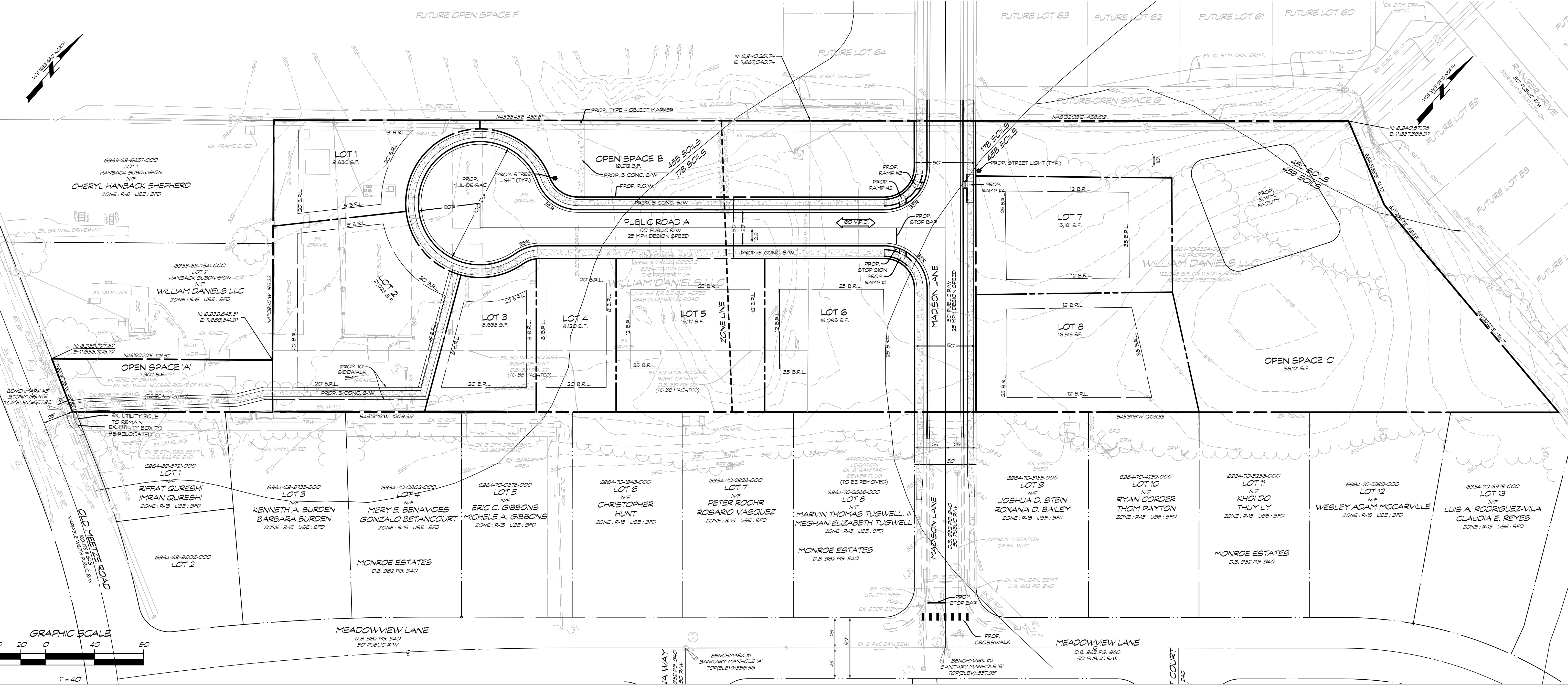
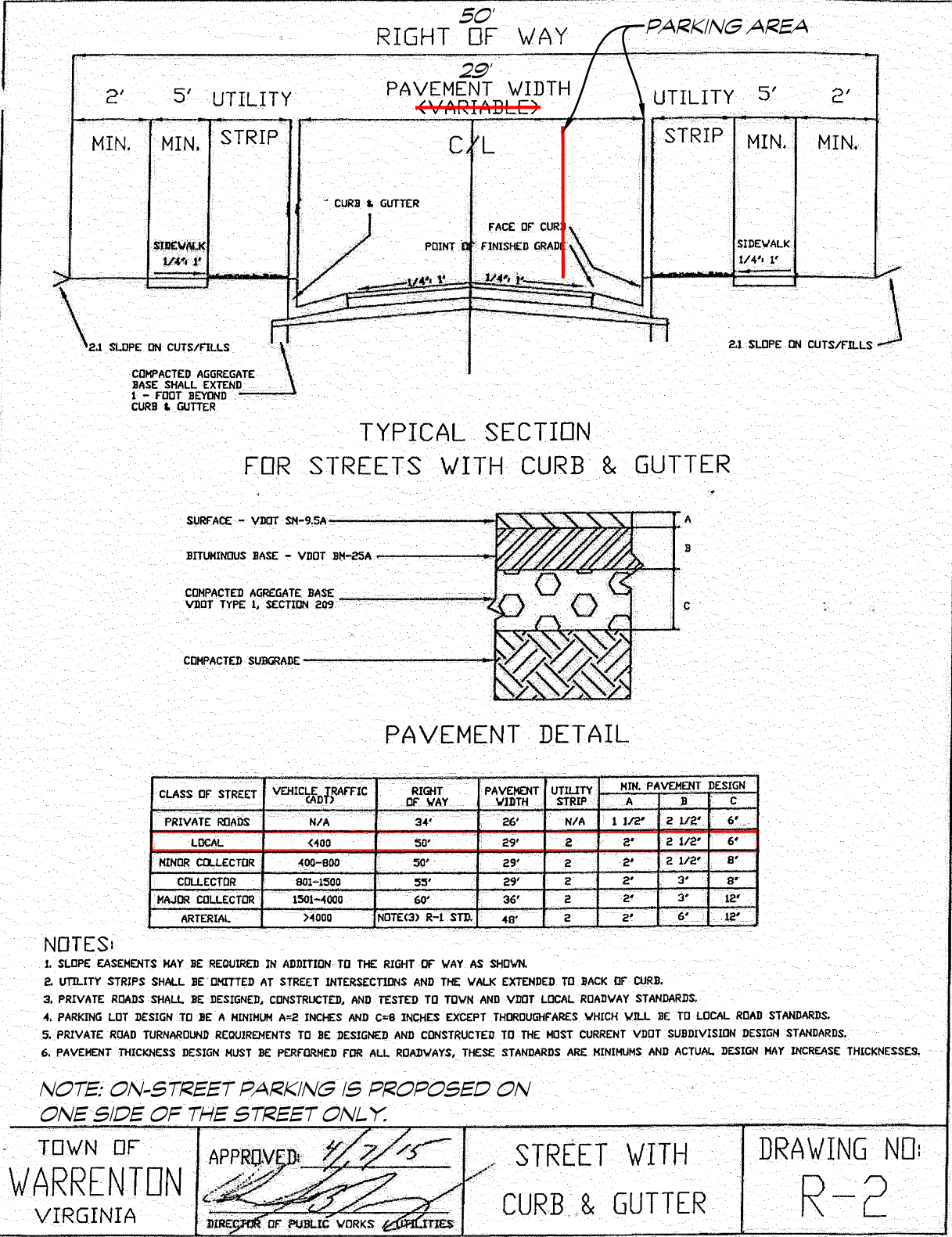


VICINITY MAP

SCALE: 1" = 2,000'

LEGEND

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- C/L CENTERLINE
- C&G CURB AND GUTTER
- CI CURB INLET
- CNC CONCRETE
- CSW CONCRETE SIDEWALK
- FPT FIRE PIT
- GVL GRAVEL
- PVC POLYVINYL CHLORIDE
- RCP REINFORCE CONCRETE PIPE
- RAW RIGHT OF WAY
- S.F. SQUARE FEET
- SPO STONE PATIO
- SRW STONE RETAINING WALL
- ^ GUY WIRE
- ⊙ SANITARY SEWER MANHOLE
- ▽ SIGN
- ⊗ WATER VALVE
- ⊘ UTILITY POLE
- OH — OVERHEAD UTILITY LINES
- BWF — 3.5' BARBED WIRE FENCE
- WOF — WOOD FENCE
- WRF — 4' WIRE FENCE
- W — UNDERGROUND WATERLINE (BLUE PAINT MARKS)
- ~~~~~ TREELINE



Item 2.

PRELIMINARY LAYOUT

#545 OLD MEETZ ROAD

THE PROPERTY OF

WILLIAM DANIELS LLC

DEED BOOK 860 PAGE 501

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA

SCALE:

1" = 40'

SHEET 1 OF 1

DATE:

JULY 1, 2025

DRAFT:

JVM

CHECK:

FILE NUMBER:

240709-1-1 80

BK0860PG0501

Item 2.

00 00762

THIS DEED

made and entered into this 24th day of January, 2000, by and between William H. Hanback, party of the first part, Grantor; and William Daniels LLC, a Virginia Limited Liability Company, party of the second part, Grantee;

WITNESSETH:

that for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY OF TITLE, unto the Grantee, all the following described property, to-wit:

PARCEL ONE:

ALL THAT certain lot or parcel of land located in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, which is known as the "Shop Property" off the northeast side of Route 643, having the tax map # of 6984-60-9026 and 6984-70-1108 containing 2.5382 acres, more or less according to boundary survey dated January 19, 2000 by Eric K. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

AND BEING the same property devised to William H. Hanback by virtue of Last Will and Testament of William J. Hanback, who died March 28, 1988, and whose will was admitted to probate April 5, 1988 in Will Book 160 at Page 696 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

AND FURTHER BEING the same property conveyed to William H. Hanback, as his sole and separate equitable estate, by Quitclaim Deed of Gift dated June 1, 1988 from Robert W. Hanback, as his sole and separate equitable estate, recorded in Deed Book 602 at Page 382 in the aforesaid Clerk's Office.

CONSIDERATION: \$200,000.00

Examined and
Returned to:Inspector
Title, LLCPrepared by &
Return to:

WALKER, JONES, LAWRENCE,
DUGGAN & RAVAGE, P.C.
ATTORNEYS AT LAW
CARTER HALL
31 WINCHESTER STREET
WARRENTON, VIRGINIA 20186

JAN 26 2000

DND

BK0860PG0502

Item 2.

PARCEL TWO:

ALL of that certain lot of land situate in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, containing 2.8038 acres according to boundary survey dated January 19, 2000 by Eric R. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

TOGETHER WITH a certain non-exclusive easement and right of way, 50 feet in width, running from the property described herein, over and across the adjacent parcel containing 2.5382 acres, to Virginia State Route 643, Old Meetze Road, for ingress and egress and the construction, operation and maintenance of service utilities, all as shown on said plat and other documents in the chain of title;

AND BEING the same property conveyed to William H. Hanback by Deed of Gift dated July 6, 1976 from William J. Hanback and Olive Lee Hanback, his wife recorded in Deed Book 331 at Page 22 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

TAX MAP PIN NO. 6984-60-9026 & 6984-70-1108 & 6984-70-2394

This conveyance is made expressly subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and its successors in fee simple, forever.

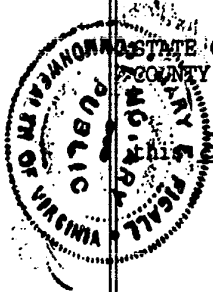
The Grantor covenants that he is seised of the aforesaid land, that he has the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, that he, the Grantor, will execute such further assurances as may be deemed requisite, and that he has done no act to encumber the said land.

BK0860PG0503

Item 2.

WITNESS the following signature and seal:

William H. Hanback (SEAL)
William H. Hanback



STATE OF VIRGINIA .
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me
this 24th day of January, 2000, by William H. Hanback.

[Signature]
Notary Public

My Commission Expires: July 31, 2000

BK0860PG0504

Item 2.

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: AUG. 1, 1979 & COMM-PANEL#510055 0285 A. EFFECTIVE DATE: NOV. 1, 1979
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. TOTAL AREA: 5.3420 ACRES

P.L.N. 6984-70-3768
N/F ADDISON

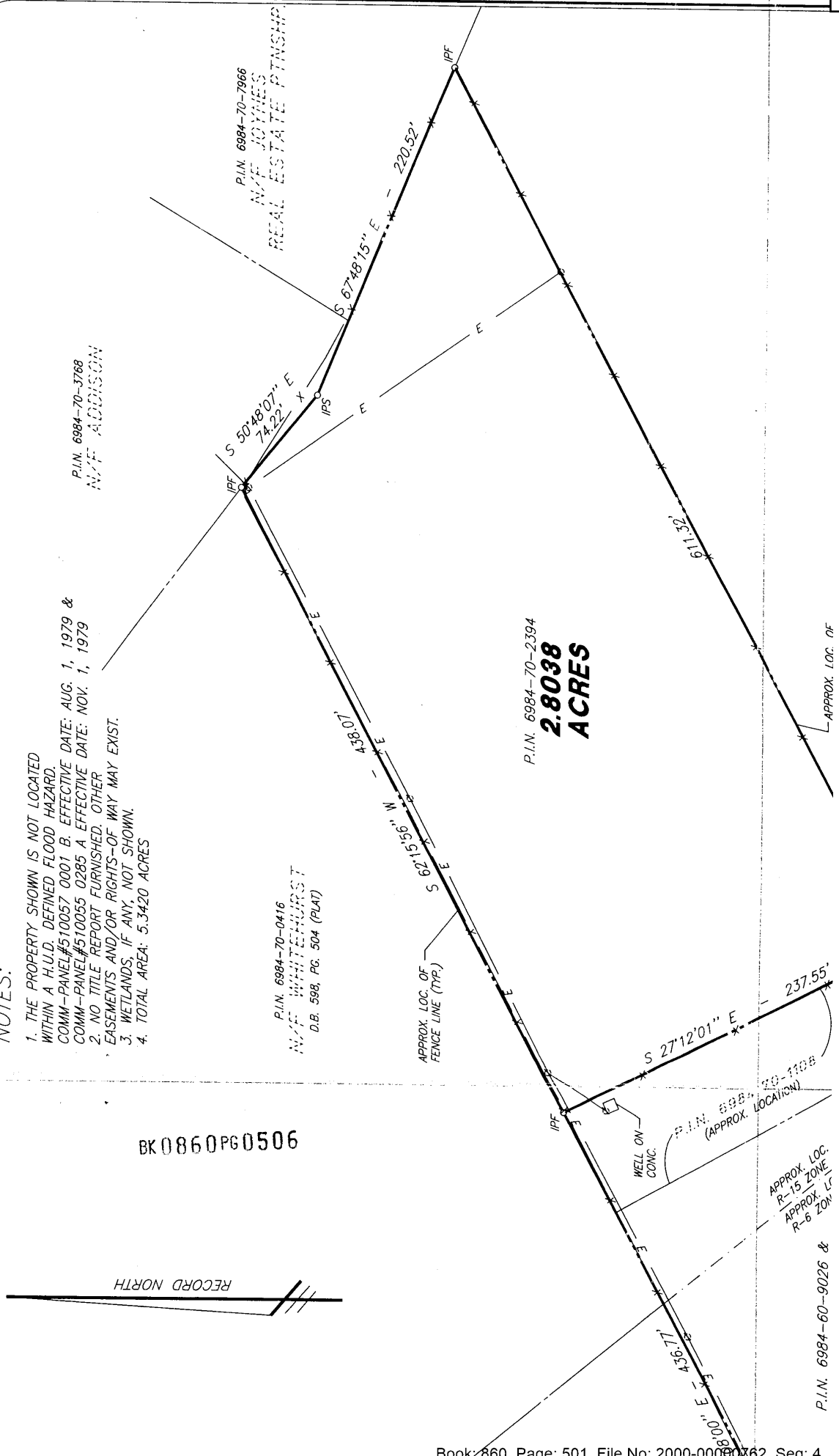
P.L.N. 6984-70-7966
N/F JOYNES
REAL ESTATE PTNSHP.

P.L.N. 6984-70-0416
N/F WHITEHURST
D.B. 598, PG. 504 (PLAN)

P.L.N. 6984-70-2394
**2.8038
ACRES**

BK0860PG0506

RECORD NORTH



BK0860PG0505



SURVEYOR'S CERTIFICATE

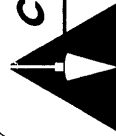
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF WILLIAM J. HANBACK ESTATE AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN WILL BOOK 160 - PAGE 696. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

PLAT SHOWING
BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES OF THE
WILLIAM J. HANBACK ESTATE

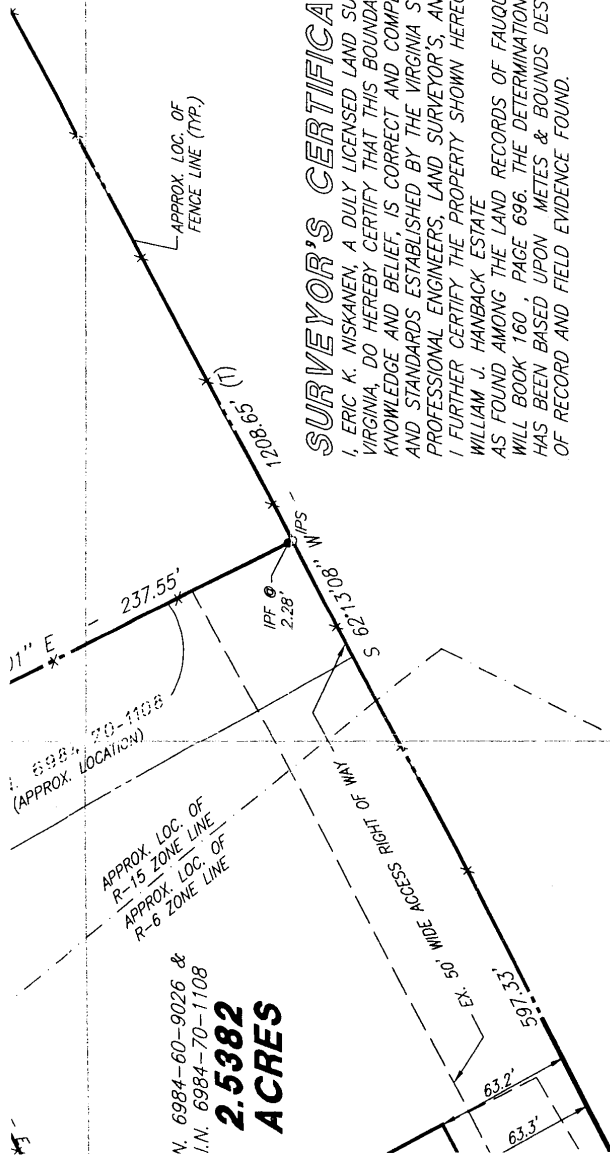
WILL BOOK 160, PAGE 696
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=60' JANUARY 16, 2000

PROJECT #00003-10



CARSON, HARRIS & ASSOCIATES, LLC

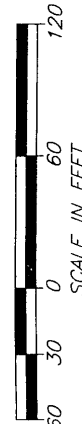
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905



**2.5382
ACRES**

THIS PLAT IS FOR THE SOLE PURPOSE OF RECORDING AN EXISTING LOT AND IS NOT AN APPROVAL OF NEW LOT(S) CREATED UNDER THE FAUQUIER COUNTY SUBDIVISION ACT.

Frank R. Hoff
1/21/0



BK0860PG0507

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on **JAN 26 2000**
at **2:58 P** m. Tax of \$ **300.00** imposed by
58.1-802 Paid. Consideration: \$ **300,000.00** Section
State Tax \$ **450.00** County Tax \$ **150.00**
Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
Clerk's Fee \$ **15.00** Total: \$ **920.00**

Teste: *Paul H Barb* Clerk

PLOT DATE: 1/19/2000

FILENAME: H:\PLAT\00003-10PL

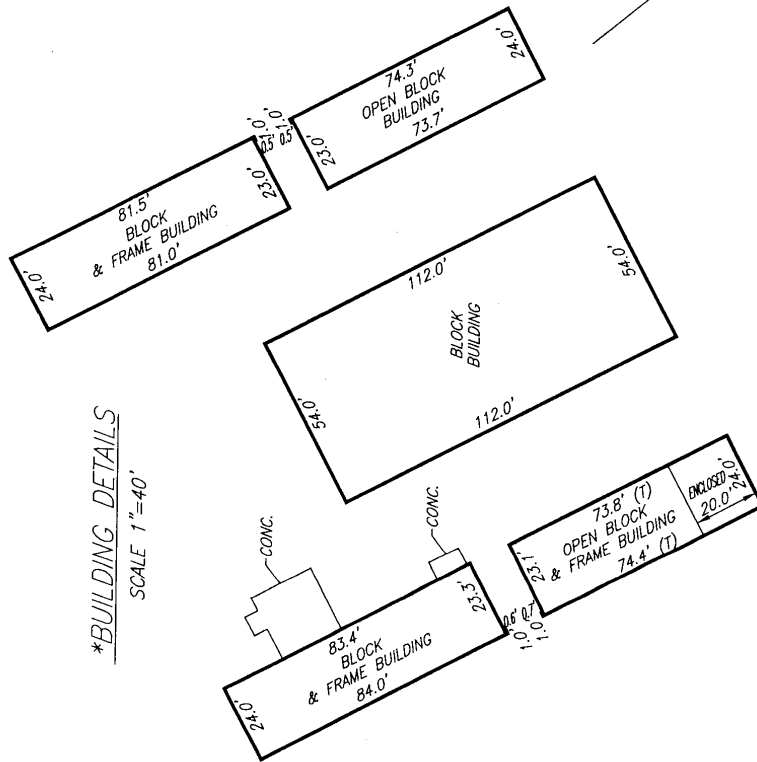
NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: 02/28/00.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF WAY MAY EXIST. WETLANDS, IF ANY, NOT SHOWN.
3. TOTAL AREA: 5.3420 ACRES

BK0860PG0506

RECORD NORTH

***BUILDING DETAILS**
SCALE 1"=40'



P.L.N. 6984-70-0416

N.W.F. WIESENBERG
D.B. 598, PG. 504 (PLAT)

APPROX. LOC. OF FENCE LINE (TYP.)

P.L.N.

WELL ON CONC.

P.L.N. 6984-70-1108 (APPROX. LOCATION)

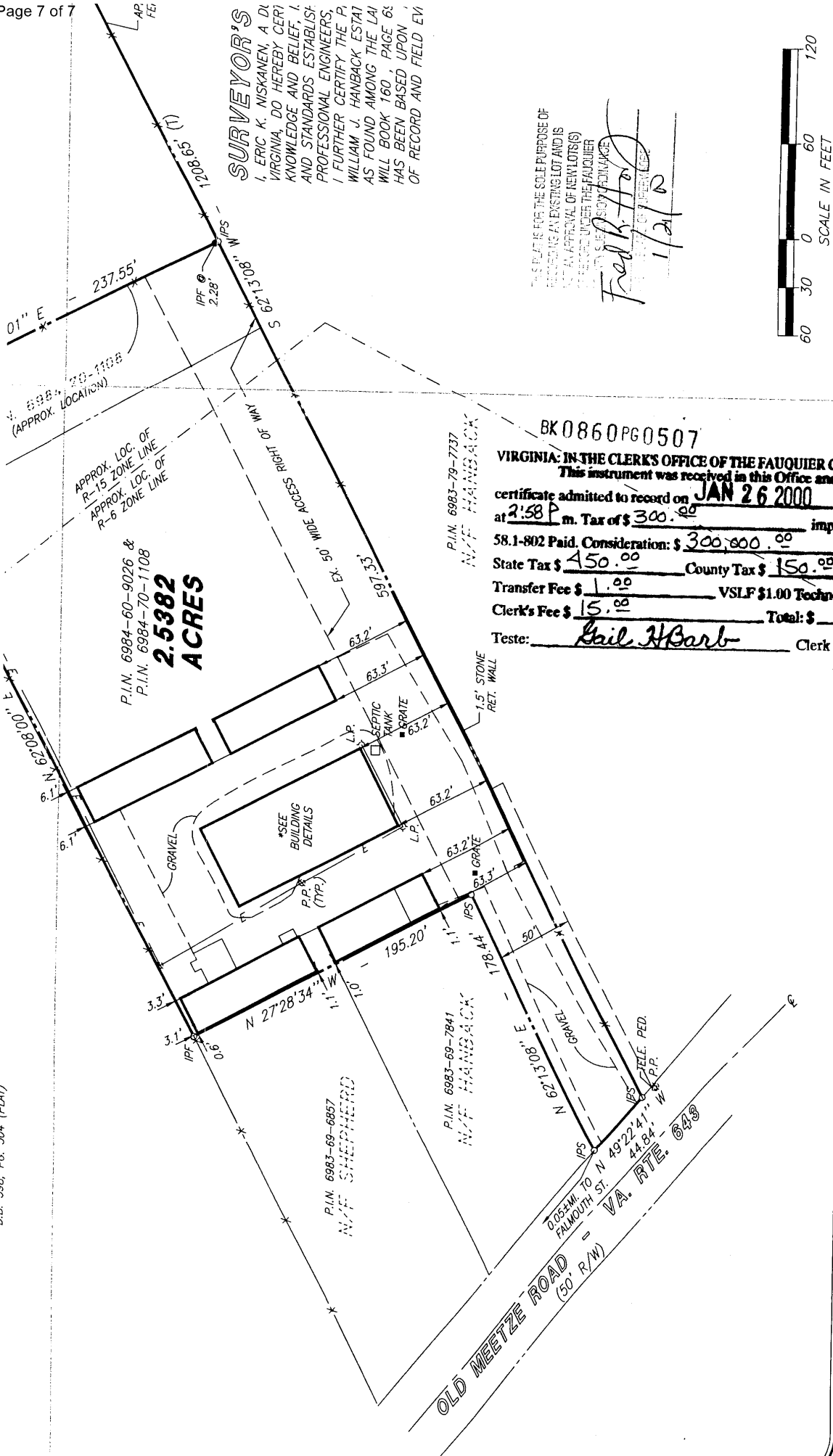
APPROX. LOC. R-15 CONC. APPROX. R-6 ZC

P.L.N. 6984-60-0026 &

P.L.N. 6984-60-7123
N.W.F. WIESENBERG
D.B. 598, PG. 504 (PLAT)

Item 2.

U.D. 350, P.D. 304 (PLAN)



SURVEYOR'S
 I, ERIC K. NISKANEN, A DUL
 VIRGINIA, DO HEREBY CERTI
 KNOWLEDGE AND BELIEF, I
 AND STANDARDS ESTABLISH
 PROFESSIONAL ENGINEERS
 I FURTHER CERTIFY THE P
 WILLIAM J. HANBACK ESTAI
 AS FOUND AMONG THE LAI
 WILL BOOK 160, PAGE 68
 HAS BEEN BASED UPON
 OF RECORD AND FIELD EVI

THIS PLAN IS FOR THE SOLE PURPOSE OF
 RECORDING AN EXISTING LOT AND IS
 NOT AN APPROVAL OF NEW LOTS(S)
 OR NEW DEVELOPMENT UNDER THE FAUQUIER
 COUNTY DEPARTMENT OF PUBLIC WORKS
 1/21/20



Item 2.

BK 0860PG0507
VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
 This instrument was received in this Office and with
 certificate admitted to record on **JAN 26 2000**
 at **2:58 P** m. Tax of \$ **300.00** imposed by **1** Section
 58.1-802 Paid. Consideration: \$ **300,000.00**
 State Tax \$ **450.00** County Tax \$ **150.00**
 Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
 Clerk's Fee \$ **15.00** Total: \$ **920.00**
 Teste: Gail H Barb Clerk

1. THE FAUQUIER COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 6984-70-2384-000 AND IS CURRENTLY ZONED R-15.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF WILLIAM DANIELS LLC, BY DEED RECORDED IN DEED BOOK 860 AT PAGE 501, AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.
3. TITLE REPORT FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 25020037G, COMMITMENT DATE FEBRUARY 17, 2025. THE SURVEYED PROPERTY IS TITLE PARCEL TWO.
4. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5108030362, PANEL 308 OF 520, VERSION 2.6.4.6, WITH A MAP REVISED DATE OF APRIL 23, 2024.
5. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 28, 2025 THROUGH FEBRUARY 4, 2025.
6. THE IMPROVEMENTS SHOWN HEREON ARE FROM A FIELD SURVEY PERFORMED BY THIS FIRM ON JANUARY 29, 2025 THROUGH FEBRUARY 2, 2025.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (NCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO LEICAS HEXAGON RTK NETWORK.

<p>8. THE ZONING REQUIREMENTS FOR R-1.5 ARE AS FOLLOWS :</p> <p>MINIMUM LOT SIZE - 15,000 SQUARE FEET</p> <p>MINIMUM LOT FRONTAGE - 80 FEET</p> <p>LOT COVERAGE - 65%</p> <p>FRONT SETBACK - 25 FEET</p> <p>SIDE SETBACK - 12 FEET</p> <p>REAR SETBACK - 35 FEET</p> <p>MAXIMUM BUILDING HEIGHT - 35 FEET</p>	<p>R-6 ZONING REQUIREMENTS:</p> <p>MINIMUM LOT SIZE - 6,000 SQUARE FEET</p> <p>MINIMUM LOT FRONTAGE - 55 FEET</p> <p>LOT COVERAGE - 65%</p> <p>FRONT SETBACK - 20 FEET</p> <p>SIDE SETBACK - 8 FEET</p> <p>REAR SETBACK - 20 FEET</p> <p>MAXIMUM BUILDING HEIGHT - 35 FEET</p>
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ARTICLE 4. STANDARDS

4.2. Streets

- 4.2.1. Streets must connect with existing streets and provide access to adjoining subdivisions. The Town Council may grant a waiver from this requirement for specific locations only if it deems the requirement fails to serve the health, safety, and welfare of the public or conflicts with the Comprehensive Plan.
- 4.2.2. Whenever a future inter-parcel connection is required, a “Future Street Extension Notice – This Street Will Be Extended In The Future” sign shall be placed at the end of the street. If the property is developed in phases, the sign shall be placed at the end of the street as each phase develops. The required sign shall not exceed nine (9) square feet in size and shall consist of a metal material that is legible at all times.
- 4.2.3. Streets must intersect at as near right angles as practical. Offsets or jogs must be avoided, except in cases in where the Town Council grants a variation based on a determination that they are consistent with and necessary to accommodate traffic-calming measures recommend by the Comprehensive Plan. No street may intersect another street at an angle of less than eighty (80) degrees.
- 4.2.4. Proposed streets in a subdivision must be extended to the boundary lines of such adjacent property. Temporary turnaround must be provided at the ends of such streets, by means of temporary easements or otherwise.
- 4.2.5. Where the adopted Comprehensive Plan indicates a proposed right-of-way greater than that existing along the boundaries of a subdivision or lot, such additional right-of-way must be dedicated for public use when the plat is recorded.
- 4.2.6. Where lots in a subdivision abut on one (1) side of an existing public right-of-way, the subdivider must dedicate such additional land so that the distance as measured from the center line of the right-of-way to the subdivision property line is one-half of the required width of the right-of-way. The required width will be determined by the Town of Warrenton or as required by the Virginia Department of Transportation, where applicable.
- 4.2.7. Half-streets along the boundary of land proposed for subdivision are prohibited. All new streets must be platted and constructed to meet the full width required by this Article and such construction is the sole responsibility of the subdivider.
- 4.2.8. Proposed streets that are in alignment with other existing and named streets must bear the names of the existing streets. In no case, however, may the names of other proposed streets duplicate existing street names irrespective of the use of the suffix “Street”, “Avenue”, “Boulevard”, “Drive”, “Way”, “Place”, “Lane”, or “Court”. Street names must be indicated on the Preliminary and Final Plats, and may not be used without approval by the Planning Commission. Names of existing streets may not be changed except by approval of the Town Council.

- 4.2.9. Streets must have a minimum right-of-way of fifty (50) feet. Private streets, where approved by the Town Council, must have a minimum right-of-way of thirty (30) feet. Alleys, if provided, must have a minimum right-of-way of twenty (20) feet.
- 4.2.10. Dead-end streets (cul-de-sacs) are prohibited unless specifically recognized as such on the Comprehensive Plan or approved by variation or exception by the Town Council. All dead end streets authorized by the Town Council must be designed to have one (1) end permanently closed, must be no longer than seven hundred (700) feet and must be provided with a permanent turn-around terminus, the diameter of which must be a minimum of one hundred (100) feet. Such turn-arounds may have a landscaped island in the center.
- 4.2.11. All streets and their drainage facilities must be designed in compliance with the requirements of the Public Facilities Manual or, where applicable, the Virginia Department of Transportation.
- 4.2.12. Improvements must be made to streets and intersections as identified in the Comprehensive Plan when justified by the traffic projected to be generated by the proposed development.



Community Development
Department

STAFF REPORT

Commission Meeting Date:	August 19, 2025
Agenda Title:	2025 Annexation Properties
Requested Action:	Hold a Work Session
Decision Deadline:	May 31, 2026
Staff Lead:	Denise Harris, Planning Manager

EXECUTIVE SUMMARY

Effective June 1, 2025, several parcels totaling approximately 243.87 acres located to the southwest of the Town of Warrenton were annexed from Fauquier County per the Voluntary Settlement Agreement and Final Order of a Special Court appointed by the Supreme Court of Virginia (Attached). Per the Town's Zoning Ordinance Article 2-5.4 the Planning Commission shall prepare and present a recommended zoning classification of any annexed property to the Town Council within twelve months of the effective date of the annexation. In addition, the Future Land Use Map and Comprehensive Plan need to be updated to incorporate the new parcels.

BACKGROUND

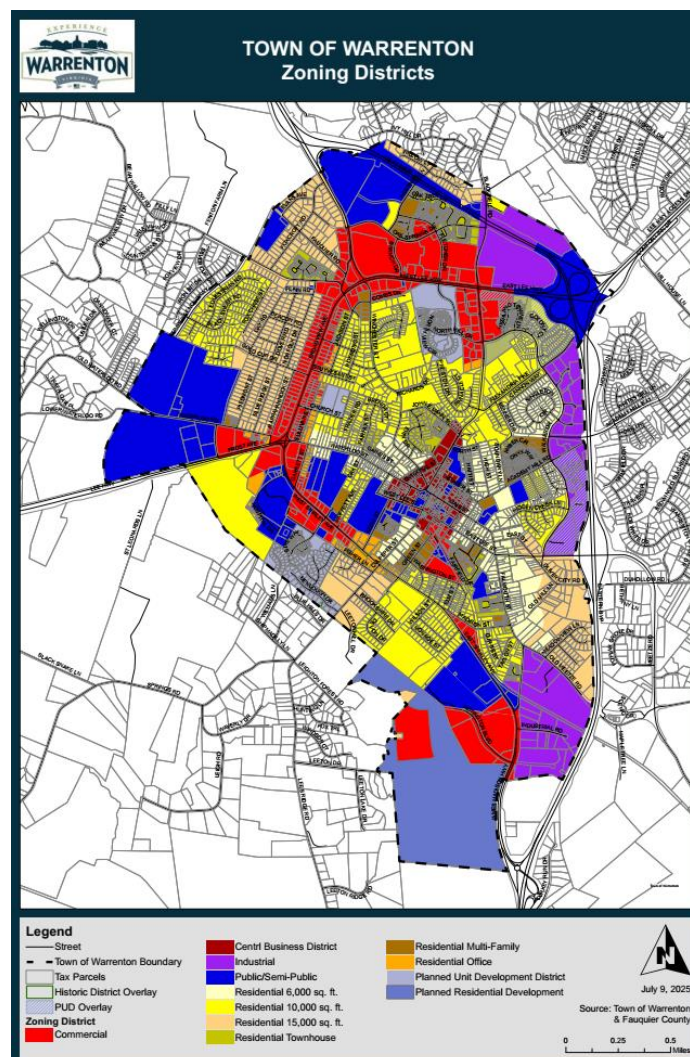
The Final Order of the Voluntary Settlement Agreement specifies that the 234.08 acres subject to Fauquier County REZN-22-017978 shall be administered in a manner that is consistent and in substantial conformance with the Arrington Van Metre rezoning. This includes an adopted Concept Development Plan, Proffers, and Town of Warrenton Commercial zoning assigned to 25 acres in Land Bay W. For the remainder of the properties, the Planning Commission must recommend a zoning classification to the Town Council within twelve (12) months of the June 1, 2025 effective date of the annexation. A temporary zoning classification is applied per the Zoning Ordinance which states:

- Article 2-5.1 any property zoned in Fauquier County more intense than one dwelling per acre shall immediately be reclassified as R-15 (Residential) in the Town at time of the annexation.
- Article 2-5.3 any property zoned commercial in Fauquier County shall be reclassified as Commercial District in the Town at time of the annexation.

The table below outlines the parcels brought into the Town limits, the previously assigned Fauquier County zoning, and the current Town of Warrenton zoning.

Name	GPIN	Acres	County Zoning	Town Zoning
Van Metre Homes	6983-44-5875 (Portion)	234.08	PRD	PRD and Commercial (Per Final Court Order)
Home Depot of MD	6983-57-1258	0.7361	C1	Commercial
Padmaja and Srinivas Dasari	6983-57-9161	1.16	C1	Commercial
Fauquier County Public Schools	6983-48-7973	0.81	C1	Commercial
VABFT, LLC	6983-48-7006	4.31	C-1	Commercial
Alwington Estates	6983-28-8269	37.6 (Portion)	R-1	R-15
Van Metre	6983-46-2435		R-1	R-15

Below is a map of the Town Zoning with the new boundaries:



Future Land Use Map and Comprehensive Plan

The Future Land Use Map needs to be updated to include the new parcels located within the Town's boundaries. There are several options available for discussion, including extending the Greenway and Makers Character District, creating a new UDA and/or Character District, or simply assigning Future Land Use Map designations that are consistent with the land use.

The Town's adopted Future Land Use and Comprehensive Plan designates the area immediately adjacent to the annexed properties as the Greenway and Makers Character District and Public/Semi Public – Non Intensive. The Greenway and Makers Character District is also a designated Urban Development Area (UDA).

The benefits of a designated UDA, under (Virginia Code § 15.2-2223.1.), are adopted principles of a Traditional Neighborhood Development (TND) to accommodate residential and commercial growth for the next 10-20 years. Areas designated as an UDA in a local comprehensive plan are eligible to apply for Smart Scale transportation funding.

The 2018 adopted East Shirley UDA stated *"Future growth should promote this UDA as the southern gateway into the Town and maintain the critical linkages between education, civic uses and the surrounding neighborhoods, as well as the last remaining industrial uses located in the Town."*

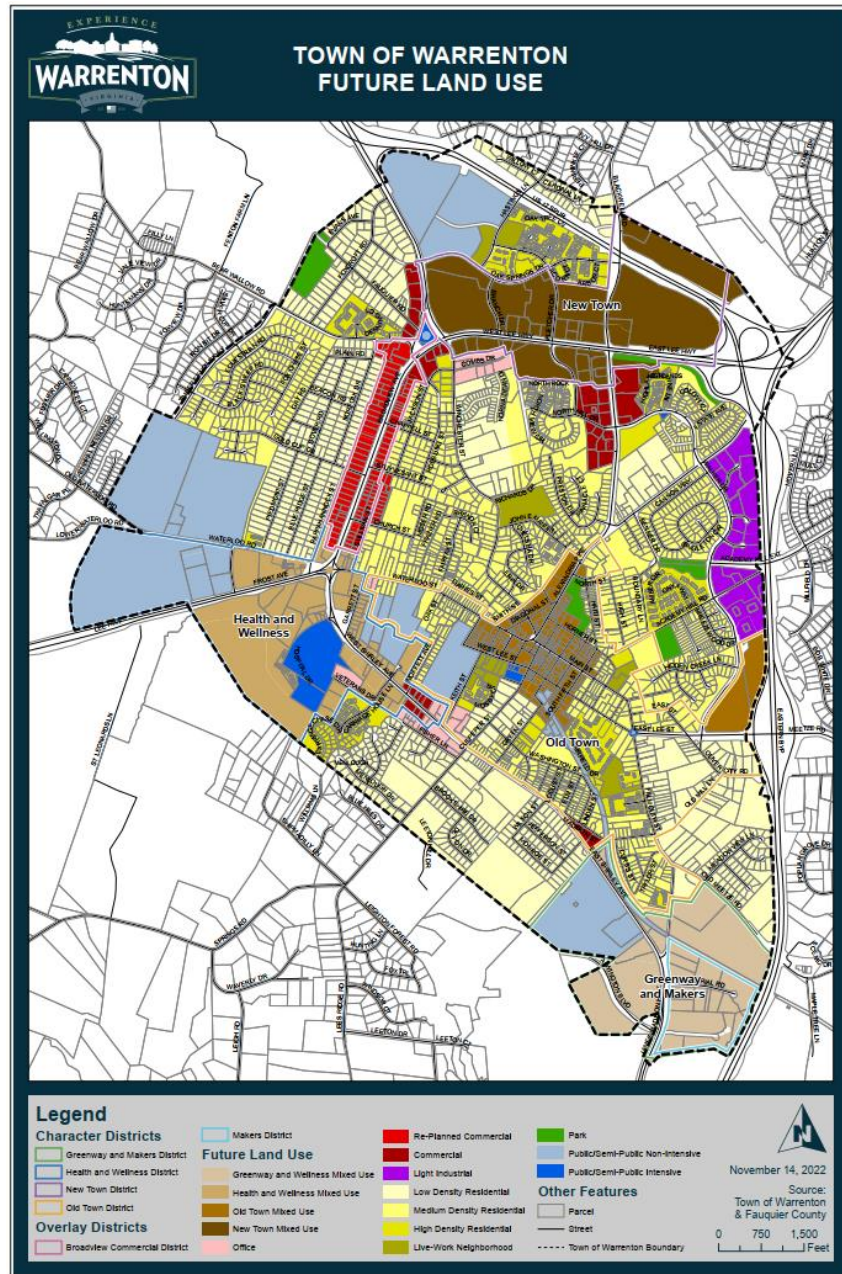
The adopted goals and policies were:

- A. The Town, County and School District properties should be walkable and accessible from the adjoining neighborhoods.
- B. Develop a land use strategy that keeps industrial use in the southeast half of the UDA and residential use in the northern half of the UDA.
- C. Evaluate a possible pedestrian linkage to Walker Drive from the area to the north east, above the Warrenton Greenway Trail.
- D. Evaluate more possibilities for pedestrian access to the Warrenton Greenway Trail from adjacent neighborhoods.
- E. Design and implement a vertical gateway feature announcing arrival into the Town of Warrenton at the south end of the UDA along James Madison Highway.
- F. Promote a mix of housing in the northern half of the UDA that includes of mixed-use residential development, multi-family housing and affordable housing that uses high quality materials
- G. Create a Streetscape Plan for East Shirley UDA that promotes a consistent walking experience. The Streetscape Plan should define specifications for sidewalk, crosswalks, street trees, seating, lighting and bicycle infrastructure
- H. Create development incentives that stimulate private investment and new development
- I. Evaluate locations for a new park space within the East Shirley UDA.

This UDA became the foundation for the Greenway and Makers Character District in Plan Warrenton 2040. The goals and policies were incorporated into the Land Use and Character District Chapter.

Since the majority of the annexed land is already a planned traditional neighborhood, it may not be necessary to designate it as an UDA, unless the Planning Commission is seeking assurances if the development of the parcels are delayed.

Below is a map of the current Future Land Use Map.



STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a Work Session.

ATTACHMENTS

1. Final Order



J. Chapman Petersen+*
Sharon Kim Petersen
+also or ++only admitted in DC
*also admitted in MD
^admitted in NY

J. Chapman Petersen
jcp@petersenfirm.com
Direct: 571-459-2510

Item 3.

Federico J. Zablah
Christopher T. Robertson+
Dylan M. Phillips
Patrick R. Corish+
Janice M. Jang^+

April 24, 2025

Via delivery to Town Manager

Town of Warrenton, Town Council
c/o Frank Cassidy, Town Manager
21 Main Street
Warrenton, VA 20186
fcassidy@warrenton.gov

RE: Special Court approval of the Voluntary Settlement Agreement between the Town of Warrenton, Fauquier County, Van Metre Communities, LLC.

Dear Members of Council:

Today, the Special Court assembled by the Supreme Court of Virginia, pursuant to Va. Code § 15.2-3400 heard the petition of the Town of Warrenton, Fauquier County and Van Metre Communities, LLC. to approve the Voluntary Settlement Agreement (“VSA”) for the Town’s annexation of certain land within the jurisdiction of Fauquier County, as well as its adoption of the development plan of Van Metre Communities.

This is the same VSA that was approved by the Town Council on December 10, 2024 by Ordinance 2024-17, and has been the subject of discussion at both the March 11, 2025 and April 21, 2025 meetings of the Council. In sum, the VSA adopts the terms for the annexation which will add 241 acres of land within the boundaries of the Town.

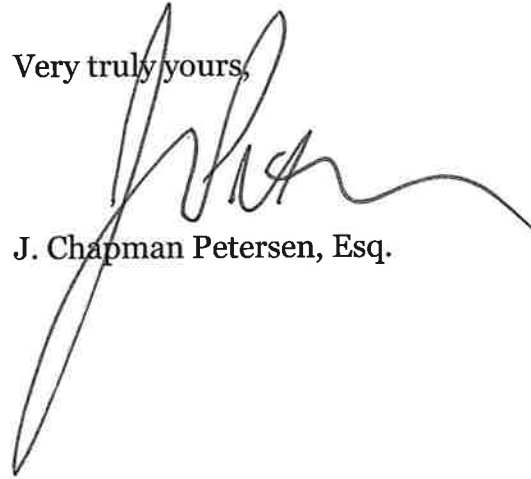
I appeared with counsel for the parties, including Fauquier County and the developer Van Metre Company. The Town Manager, Mr. Cassidy, also appeared to testify as to how the development projects would affect the Town. After hearing the testimony and reviewing the necessary records, the Court approved the VSA.

I have attached to this letter a copy of the entered Order granting and approving the VSA as presented to the Special Court, along with all exhibits. As you will see, the annexation will become effective on June 1, 2024.

Letter to Town of Warrenton Town Council
April 24, 2025
Page 2 of 2

If you have any questions about the process or the hearing that took place today, please do not hesitate to contact me or my office.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Chapman Petersen', written over the typed name below it.

J. Chapman Petersen, Esq.

Enclosures as stated.

ATTACHMENT 1

VIRGINIA:**IN THE CIRCUIT COURT OF FAUQUIER COUNTY**

IN RE: PETITION OF THE)
TOWN OF WARRENTON,)
VIRGINIA AND THE COUNTY)
OF FAUQUIER, VIRGINIA)
FOR AN ORDER AFFIRMING)
A VOLUNTARY SETTLEMENT) **Civil Action CL24000655-00**
AGREEMENT FOR THE)
ANNEXATION OF 243.87295 ACRES,)
MORE OR LESS INTO THE)
TOWN OF WARRENTON, VIRGINIA)
)

FINAL ORDER APPROVING THE VOLUNTARY SETTLEMENT
AGREEMENT BETWEEN THE TOWN OF WARRENTON, AND THE
COUNTY OF FAUQUIER

This proceeding came before this Special Court on April 24, 2025, to be heard on the petition of the Town of Warrenton, Virginia (the "Town of Warrenton"), and the County of Fauquier, Virginia ("Fauquier County"), pursuant to Chapter 34 of Title 15.2 of the Code of Virginia (1950), as amended. That petition requests this Special Court to affirm a Voluntary Settlement Agreement between and among the Town and the County dated April 23, 2025, (the "Agreement") and to effectuate an agreed boundary line adjustment between the two jurisdictions.

Upon a report of the Virginia Commission on Local Government dated November 2024, upon the testimony heard by the Special Court and the exhibits received into evidence; and upon the arguments of counsel for the parties,

Order of the Special Court
Page 2

IT IS HEREBY ORDERED, ADJUDGED, and DECREED by this Special Court as follows:

I. Jurisdiction

1. This Special Court, consisting of Chief Judge Designate, the Honorable W. Edward Tomko, III, Chief Judge, Sixth Judicial Circuit, the Honorable Holly B. Smith, Chief Judge, Ninth Judicial Circuit, and the Honorable Claude V. Worrell, II, Chief Judge, Sixteenth Judicial Circuit, having been appointed by Order of the Chief Justice of the Supreme Court of Virginia dated January 3, 2025, was duly constituted and convened as provided in Chapter 30 (§ 15.2-3000 et seq. of Title 15.2 of the Code of Virginia (1950) as amended), to hear the joint petition of the Parties as to this Annexation and Agreement..

2. The Commission on Local Government conducted hearings and issued a report dated November 2024, as required by Va. Code Ann. § 15.2-3400(3), which report found that the Agreement is in the best interest of the Town of Warrenton, Fauquier County, and the Commonwealth.

3. The Town of Warrenton and Fauquier County have, by Ordinance, duly approved and adopted the Agreement by a recorded affirmative vote of a majority of the members of their respective governing bodies. Prior to the adoption of said ordinances, the Town Council of Warrenton, and the Fauquier County Board of Supervisors each held a public hearing on the Agreement, and each advertised its intention to approve the Agreement by publishing a notice once a week for two successive weeks in a newspaper having general circulation

in their respective jurisdictions. Each newspaper publication included a descriptive summary of the Agreement and a statement that a true copy of the Agreement was on file in the office of the Clerk of the Circuit Court of Fauquier County.

4. All necessary jurisdictional and procedural steps have been taken to bring this proceeding before the Special Court.

II. Findings of the Court

The Special Court hereby makes the following findings:

5. The provisions of the Agreement are in the best interests of Town of Warrenton, Fauquier County, and the Commonwealth of Virginia.

6. The interests of the Commonwealth of Virginia in promoting the orderly growth and continued viability of Town of Warrenton, and Fauquier County will be furthered by the Agreement.

III. Affirmation of the Agreement

The Special Court hereby affirms the Agreement entered into by Town of Warrenton and Fauquier County, pursuant to § 15.2-3400(5) of the Code of Virginia (1950), as amended. A copy of the Agreement is attached hereto as **Exhibit A** and is incorporated as part of this Order. The terms and conditions of the Agreement shall have full force and effect and shall be binding on future governing bodies of the Town of Warrenton and Fauquier County as of the date set forth below.

IV. Territory Annexed

Pursuant to the Agreement, the Town's corporate boundaries shall be modified by the incorporation into the Town of that property, comprising approximately 243.87295 acres as more particularly described in the Survey thereof and the metes and bounds description of such property depicted on said Survey and incorporated herein by reference as **Exhibits B and C**.

Further, the use and development of the land annexed into the Town that is subject to Fauquier County Rezoning REZN-22-017978 specifically referenced therein, shall conform to the terms and conditions of the Agreement, subject to such changes as may be made in conformity with those terms and conditions or other applicable law.

V. Effective Date

It is hereby ORDERED that pursuant to Va. Code Ann. § 15.2-3400(5) and Section 2.3 of the Voluntary Settlement Agreement, said annexation of territory shall be effective as of 12:00 a.m. on June 1, 2025.

VI. Copies of the Order

The Clerk of Circuit Court of Fauquier County is directed to send an attested copy of this Order to the Secretary of the Commonwealth, to the Auditor of Public Accounts of the Commonwealth of Virginia, and to the Census Bureau of the United States Department of Commerce in order that all such allocations of state and federal funds at various times to the Town of Warrenton and Fauquier County as may be affected by changes the boundaries of the Town

Order of the Special Court
Page 5

herein described may be revised in accordance with law on and after the effective date of the annexation. The Clerk of Court shall also forward an attested copy of this Order to counsel for all parties. *The Clerk of Court shall record this Order.*

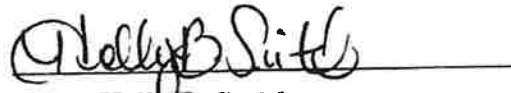
VII. Adjournment

It is ORDERED that the Special Court be adjourned, but not dissolved, subject to being reconvened in any manner provided by law.

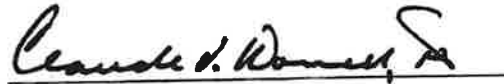
ENTERED this 24 day of April, 2025.



Chief Judge Designate
W. Edward Tomko, III



Judge Holly B. Smith



Judge Claude V. Worrell, II

Order of the Special Court
Page 6

WE ASK FOR THIS:



J. Chapman Petersen, Esq.
Chap Petersen & Associates, PLC
Warrenton Town Attorney
3970 Chain Bridge Road
Fairfax, VA 22030
Counsel for the Town of Warrenton



Melisa Michelsen, Esq.
Litten & Sipe, LLP
Fauquier County Attorney
410 Neff Avenue
Harrisonburg, Virginia 22801
Counsel for Fauquier County



John H. Foote, Esq.
Walsh Colucci Lubeley & Walsh, PC
4310 Prince William Parkway, Suite 300
Prince William, Virginia 22192
Counsel for Van Metre Communities, LLC

U.S. Census
Dept Accts
Secy Comm
Petersen - HD
Michelsen - HD
Foote - HD
4/24/25



Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY, SAID POINT ALSO BEING IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;



THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55" W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.

**2024 TOWN OF WARRENTON / FAUQUIER COUNTY ANNEXATION
VOLUNTARY SETTLEMENT AGREEMENT**

THIS VOLUNTARY SETTLEMENT AGREEMENT is made and entered into this 23rd day of April, 2025, by and between the TOWN COUNCIL OF WARRENTON, VIRGINIA, a Virginia municipal corporation and a body politic (hereinafter “the Town Council”), THE BOARD OF SUPERVISORS OF FAUQUIER COUNTY, VIRGINIA (a political subdivision of the Commonwealth, hereinafter “the County Board of Supervisors”), and VAN METRE COMMUNITIES, LLC (together hereinafter “Van Metre”), (collectively referred to herein as the “Parties”).

RECITALS

R-1. WHEREAS, the Parties have reached this Agreement, pursuant to Title 15.2, Chapter 34, of the Code of Virginia, (i) providing for the annexation of certain territory of the County into the Town, and (ii) providing for the development of, and zoning of, the Annexation Area after approval of the proposed Annexation and

R-2. WHEREAS, Van Metre Homes at Aurora, L.L.C. is the owner of a certain tract of land containing approximately 234.08765 acres, as the same is more thoroughly identified below as the Arrington Annexation Property, which is a portion of an existing parcel of land, and

R-3. WHEREAS, HD Development of Maryland Inc. (“HD”) is the owner of a tract of land containing approximately 0.7361 acres, as the same is more thoroughly identified below as the “HD Property,” and

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R-4. WHEREAS, Padmaja and Srinivas Dasari ("Dasari") are the owners of a tract of land containing approximately 1.1630 acres, as the same is more thoroughly identified below as the "Dasari Property," and

R-5. WHEREAS, VABFT, LLC, ("VABFT") is the owner of a tract of land containing approximately 4.3067 acres, as the same is more thoroughly identified below as the "VABFT Property," and

R-6. WHEREAS, the School Board of Fauquier County (the "School Board") is the owner of a tract of land containing 0.8105 acre, as the same is more thoroughly identified below as the "School Board Property," and

R-7. WHEREAS, the County Board of Supervisors is the owner of certain portions of the Alwington Boulevard right-of-way as the same is more thoroughly identified below as the "County Right-of-Way," and

R-8. WHEREAS, the County Board of Supervisors and the Town Council, after due consideration, have determined and agree that the boundary between the County and Town should be adjusted and relocated as identified herein, and that certain other matters should be resolved between the County Board of Supervisors and the Town Council, and

R-9. WHEREAS, Van Metre desires to acquire and develop the Arrington Annexation Property owned by it in a manner that is acceptable to the County Board of Supervisors and the Town Council, and

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R-10. WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors approved a Rezoning of the Arrington Annexation Property as more specifically defined herein, that will permit its development in a manner that is acceptable to both the County Board of Supervisors and the Town Council, and the County Board of Supervisors and the Town Council have agreed that the conditions of development of the Arrington Annexation Property that were made proffered conditions of that Rezoning, including the Concept Development Plan, Code of Development and any other binding exhibits thereto and incorporated into the County's approval, should control the future land use thereof whether in the County or the Town's jurisdiction, and

R-11. WHEREAS, on December 12, 2023, the Town Council adopted a resolution in support of a Citizen-Initiated Petition for the inclusion of the Arrington Annexation Property within the corporate limits of the Town subject to Van Metre's agreement that such property would be developed in accordance with the Rezoning, and that the design and construction of the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements would be completed at their sole expense, and

R-12. WHEREAS, after the effective date of the annexation as set out in Section 2.3 below, the Town will have zoning authority over the Annexation Area, subject to vested rights and the processes set out in the Code of Virginia and Town Code as amended from time to time, and

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R-13. WHEREAS, the County Board of Supervisors and the Town Council have now determined that this Voluntary Settlement Agreement is necessary and appropriate to ensure the effective provision of Town public services to the area to be included within the corporate limits of the Town, to memorialize their agreement regarding the maintenance and effectuation of the Rezoning and the Town Commitments, and to determine other appropriate matters pursuant to the applicable Virginia statutory framework including certain specific land use and zoning arrangements deriving from the aforesaid Rezoning and Town Commitments as provided by Virginia law,

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are conclusively agreed to constitute such consideration, the County Board of Supervisors and the Town Council agree as follows:

SECTION 1. DEFINITIONS

The County Board of Supervisors and the Town Council agree that the following words, terms, and abbreviations as used in this Agreement shall have the following defined meanings, unless the context clearly provides otherwise:

1.1. "Additional Annexation Properties" means collectively the Dasari Property, the HD Property, the School Board Property, and the VABFT Property containing approximately 7.0163 acres.

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1.2. The “Additional Annexation Area Property Owners” means Dasari, HD, the School Board, and VABFT.

1.3. “Alwington” means Van Metre Homes at Aurora, LLC, a Virginia limited liability corporation, and the current legal owner of the Arrington Annexation Property.

1.4. “Alwington Boulevard Improvements” means the widening of existing Alwington Boulevard, and the construction of an extension thereof in accordance with Town standards and specifications to provide a four-lane, median divided roadway from the current boundary between the County and Town northwesterly to the northerly line of Land Bay W (as defined in the Rezoning) (“Phase 1”) and a two-lane undivided roadway from the northerly line of Land Bay W to the northerly line of the Arrington Annexation Property (“Phase 2”) in accordance with the Rezoning.

1.5. “Annexation” means the adjustment of the boundary line between the County and the Town as set forth herein.

1.6. “Annexation Area” means that area to be included within the corporate boundaries of the Town pursuant to this Agreement consisting of the Arrington Annexation Property, the Additional Annexation Area, and the County Right-of-Way, all as further described herein, and as depicted in the attached Exhibits.

1.7. “Arrington Annexation Property” means the approximately 234.08765 acres of property owned by Van Metre that is the subject of the Annexation contemplated in this Agreement and delineated on Exhibit B. The Arrington

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Annexation Property is currently a portion of a larger parcel containing approximately 431.19759 acres identified as GPIN 6983-44-5875-000 on the Tax Maps of Fauquier County. The remainder of the larger parcel containing approximately 197.10994 acres that is not herein identified shall remain in Fauquier County (the "Arrington Residual Property").

1.8. "Code" means the Code of Virginia (1950), as amended. A reference to a specific Code provision shall mean that Code provision as it existed on the date of execution of this Agreement, and any successor provision should the Code be amended after execution of this Agreement.

1.9. "Commission" means the Virginia Commission on Local Government.

1.10. "County" means the County of Fauquier, Virginia.

1.11. "County Board of Supervisors" means the Board of Supervisors of the County of Fauquier, Virginia.

1.12. "County Right-of-Way" means those portions of the right-of-way previously dedicated to the County Board of Supervisors for the construction of Alwington Boulevard from Shirley Avenue/James Madison Highway (Business Route 29/15/211) northwesterly to the Arrington Annexation Property boundary and that are not within the Town's boundary at the time of this Agreement.

1.13. "Dasari Property" means the approximately 1.1630 acres of property owned by Dasari and identified by GPIN 6983-57-9161-000 on the Tax Maps of Fauquier County.

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1.14. “Effective Date” means the date upon which the last of the County Board of Supervisors and the Town Council has approved and affixed its signature to this Agreement.

1.15. “HD Property” means the approximately 0.7361 acres of property owned by HD and identified by GPIN 6983-57-1258-000 on the Tax Maps of Fauquier County.

1.16. The “Parties” refers to the County, Town, and Van Metre, collectively being the signatories to this Agreement.

1.17. The “Relocated Taylor Run Pump Station” means a new sanitary sewer pump station on the Arrington Annexation Property in the general location shown on Sheet 10 of the Concept Development Plan approved with the Rezoning, gravity sanitary sewer from the existing Taylor Run Pump Station to said pump station location, and sufficient sanitary sewer force main required to convey sewage from the new pump station to a connection manhole with capacity to accommodate such flow within the Town.

1.18. The “Rezoning” refers to Rezoning REZN-22-017978 approved by the Fauquier County Board of Supervisors on November 9, 2023, and the Proffered Conditions accepted therewith, together with the Concept Development Plan, Code of Development, and any other exhibits incorporated therein, all governing the development of the Arrington Annexation Property, with copies of such documents attached hereto and incorporated herein by reference as Exhibit C.

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1.19. The "School Board Property" means the approximately 0.8105 acre of property owned by the School Board and identified by GPIN 6983-48-7973-000 on the Tax Maps of Fauquier County.

1.20. "Section" refers to the parts of this Agreement unless the context indicates that the reference is to sections of the Code.

1.21. "Special Court" means the Special Court appointed by the Supreme Court of Virginia pursuant to Title 15.2, Chapter 30, of the Code.

1.22. "Subsection" refers to the parts of this Agreement set out in the various "Sections."

1.23. "Survey" means the metes and bounds description and graphic depiction of the Annexation Area as set forth on Exhibits "A" and "B" attached hereto.

1.24. "Taylor Run Pump Station" means the existing sanitary sewer pump station located on approximately 0.0826 acre of property identified as GPIN 6983-49-6156-000 on the Tax Maps of Fauquier County, and owned by the Town,

1.25. "Town" means the Town of Warrenton, Virginia.

1.26. "Town Commitments" means the agreement by Van Metre to design and construct the Relocated Taylor Run Pump Station and Alwington Boulevard Improvements as depicted on Exhibit C, at no cost to the County Board of Supervisors or Town Council.

1.27. "Town Council" means the Town Council of the Town of Warrenton, Virginia.

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1.28. “VABFT Property” means the approximately 4.31 acres of property owned by VABFT and identified by GPIN 6983-48-7006-000 on the Tax Maps of Fauquier County, and that is the subject of the Annexation contemplated in this Agreement.

1.29. “Van Metre” means Van Metre Communities, L.L.C., a Virginia limited liability company, and Van Metre Homes at Aurora, L.L.C., collectively.

SECTION 2. VOLUNTARY ANNEXATION

2.1. Annexation Agreement. The County Board of Supervisors and the Town Council agree to the annexation by the Town of that certain territory consisting of the Annexation Area as more specifically described by the Survey.

2.2. Submission of the Survey. The Survey shall be submitted to, and filed with, the Commission and the Special Court appointed to affirm, validate, and give full force and effect to this Agreement, and shall be incorporated into any final Order entered by the Special Court.

2.3. Effective Date of Annexation. The Annexation provided for herein shall become effective on the first day of the second calendar month after entry of the Final Order by the Special Court to affirm, validate, and give full force and effect to this Agreement.

SECTION 3. LAND USE AND ZONING IN ANNEXATION AREA

3.1. Land Use and Zoning Arrangements.

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3.1.1. Pursuant to the provisions of Va. Code Ann. § 15.2-3400(2), the County Board of Supervisors and the Town Council agree that the orderly development of the Annexation Area is in the best interest of the County and Town.

3.1.2. The Town Council agrees to administer development of the Arrington Annexation Property in a manner that is consistent and in substantial conformance with the Rezoning. Portions of the Arrington Annexation Property that are zoned PRD will be administered in accordance with the terms of the PRD in effect as of the Effective Date (i.e., Zoning Ordinance of Fauquier County §§ 4-100 through 4-115) unless and until the Town rezones the property. Wherever those provisions of the Zoning Ordinance of Fauquier County reference the County or the Board of Supervisors, they will be read as referring to the Town and the Town Council, respectively. The Town shall have sole responsibility for interpretation and enforcement of the PRD zoning within the Arrington Annexation Property.

3.1.3. Notwithstanding the foregoing, the provisions of the Town's Zoning Ordinance shall govern the future use and development of that portion of Arrington Annexation Property identified in the Rezoning as to be developed in accordance with the Town of Warrenton's Commercial (C) Zoning District assigned to Land Bay W, as depicted on the Concept Development Plan, as if Land Bay W had been so zoned by the Town Council, and future development thereof shall be processed by the Town pursuant to its ordinary procedures therefor.

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3.1.4. The Town agrees that upon validation of this Agreement by the Special Court that it will amend its Comprehensive Plan to incorporate the Rezoning into that Plan if it deems it necessary.

3.2. Zoning Classification of the Additional Annexation Properties. Upon the Effective Date of the Annexation, the non-PRD portions of the Arrington Annexation Property and the Additional Annexation Properties shall be deemed to be zoned to the applicable Town Zoning District pursuant to Warrenton Zoning Ordinance § 2-5, or any substantially similar provision as may be hereafter enacted as transitional zoning for such properties.

3.3. Sewer and Water Services.

3.3.1. The Town Council agrees that it shall permit connection of the properties within the Annexation Area to the Town sanitary sewer and water systems upon written request therefore, and payment of all appropriate fees and charges for such services, subject to compliance with the Town's Public Facilities Manual (as amended from time to time) and completion of the Relocated Taylor Run Pump Station.

3.3.2. In accordance with the Town's utility extension policies, each owner of a property within the Annexation Area shall construct or cause to be constructed, at no expense to the Town or County, such extensions of existing water and/or sanitary sewer mains and laterals as may be required to provide water and sanitary sewer service to their respective properties.

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3.3.3. Upon completion of and the Town's final approval of such extension facilities, the property owner constructing same shall convey ownership of the facilities (not including laterals, whose ownership will remain private) and the necessary and associated easements to the Town for inclusion in the Town's public utility system.

3.3.4. Van Metre has responsibility to design and construct the Relocated Taylor Run Pump Station pursuant to the Town Commitments prior to issuance of the first certificate of occupancy. Van Metre has heretofore commenced design of construction plans for the Relocated Taylor Run Pump Station and shall diligently pursue completion of said plans and the submittal of same to the applicable regulatory agencies for approval. Within sixty (60) days following approval of the Relocated Taylor Run Pump Station construction plans by all applicable regulatory agencies and the recordation of any easements required for the construction of same, Van Metre shall commence construction of the Relocated Taylor Run Pump Station and diligently pursue completion thereafter.

3.4 Alwington Boulevard Improvements. Van Metre agrees to design, pursue approval of such design, bond, permit, and construct the entire length of the Alwington Boulevard Improvements. Phase 1 of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed on the Arrington Annexation Property. Phase 2

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of such improvements shall be completed through base paving and open to traffic, but not necessarily accepted for maintenance by the Town, prior to issuance of the first certificate of occupancy for any homes or buildings constructed in the North Hamlet (as defined in the Rezoning) of the Arrington Annexation Property.

3.5. Payment of Proffered Amounts. The Rezoning is subject to reasonable proffers voluntarily submitted and agreed to by Van Metre including cash proffers for schools, public safety and parks and recreation facilities specifically attributable to impacts created by the new development. The Parties agree and consent to the payment of those proffered amounts subsequent to any Annexation provided herein as follows:

3.5.1. Brumfield Elementary School Entrance. If Proffer 19.B(b) applies, the cash in lieu of constructing the entrance shall be payable to Fauquier County.

3.5.2. Schools. Proffer 19 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for Taylor Middle School.

3.5.3. Emergency Services. Proffer 12 associated with the Rezoning shall remain in effect and due and payable according to its terms to Fauquier County for the benefit of the Annexation Area.

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3.5.4. Parks and Recreation. Proffer 9 associated with the Rezoning shall remain in effect and due and payable according to its terms to the Town of Warrenton.

SECTION 4. COMMISSION AND SPECIAL COURT APPROVAL

4.1. Commission on Local Government Review. The Parties agree to promptly undertake the steps necessary as required by Title 15.2, Chapter 34 of the Code to proceed with this Voluntary Settlement Agreement or other appropriate joint proceeding required to expedite the review of this Agreement by the Commission. The Additional Annexation Area Property Owners may, at their election, participate in those proceedings. The County Board of Supervisors and the Town Council shall cooperate in the scheduling and conduct of any hearings that may be required in order to facilitate and advance this Agreement and the Annexation, either in their separate jurisdictions, or with the Commission.

4.2. Special Court Approval. Following the issuance of the report of findings and recommendations by the Commission according to law, the County Board of Supervisors and the Town Council agree that they will each take all steps necessary, and will expeditiously submit this Agreement in its approved form to the Special Court for affirmation and validation, and to give it full force and effect, as required by Title 15.2, Chapter 34 of the Code.

4.3. Termination for Failure to Affirm and Validate and Give Full Force and Effect to This Agreement. The County Board of Supervisors and the Town Council

Voluntary Annexation Settlement Agreement

agree that if this Agreement is not affirmed, validated, and given full force and effect by the Special Court without modification, this Agreement shall immediately terminate; provided that the County Board of Supervisors and the Town Council may waive termination under this provision by mutually agreeing to any modifications recommended by the Commission or the Special Court.

SECTION 5. AUTHORITY.

The Town Council has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit D. The County Board of Supervisors has authorized the execution and implementation of this Agreement by resolution, a copy of which is attached hereto as Exhibit E.

The lawful consents or concurrences to this Agreement by Van Metre is attached hereto and incorporated herein by reference as Exhibit F.

SECTION 6. FURTHER REQUIREMENTS.

6.1. The County Board of Supervisors, the Town Council, and Van Metre agree to perform such other and further requirements as may be necessary to effectuate fully this Agreement and the terms and conditions hereof. Each of the aforesaid further agrees that it shall expeditiously perform those duties and obligations that may be imposed on it by the terms of this Agreement, including, but not limited to, the preparation and submission of necessary materials required for submitting and processing an application to the Commission as provided herein, or as requested by the Commission or its staff.

Voluntary Annexation Settlement Agreement

6.2. The County Board of Supervisors, Town Council, and Van Metre understand and agree that all reasonable costs associated with this Agreement shall be borne by the party incurring such costs. "Reasonable costs" shall include preparation of this Agreement and the Survey as well as such other materials as may be required or requested to be provided by the Commission.

SECTION 7. MISCELLANEOUS PROVISIONS

7.1. Binding Effect. This Agreement contains the final and entire agreement between the Parties with respect to this Annexation and is intended to be an integration of all prior understandings. It shall be binding upon and inure to the benefit of the Parties, and each of the future governing bodies of the Town and the County, and upon any heirs, successors, or assigns to or of any owner of property within the Annexation Area.

7.2. Amendments. This Agreement may be amended, modified, or supplemented in whole or in part, by mutual agreement of the Parties, prior to affirmation by the Special Court, by a written document of equal formality and dignity, duly executed by the authorized representatives of the Parties.

7.3. Enforceability. This Agreement shall be enforceable only by the Special Court affirming, validating, and giving full force and effect to this Agreement or by a successor Special Court appointed to pursuant to Title 15.2, Chapter 30 of the Code, pursuant to a declaratory judgment action initiated by any of the Parties hereto to secure the performance of any provisions, covenants, conditions and terms contained

Voluntary Annexation Settlement Agreement

in this Agreement or the Order affirming, validating, and giving full force and effect to this Agreement.

7.4. Standing. The Parties agree that each shall and does have standing to enforce any of the provisions, covenants, conditions, and terms of this Agreement.

IN CONSIDERATION of the foregoing, the authorized representatives of the Parties have executed this Agreement as of the date and year first herein written.

Voluntary Annexation Settlement Agreement

TOWN OF WARRENTON

By: _____

Carter Nevill
Mayor

Approved as to Form: _____

Town Attorney

Voluntary Annexation Settlement Agreement

FAUQUIER COUNTY, VIRGINIA

By: KEVIN T. CARTER 

Chair, Fauquier County Board of Supervisors

Approved as to Form:

Michael Nichols
County Attorney

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VAN METRE COMMUNITIES, L.L.C., a
Virginia limited liability company,

By: VMC Homes, Inc., its manager

By: 

Title: Group President

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LIST OF EXHIBITS

- EXHIBIT - A METES & BOUNDS DESCRIPTION OF THE ANNEXATION AREA**
- EXHIBIT - B GRAPHIC DEPICTION OF ANNEXATION AREA**
- EXHIBIT - C ARRINGTON ANNEXATION PROPERTY REZONING DOCUMENTS**
- EXHIBIT - D RESOLUTION OF TOWN COUNCIL**
- EXHIBIT - E RESOLUTION OF COUNTY BOARD OF SUPERVISORS**
- EXHIBIT - F CONSENT AND CONCURRENCE BY VAN METRE COMMUNITIES, LLC**

Metes and Bounds Description of the proposed annexation line from Fauquier County, Virginia into the Town of Warrenton, Virginia. Prepared by Bowman on April 1, 2024.

BEGINNING AT A POINT LOCATED IN THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY, SAID POINT ALSO BEING IN THE EASTERN PROPERTY LINE OF ALWINGTON FARM, LLC (GPIN 6983-44-5875-000) AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE;

THENCE DEPARTING THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE AND RUNNING WITH THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

S 31°25'06" W, A DISTANCE OF 72.79 FEET TO A CONCRETE VDOT MONUMENT;

S 13°59'17" W, A DISTANCE OF 51.72 FEET TO A POINT;

S 22°04'13" W, A DISTANCE OF 103.60 FEET TO A POINT;

S 18°34'38" W, A DISTANCE OF 104.43 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 15°36'32" W, A DISTANCE OF 105.49 FEET TO A POINT;

S 11°00'58" W, A DISTANCE OF 106.24 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 07°22'30" W, A DISTANCE OF 88.40 FEET TO A POINT;

S 03°07'44" W, A DISTANCE OF 117.67 FEET TO A POINT;

S 00°11'47" E, A DISTANCE OF 100.00 FEET TO A CONCRETE VDOT MONUMENT FOUND;

S 00°46'10" E, A DISTANCE OF 273.66 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2651.48 FEET, WITH A CHORD BEARING OF S 05°00'11" E, AND A CHORD LENGTH OF 391.50 FEET, FOR AN ARC DISTANCE OF 391.86 FEET TO A POINT;

S 04°19'08" E, A DISTANCE OF 52.35 FEET TO A POINT;

S 11°15'54" E, A DISTANCE OF 118.14 FEET TO A POINT;

S 05°37'44" E, A DISTANCE OF 127.56 FEET TO A POINT;

S 17°17'31" E, A DISTANCE OF 382.87 FEET TO A POINT;

S 24°11'01" E, A DISTANCE OF 226.12 FEET TO A POINT;

THENCE DEPARTING THE WESTERN RIGHT OF WAY OF JAMES MADISON HIGHWAY AND THE EASTERN LINE OF ALWINGTON FARM, LLC AND RUNNING ACROSS THE LAND OF ALWINGTON FARM, LLC WITH A PROPOSED ZONING LINE N 84°41'24" W, A DISTANCE OF 1014.57 FEET TO A POINT;

THENCE CONTINUING WITH AN EXISTING ZONING LINE N 84°46'19" W, A DISTANCE OF 1715.84 FEET TO AN IRON PIPE FOUND ON THE EASTERN LINE OF THE PROPERTY OF LORETTA FLYNN (GPIN 6983-24-9581-000), SAID POINT ALSO BEING ALONG THE WESTERN PROPERTY LINE OF THE ALWINGTON FARM, LLC;



THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC N 04°41'49" W, A DISTANCE OF 2228.67 FEET TO AN IRON PIPE FOUND AT THE NORTHEASTERN CORNER OF THE PROPERTY OF THOMAS KEITH BAKER (GPIN 6983-26-9461-000);

THENCE CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND THE NORTHERN RIGHT OF WAY OF LEETON COURT N 82°41'00" W, A DISTANCE OF 387.28 FEET TO A POINT AT THE SOUTHEASTERN CORNER OF LOT 1 OF ALWINGTON ESTATES, LLC (GPIN 6983-27-7006-000);

THENCE DEPARTING THE NORTHERN RIGHT OF WAY OF LEETON COURT, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES:

N 07°19'00" E, A DISTANCE OF 60.00 FEET TO A POINT;

N 44°42'38" E, A DISTANCE OF 248.17 FEET TO AN IRON PIPE FOUND;

N 09°04'10" W, A DISTANCE OF 163.68 FEET TO A POINT, SAID ALSO BEING THE SOUTHEASTERN CORNER OF ALWINGTON ESTATES, LLC (PIN 6983-28-8269);

THENCE DEPARTING THE EASTERN LINE OF LOT 1 OF ALWINGTON ESTATES, LLC, CONTINUING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND RUNNING WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

N 57°28'59" E, A DISTANCE OF 59.66 FEET TO A POINT;

N 82°20'22" E, A DISTANCE OF 85.23 FEET TO A POINT;

N 20°54'31" W, A DISTANCE OF 205.75 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 195.15 FEET TO A POINT;

N 88°31'08" E, A DISTANCE OF 188.95 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH A PROPOSED ZONING LINE N 04°04'55" W 136.14' TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC, AND IN THE WESTERN LINE OF ALWINGTON FARM, LLC;

THENCE DEPARTING THE PROPOSED ZONING LINE AND RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE EASTERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING SIX (6) COURSES AND DISTANCES:

S 88°31'08" W, A DISTANCE OF 21.49 FEET TO A POINT;

N 01°28'52" W, A DISTANCE OF 26.41 FEET TO A POINT;

N 76°23'49" W, A DISTANCE OF 91.85 FEET TO A POINT;

N 19°48'23" E, A DISTANCE OF 141.22 FEET TO A POINT;

N 00°32'50" E, A DISTANCE OF 172.37 FEET TO A POINT;

N 43°33'20" E, A DISTANCE OF 519.91 FEET TO A POINT;

THENCE DEPARTING THE EASTERN LINE OF ALWINGTON ESTATES, LLC, DEPARTING THE WESTERN LINE OF ALWINGTON FARM, LLC, AND RUNNING ACROSS THE PROPERTY OF ALWINGTON ESTATES, LLC WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 630.00 FEET, WITH A CHORD BEARING OF N 34°14'10" W, AND A CHORD LENGTH OF 328.54 FEET, FOR AN ARC DISTANCE OF 388.67 FEET TO A POINT TO A POINT LOCATED IN THE EASTERN LINE OF ALWINGTON ESTATES, LLC AND IN THE NORTHERN LINE OF ALWINGTON FARM, LLC;

THENCE RUNNING WITH THE WESTERN LINE OF ALWINGTON FARM, LLC AND WITH THE NORTHERN LINE OF ALWINGTON ESTATES, LLC THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 600.00 FEET, WITH A CHORD BEARING OF N 88°01'06" W, AND A CHORD LENGTH OF 464.02 FEET, FOR AN ARC DISTANCE OF 476.44 FEET TO A POINT;

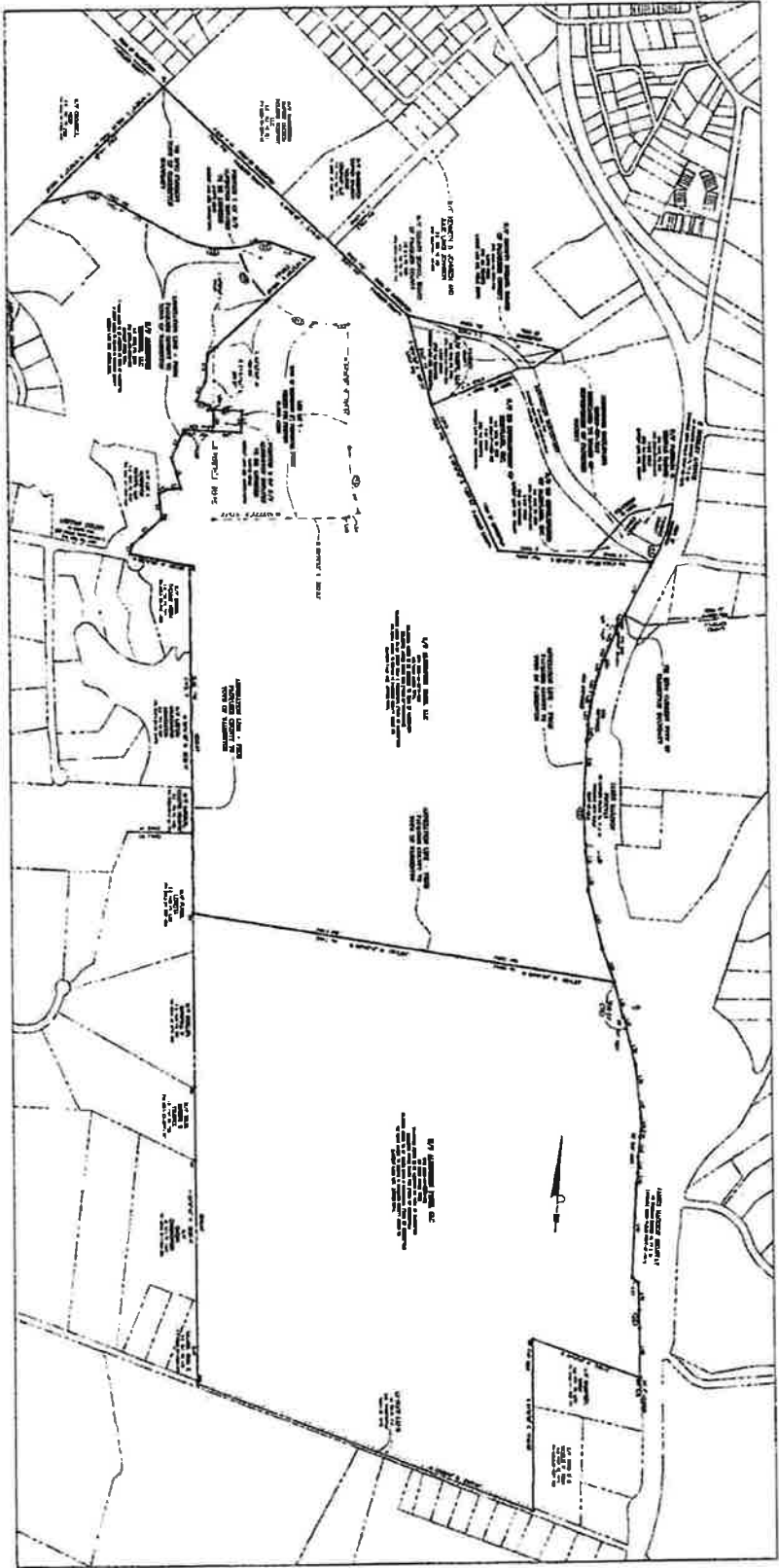
N 65°16'11" W, A DISTANCE OF 573.23 FEET TO A POINT;

WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 100.00 FEET, WITH A CHORD BEARING OF N 86°08'41" W, AND A CHORD LENGTH OF 71.27 FEET, FOR AN ARC DISTANCE OF 72.87 FEET TO A POINT;

S 72°58'49" W, A DISTANCE OF 301.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN CORNER OF ALWINGTON ESTATES, LLC, AND ALSO IN THE EASTERN LINE OF HEIDI CROMWELL (GPIN 6983-19-5491);

THENCE DEPARTING THE NORTHERN LINE OF ALWINGTON ESTATES, LLC AND RUNNING WITH THE EASTERN LINE OF HEIDI CROMWELL AND THE WESTERN LINE OF ALWINGTON FARM, LLC N 41°53'27" E, A DISTANCE OF 480.15 FEET TO AN IRON ROD FOUND;

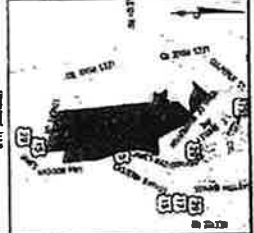
THENCE CONTINUING WITH THE EASTERN LINE OF HEIDI CROMWELL AND WITH THE WESTERN LINE OF ALWINGTON FARM, LLC, N 42°08'57" E, A DISTANCE OF 586.33 FEET TO IRON PIPE FOUND, SAID IRON PIPE BEING THE NORTHEASTERN CORNER OF HEIDI CROMWELL AND ALSO THE NORTHWESTERN CORNER OF ALWINGTON FARM, LLC AND ALSO A CORNER OF THE EXISTING FAUQUIER COUNTY/TOWN OF WARRENTON BOUNDARY LINE.



STREET
COURT
AND
ADJACENT
LAND

tabbies

EXHIBIT
B



Bowman

100 South 10th
Bowman, ND 58204

2565 S. 10th St.
1001

ANNEXATION EXHIBIT
ON THE PROPERTY OF
ARRINGTON
MARSHALL MAGISTRAL DISTRICT

DATE	DESCRIPTION	AMOUNT

ARRINGTON
Proffer Statement
Rezoning Case # REZN-22-017978

December 19, 2022
Revised through October 20, 2023

CURRENT ZONING: PRD (Planned Residential District) and RA (Rural Agricultural)

PROPOSED ZONING: RA to PRD (Planned Residential District); and Existing PRD (Planned Residential District) to PRD (Planned Residential District) and Town of Warrenton Commercial (Alternative A and B Only) with Revised Proffers

PROPERTY: Portion of PIN 6983-44-5875-000

ACREAGE: 234.0877 in the Marshall Magisterial District

RECORD OWNER: Alwington Farm, LLC

APPLICANTS: Alwington Farm Developers, LLC
Van Metre Communities, L.L.C.

Alwington Farm, L.L.C., as the owner of the approximately 234.08765 acre portion of the Arrington property subject of this application identified on Exhibit A and shown on the Zoning Plat (as defined below) as the Application Property (the "Property"), on behalf of itself and its successors in interest (the "Owner"), pursuant to § 15.2-2298 of the Code of Virginia (1950), as amended, and the Fauquier County Zoning Ordinance, as amended (the "Zoning Ordinance"), hereby voluntarily proffers that upon approval of Rezoning Application REZN-22-017978 by the Fauquier County Board of Supervisors (the "County"), development of the Property shall be in substantial conformance (as defined in § 13-202(2)(D)(5) of the Zoning Ordinance) with the Concept Development Plan and Code Of Development (each as defined below) and attached hereto as Exhibit B and Exhibit C, respectively, as well as this Proffer Statement (the "Proffers").

These Proffers shall govern unless an amendment thereto is mutually agreed upon by the County and the Owner. Each Proffer listed herein and made in connection with this application for rezoning is made voluntarily and complies with applicable law. Each proffer is reasonably related both in nature and extent to the impacts of the proposed development pursuant to § 15.2-2303.4(D) of the Code of Virginia (1950), as amended. The County, nor any agent of the County, has suggested or demanded a proffer that is unreasonable under applicable law.



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Upon approval, these Proffers shall supersede all other Proffers that may have been made prior hereto with respect to the Property, or any portion of the parcel identified on the Fauquier County, Virginia, Land Records as Parcel Identification Number (PIN) 6983-44-5875-000 containing approximately 431.19759 acres (the "Parent Tract"), including, but not limited to, those Proffers set forth in the Proffer Statement last dated October 30, 2015, and approved by the County with rezoning application REZN-15-003477 on November 12, 2015 (the "Prior Proffers").

In the event the above referenced rezoning is not granted, these Proffers shall be deemed withdrawn and shall be null and void. In the event an appeal is considered by a court of competent jurisdiction and the application is thereafter remanded to the Board of Supervisors (the "Board") for reconsideration, or the rezoning is invalidated by that court, then these Proffers shall be deemed withdrawn unless the Owner affirmatively readopts all or any portion in 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.

1. DEVELOPMENT PLANNING DOCUMENTS:

- A. All improvements proffered herein to be constructed or otherwise provided for by the Owner shall be provided at the time of development for that portion of the Property immediately adjacent thereto or including the improvement or other proffered requirement, unless otherwise specified herein or in the Code of Development as that term is defined below.
- B. The term "Owner" as referenced herein shall include the current owner of the Property and all future owners, heirs, assigns, and successors in interest.
- C. When used in these Proffers, the Concept Development Plan shall refer to Sheets 1, 2, 2A, 6, 7, 7A, 7B, 8, 8A, 8B, 9, 10, 15, 15A, and 15B of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd. and dated July 18, 2022 with revisions through October 20, 2023, (the "CDP"); and the Code of Development (the "COD") shall refer to the document entitled "ARRINGTON CODE OF DEVELOPMENT" prepared by Bowman Consulting Group, Ltd. and dated October 20, 2023.
- D. When used in these Proffers, the Zoning Plat shall refer to the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022, and signed September 25, 2023 (the "Zoning Plat").
- E. The Property shall be developed using traditional neighborhood design principles and shall incorporate a variety of architectural styles, building forms, lot

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categories and types, and design standards as set forth in the COD. The COD is hereby incorporated herein by reference and is made a part of this Proffer Statement.

- F. Minor adjustments to the CDP and the COD may be made in connection with the review and approval of the Code of Development Site Plan (as such site plan is defined in Article 12, Part 8 of the Zoning Ordinance), and upon any further final engineering, subdivision plats and plans for the Property, and any associated construction documents that may be required. These minor adjustments may include, but are not limited to, modifications to road locations; open space boundaries; utility lines as necessary to accommodate topography and drainage, vehicular or pedestrian circulation; aesthetic considerations; or regulatory requirements. Such modifications shall be subject to approval by the Fauquier County Zoning Administrator in accordance with the parameters set forth in this Proffer Statement and the CDP, COD, and Zoning Ordinance. Modifications that are determined to be inconsistent with those parameters shall require amendment to this Rezoning.

2. THE PROPERTY ZONING UPON APPROVAL OF REZN-22-01798:

- A. Under the Base Zoning (as defined in Proffer 4.A.(i) below), that portion of the Property comprising 206.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these revised Proffers.
- B. Under Alternative A (as defined in Proffer 4.A.(ii) below) or Alternative B (as defined in Proffer 4.A.(iii) below), that portion of the Property comprising 181.43 acres as shown on the Zoning Plat shall be rezoned from PRD (as previously approved under REZN-15-003477), to PRD subject to these Proffers.
- C. Under Alternative A or Alternative B, that portion of the Property comprising 25.00 acres as shown on the Zoning Plat as "Land Bay W" shall be rezoned from PRD (as previously approved under REZN-15-003477), and developed in accordance with the regulations of the Town of Warrenton (the "Town") Commercial (C) Zoning District assigned to said Land Bay, but only in the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town.
- D. The remaining portion of the Property comprising 27.66 acres as shown on the Zoning Plat shall be rezoned from RA (as previously approved under REZN-15-003477) to PRD as applied for, subject to these Proffers.
- E. The portions of the Property rezoned to PRD shall be collectively referred to herein as the "PRD Area".

3. CODE OF DEVELOPMENT:

- A. The COD sets forth design standards and guidelines for the PRD Area and shall be binding on the development thereof. It shall govern all residential, common open space,

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and other construction within the PRD Area as set forth therein. Notwithstanding anything to the contrary herein, however, or in the COD, photographs included in the COD (as distinguished from drawings and graphics) are illustrative in nature and are included solely to provide a visual reference for what may be built on the Property pursuant to the COD and shall not be binding. Further, the "Open Space & Amenities" graphics shown in the COD are preliminary and conceptual and actual layouts may vary. The final design of each open space and/or amenity area will adhere generally to the associated descriptions and provide, as a minimum, the facilities/features listed. In the event of any discrepancy between the COD and this Proffer Statement, this Proffer Statement shall control.

- B. Deviations from the requirements of the COD will be permitted only in accordance with the standards set forth in the COD, and in this Proffer Statement.

4. LAND USE:

- A. The CDP and COD provide for three (3) alternatives for the development of Arrington (the "Project"), depending on the availability of public water and sewer, as well as whether the Property is ultimately included within the corporate boundaries of the Town under a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and availability of off-site right-of-way and easements needed for the construction of Alwington Boulevard as provided herein. The three (3) alternatives are as follows:

- (i) Base Zoning. The maximum base residential density option for the Property shall be 217 single-family detached Market-Rate Lots (as such term is defined below) served by (a) public water pursuant to the existing Joint Planning and Water Service Agreement of November 1, 2015, by and between the Town, the County, and Alwington Farm Developers, LLC, (the "Joint Planning and Water Service Agreement"); and (b) sewer services using (1) an alternative onsite sewage system and associated primary and reserve dispersal fields to be constructed on the Property, or (2) at the sole option of Owner, connection to public sanitary sewer, if available (the "Base Zoning").
- (ii) Alternative A. In the event (a) adequate public water and sanitary sewer service are available from the Town to serve the proposed development of the Property, and (b) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town, the PRD Area shall consist of a maximum residential density of 211 lots comprised of 195 Market-Rate Lots (144 single-family detached lots and 51 single-family attached lots) and 16 single family attached Affordable Lots (as defined below), and a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative A").

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(iii) Alternative B. In the event (a) the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, and the Property is subsequently located within the corporate limits of the Town; and (b) the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000, and located at 8209 Leighton Forest Road, Fauquier County, Warrenton, Virginia, 20187, have been obtained at no cost to the County, Town, or Owner, and (c) adequate public water and sewer services are available from the Town to serve the development of the Property, the PRD Area shall consist of a maximum residential density of 270 lots comprised of 254 Market-Rate Lots (161 single-family detached lots and 93 single-family attached lots), and 16 single family attached Affordable Lots, as well as a commercial component consisting of an eating establishment with a gross floor area no greater than 8,000 square feet and a hotel (inn) with a maximum of fifteen (15) sleeping rooms; and Land Bay W shall be developed in accordance with the regulations of the Town's Commercial (C) Zoning District assigned to said Land Bay ("Alternative B").

- B. The term "Affordable Lots" shall be defined as lots upon which single-family attached homes may be constructed and offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 80% of the Average Median Gross Income ("AMGI") of the Washington, DC Metropolitan Statistical Area ("Washington MSA") as published by HUD for the applicable household size as long as the average of the imputed income limitations for all households owning or renting the homes constructed on the Affordable Lots is equal to, or less than, 60% of AMGI. Notwithstanding the aforesaid, a minimum of two (2) of the single-family attached homes to be constructed on the Affordable Lots shall be offered for rent, or for sale, to those families or individuals with an imputed household income maximum equal to, or less than, 40% of the AMGI of the Washington MSA as published by HUD for the applicable household size.
- C. The term "Market-Rate Lots" shall be defined as lots upon which single-family attached or single-family detached homes may be constructed and offered for rent, or for sale, without any income or age restrictions.
- D. The Owner shall retain the existing farm pond; healthy, mature trees; and existing hedgerows on the Property in all of the potential alternatives except where home sites, roads, utilities, and drainfields are planned. In addition, proposed trail locations shall avoid existing landscape material greater than four inches (4") in diameter measured two feet (2') above the ground surface.

5. **SUSTAINABLE AND AGE-FRIENDLY COMMUNITY DESIGN ELEMENTS:**

- A. Community Design. Development of the PRD Area shall include community design elements which support age-friendly and sustainable housing opportunities for all demographics as detailed below.

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- B. Green Building Practices. All residential dwelling units to be constructed within the PRD Area shall be designed to meet either (a) the certification requirements under one of the following programs, or (b) an alternative third-party program which includes standards and certification demonstrating that such program achieves the substantive intent of the programs identified below. Any alternative third-party program shall be selected by the Owner in consultation with the Zoning Administrator.
- (i) ENERGY STAR®. Certification in accordance with the National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to the County from a home energy rater certified through the Home Innovation Research Labs that demonstrates that each residential dwelling unit constructed within the PRD Area has attained the certification prior to the issuance of the occupancy permit for said residential dwelling unit;
 - (ii) Earth Craft. Certification in accordance with the Earth Craft House Program, as demonstrated through documentation provided to the County prior to the issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area; or
 - (iii) NAHB National Green Building Program. Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the "Green Certificate" issued by NAHB in accordance with its "Green Certificate Program" prior to issuance of the occupancy permit for each residential dwelling unit constructed within the PRD Area.
- C. Universal Design Elements. The Owner shall require all builders of single family detached residential dwelling units constructed on Market-Rate Lots and all builders of single family attached residential dwelling units constructed on Affordable Lots to include the following universal design features as standard features:
- (i) Front entrance doors that are a minimum of 36" wide;
 - (ii) Rocker light switches, thermostats, and other environmental and security controls (if any) installed in accessible locations and at a maximum height of 48" above finished floor;
 - (iii) Electrical and multi-media outlets installed at a minimum height of 18" above finished floor;
 - (iv) Reinforcements provided in the walls of one bathroom, at a minimum, to allow for the installation of grab bars;
 - (v) Shower pan in one bathroom, at a minimum, with maximum curb height of 4.5";
 - (vi) Elevated (comfort height) toilets; and
 - (vii) Lever door handles on all hinged doors.

Prior to the approval of the zoning permit for each of the aforesaid residential dwelling units, the Owner shall submit architectural elevations and floor plans for such

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residential dwelling unit to the Zoning Administrator and specifically identify each of the universal design features listed above to demonstrate compliance with the foregoing proffer.

- D. **Age-Friendly Bedroom and Bathroom.** A first-floor bedroom and bathroom shall be included in the floor plans of a minimum of twenty five percent (25%) of the single family detached homes constructed on Market-Rate Lots. Each application for a building permit for the construction of a single family detached residential dwelling unit on a Market-Rate Lot shall include a tabulation of the number of single family detached residential dwelling units for which building permits have been issued and the number of such units that included a first-floor bedroom and bathroom in its floor plan. Building permits for no more than seventy five percent (75%) of the single family detached homes to be constructed on Market-Rate lots shall be approved unless the aforesaid tabulation shows that building permits have been issued for the construction of single family detached residential dwelling units which included a first-floor bedroom and bathroom in the floor plans for a minimum of twenty five (25%) of the single family detached homes constructed on Market-Rate Lots to demonstrate compliance with the aforesaid.
- E. **Central Hamlet Community Green.** The age-friendly amenities to be constructed in Block 4 of the Central Hamlet as shown on Sheets 7, 7A, and 7B of the CDP and designated as "CENTRAL HAMLET COMMUNITY CENTER & COMMUNITY GREEN" in the COD shall include a community center with fitness facility (minimum of 2,000 gross square feet of floor area), outdoor swimming pool (minimum of 800 square feet of water surface area), one tot lot, and two multi-purpose courts, along with a storm water management pond (all subject to final engineering), trail, community green, and amenity parking area (the "Age-Friendly Block 4 Amenities"). The Age-Friendly Block 4 Amenities shall be shown on the Code of Development Site Plan for Phase 1 of the Central Hamlet and, upon approval, shall be bonded and installed concurrently with the site improvements shown on such plan, but in no event later than issuance of the 100th cumulative occupancy permit for residential dwelling units constructed on Market-Rate Lots. Such amenities shall be maintained by the Arrington Conservancy.
- F. **Other Community Amenities.** The Owner shall construct the onsite open space amenities and trails as shown on the CDP and COD in phases, concurrently with construction of the infrastructure adjoining each amenity. Final design for such amenities will take place as part of the Code of Development Site Plan prepared for each hamlet. Such amenities shall be maintained by the Arrington Conservancy.
- G. **Trails Outside Public Right-Of-Ways.** All trails not located within a public right-of-way shall be located within a public access easement with a minimum width of fifteen feet (15') and shall be maintained by the Arrington Conservancy.

6. RESIDENTIAL PHASING:

- A. The Project consists of multiple distinct hamlets and blocks within each hamlet. A

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phasing plan is provided as part of the COD. Hamlets may be phased in any order and multiple hamlets may be developed together, so long as no more than 100 residential occupancy permits are issued in any one calendar year.

7. CREATION OF PROPERTY OWNERS' ASSOCIATION:

- A. An Arrington Conservancy ("Conservancy") shall be created as the property owners' association for all residential lot owners within the PRD Area. The Conservancy documents shall include all duties and responsibilities as set forth in these proffers or as otherwise may be assigned by the declarant. Such Conservancy shall have title to and responsibility for (i) common open space and landscape easement areas not dedicated to public use in accordance with these Proffers, and (ii) common buffer areas located outside of residential lots. The Conservancy shall also have responsibility for the perpetual maintenance of (i) any entrance feature (subdivision) signs and fencing, and perimeter or road buffers; (ii) any trails, walkways, trees and landscaping located in common open space areas; (iii) trees located within the street tree easement(s) or within the public right of way to the extent permitted by the governing body, (iv) street lights, trails, and sidewalks in the public right of way or in public access easements adjacent to public rights of ways; (v) private streets and alleys, and (vii) all community facilities, including, but not limited to buildings and other structures, swimming pool, tot lots, and multi-purpose courts, located within the common open space areas.
- B. The Conservancy shall be granted such other responsibilities, duties, and powers as are customary for such property owner associations, or as may be required to effect the purposes for which such Conservancy is created. It shall also be granted sufficient powers as may be necessary, by regular or special levies or assessments, to raise revenues sufficient to perform the duties assigned hereby, or by the documents creating the Conservancy.
- C. The Owner may elect to establish more than one Conservancy within the PRD Area, in which case an umbrella organization or master association shall be established whereby costs of and responsibility for maintenance of all open spaces and stormwater management facilities are shared by all residential lot owners within the PRD Area.
- D. The Conservancy documents shall prohibit (i) conversion of garages constructed on the residential lots to living area or any other use that precludes the storage of vehicles within such garages; and (ii) parking of recreational vehicles on residential lots within the PRD Area, the common open space areas, and the public streets fronting such residential lots. Recreational vehicles shall include, but not be limited to, boats, trailers, and campers.
- E. The Conservancy documents shall include provisions assuring that common open space and facilities for common use are made available to all residents.
- F. In the event a private alternative onsite sewage system and associated primary and reserve dispersal fields are constructed to serve the residential lots within the PRD Area, the Conservancy documents shall (i) include a disclosure of the existence of such facilities as well as all fees to be paid by resident members of the Conservancy

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associated with its operation and maintenance as required by Virginia law, and (ii) contain a statement that neither the Town nor County are responsible for the operation or maintenance of these facilities.

8. WATER AND SEWER:

- A. The Base Zoning option with a residential density of 217 Market-Rate Lots will be served by public water in accordance with the existing Town/County Joint Planning and Water Service Agreement, and will be served by (i) a privately maintained Alternative On-Site Sewage System ("AOSS") and discharge dispersal fields as set forth in Paragraph 17 of these Proffers, all at the Owner's expense, or (ii) at the sole option of Owner connection to public sanitary sewer, if available.
- B. In the event the municipal boundary between the County and the Town is adjusted through a Boundary Line Adjustment process or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia and the Property is subsequently located within the corporate limits of the Town, and adequate public water and sanitary sewer services are available from the Town to serve the proposed development of the Property, development of the Property may proceed under Alternative A, or Alternative B if the right-of-way dedication and associated easements required for the northerly extension of Alwington Boulevard through the parcel containing 50.0094 acres identified on County Tax Maps as PIN 6983-28-8269-000 is obtained, with public water and sewer service provided by the Town.
- C. The Owner shall offer to the County, at no expense to the County, the two existing wells on the Property shown on Sheet 6 of the CDP and labeled "EX. WELL (TO REMAIN FOR MONITORING USE)" for use as part of the County's ground water monitoring program if such program does not include any additional above-grade devices or improvements to said wells. In the event the County does not accept one or both offered wells, such well, or wells, may be used by the Conservancy for irrigation purposes. Otherwise, such well, or wells, shall be abandoned in accordance with applicable standards and regulations.
- D. The owner shall offer to the Town, at no expense to the Town, the existing well on the Property shown on Sheet 6 of the CDP and labeled "PROP. PUBLIC WELL (FOR FUTURE TOWN USE)". In the event the Town does not accept the offered well, such well may be used by the Conservancy for irrigation purposes. Otherwise, such well shall be abandoned in accordance with applicable standards and regulations.

9. PARKS AND RECREATION:

- A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$804.63, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support improvements to existing public park facilities and construction of new public park facilities within the County as identified in the Fauquier County Budget and Capital Improvement Program. The escalation adjustment, if any, shall be provided by the County to the

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Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

- B. Off-Site Easement Reservation for Future Linear Park and Trail. The Owner, being the current owner of the portion of the Parent Tract that is not subject to REZN-22-017978 (the "Residual Property"), shall provide a letter of agreement addressed to the County acknowledging that the Owner will refrain from constructing improvements or conducting any other activities or granting any easements on the Residual Property that would impact, be inconsistent with, or interfere with the general alignment of an easement for a future linear park and trail to be constructed by others on the Residual Property. The general location of such easement is shown on Sheet 6 of the CDP and noted as "EASEMENT RESERVATION (50' WIDE) FOR FUTURE LINEAR PARK AND TRAIL (TO BE CONSTRUCTED BY OTHERS)" (the "Easement Reservation for Future Linear Park and Trail"). The aforesaid letter of agreement shall be provided to the County prior to approval of the first Code of Development Site Plan for the Property and include the Residual Property landowner's agreement to the recordation of the Easement Reservation for Future Linear Park and Trail at the request of the County upon the County's finalization of the alignment on the Residual Property. The Owner, being the current Residual Property landowner also, acknowledges its continuing obligation to protect and preserve its ability to provide such reservation.

10. LANDSCAPE AND CONSERVATION:

- A. The Arrington COD provides for the protection of certain existing trees and vegetation and for the installation of additional trees and plant material. The Owner shall incorporate covenants into the Conservancy documents that provide for the continuing protection of preserved or installed vegetation and trees for buffer areas, street trees, and open spaces. The Conservancy documents shall insure that appropriate plant materials as identified in the COD are used for landscaping of street and open spaces and shall provide standards for the maintenance of all landscaping. The Owner may install utilities and utility crossings through open spaces and landscaped areas, provided that the required landscaping standards are implemented and that the open space requirements of the COD are satisfied.
- B. In recognition of the time required for trees to attain maturity, existing stands of trees and hedgerows are incorporated into development plans whenever possible, and efforts shall be made for the protection of these existing stands to the fullest extent possible. Such protection shall be shown on the Code of Development Site Plan.
- C. No wetlands, floodplain, or archaeological site considered to be potentially eligible for nomination for inclusion in the National Register of Historic Places shall be located on any residential lot.
- D. The Owner shall assure that the design, construction, and maintenance of all stormwater management facilities shall adhere to the current requirements set forth in the Stormwater Management/Erosion and Sediment Control Ordinance (Chapter 11

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of the County Code) and Chapter 2 of the County Design Standards Manual (DSM). Virginia Stormwater Management Authority Permits will be issued by the County and General VPDES Permits for Discharges of Stormwater from Construction Activities will be issued by the Virginia Department of Environmental Quality. Drainage easements, where necessary, shall be placed on the final plat.

- E. Signage related to the history of the property shall be placed near archaeological site 44FQ0205 (determined to be potentially eligible for inclusion in the National Register of Historic Places) as part of the development for the Project. Signage shall be coordinated with the County's historic preservation planner prior to installation. In addition, archaeological site 44FQ0206 shall be permanently protected as it has also been determined to be significant and potentially eligible for inclusion in the National Register of Historic Places. Archaeological site 44FQ0206 shall have a 25 foot (25') wide undisturbed buffer placed around the perimeter of the site as shown on the CDP.
- F. The Owner shall supplement the existing vegetation behind lots 37-42 and 198-206 with additional plant materials located within a buffer twenty feet (20') in width. Plantings shall be spaced in a natural, random, pattern, and consist of materials native to the area. The planting shall occur at or before the time of infrastructure construction related to the development of each of the adjacent hamlets and shall count towards overall tree cover calculations for the PRD Area.

Lots 37-42 (approximately 600 LF Buffer) Additional plantings:
18 Canopy
18 Evergreen

Lots 198-206 (approximately 800 LF Buffer) Additional plantings:
24 Canopy
24 Evergreen

- 11. INTENTIONALLY DELETED: (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 12. EMERGENCY SERVICES:
 - A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$87.87, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Training Facility within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.

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- B. The Owner shall contribute to the County a one-time cash contribution in the amount of \$3,076.84, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Fire and Rescue Station within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- C. The Owner shall contribute to the County a one-time cash contribution in the amount of \$976.48, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of a Public Safety Building within the County as identified in the Fauquier County FY2023 Adopted Budget. The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- 13. **INTENTIONALLY DELETED:** (This item is now listed as Proffer 12.C above)
- 14. **INTENTIONALLY DELETED:** (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 15. **INTENTIONALLY DELETED:** (This category of previously proffered improvement is no longer within the definition of "public facility improvement" under § 15.2-2303.4. of the Code of Virginia.)
- 16. **TRANSPORTATION:**
 - A. The Owner shall be responsible for the design and construction of certain on-site and off-site transportation improvements serving the Property including the deceleration/turn lanes and median cross-over on Business Route 29 shown on Sheet 6 of the CDP and labeled "PROPOSED JAMES MADISON HIGHWAY INTERSECTION" (the Business 29 Improvements"), and the northerly extension of Alwington Boulevard within the Central SFD Hamlet as shown on Sheet 7 of the CDP ("Alwington Boulevard - Phase 1). In the event the Alternative B option is available and developed by the Owner, including the availability of any required off-site easements and right of way dedications, the Owner shall also design and construct the extension of Alwington Boulevard from Phase 1 to the northerly boundary of the Property as shown on Sheet 7B of the CDP ("Alwington Boulevard Phase 2").
 - B. The Owner shall dedicate sufficient right of way for, and shall design, those on-site and off-site transportation improvements as shown on the CDP concurrently with the Code of Development Site Plan for the hamlet in which such improvements are located.

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- C. All roads are intended to be public streets, maintained by the Virginia Department of Transportation or the Town, whichever has jurisdiction thereof, except for those private streets (alleys) that will serve as access to garages constructed on certain residential dwelling lots within the PRD Area.
- D. The proposed Business 29 Improvements as described in Proffer 16. A., above and shown on Sheet 6 of the CDP shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the PRD Area. The portion of Alwington Boulevard located within Phase 1 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area. In the event the Property is developed pursuant to Alternative B, the portion of Alwington Boulevard located within Phase 5 shall be constructed and open to traffic, but not necessarily accepted into the public street system, prior to issuance of the first occupancy permit for a residential dwelling unit constructed within the North Hamlet of the PRD Area.

17. WASTEWATER TREATMENT AND SUBSURFACE DISPERSAL SYSTEM:

- A. As previously proffered, the Base Zoning option with a residential density of 217 Market-Rate Lots is predicated on the availability of public sewer from the Town, or, alternatively, the construction of a privately owned alternative onsite sewer system ("AOSS") and associated primary and reserve dispersal fields. In the event sanitary sewer service is not available from the Town under the Base Zoning option, the Owner shall construct the aforesaid AOSS and associated primary and reserve dispersal fields. The AOSS and associated primary and reserve dispersal fields shall be designed, constructed, and operated in accordance with the standards set forth in the Virginia Department of Health (VDH) Alternative Onsite Sewerage System Regulations (12 VAC 5-613, et seq.). These facilities shall be deeded to an entity approved by VDH for operation, maintenance, and monitoring as set forth below. The sanitary sewer collection system shall be designed and constructed pursuant to the Town's Specifications and Standards set forth in its Public Facilities Manual.
- B. The Owner shall be responsible for all design and construction costs of the AOSS and associated primary and reserve dispersal fields provided, however, that the responsibility for these costs may be assigned to a separate AOSS Owner/Operator as defined below.
- C. The Owner shall be responsible for all costs of operation and maintenance of the AOSS and associated primary and reserve dispersal fields until such works are conveyed to a licensed third-party owner/operator acceptable to the VDH (the "AOSS Owner/Operator"). The AOSS Owner/Operator shall comply with the requirements of the Public Service Companies, Utility Facilities Act (Va. Code § 56-265.1 et seq.), and acquire a Certificate of Convenience and Necessity pursuant that Act, which requires a Comprehensive Business Plan and reasonably assures system performance over the long term as determined by the Virginia State Corporation Commission ("SCC").

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- D. The AOSS Owner/Operator shall provide its Comprehensive Business Plan to the County at the same time it is provided to the SCC.
- E. Prior to any required Code of Development Site Plan approval, the AOSS design shall be reviewed and approved by VDH. Documentation of approval shall be given to the County Department of Community Development.
- F. The AOSS Owner/Operator of the entire system, (including: collection system, treatment facilities, primary dispersal fields and reserve dispersal fields), shall be vested with the legal authority to operate such facilities and shall, prior to assuming such responsibility, be provided with all necessary easements or interests in the property required to perform its duties.
- G. Prior to County approval of the Code of Development Infrastructure Plan for construction of the AOSS and associated primary and reserve dispersal fields, the Owner shall acquire VDH approval of such plans.
- H. The Owner shall comply with all published bonding requirements of the County and the SCC for construction and operation of the AOSS and associated primary and reserve dispersal fields.
- I. In the event sanitary sewer service is not available from the Town under the Base Zoning option, prior to execution of any contract for the initial sale of a residential dwelling unit constructed, or to be constructed, within the PRD Area, the Owner shall require the builder of such dwelling unit to (a) disclose the existence of the AOSS and associated primary and reserve dispersal fields as well as all fees associated with its operation and maintenance as required by Virginia law, and (b) include a statement within the contract that neither the Town nor the County are responsible for the operation or maintenance of the AOSS and associated primary and reserve dispersal fields.

18. REQUIREMENTS FOR CONSTRUCTION OF SUBSURFACE STRUCTURES:

- A. For all residences constructed within the PRD Area that will include basements, no below grade basements shall be constructed on soils with high water tables, unless the foundation drainage system of the structure is designed by licensed professional engineers to assure a dry basement and to preclude wet yards and recirculation of pumped or collected water and approved by the County.
- B. The deeds to each unit with a basement so constructed shall include the following language:

“This house has been constructed on property that has been determined to possess a high subsurface water table. A foundation drainage system for this home and lot has been engineered and built according to standard engineering practices. The property owner is advised that any disturbance of this foundation drainage system may result in excess water in the yard or basement of the home, and that any

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such disturbance is undertaken at the sole risk of the property owner. The owner is advised to consult with a competent civil or geotechnical engineer prior to undertaking any land disturbance activity, which means any activity that changes the volume, velocity, or peak flow discharge rate of rainfall runoff from the land surface. This may include the grading, digging, cutting, scraping, or excavating of soil, placement of fill materials, paving, construction, substantial removal of vegetation, or any activity that bares soil or rock or involves the diversion or piping of any natural or man-made watercourse that may affect the foundation drainage."

19. SCHOOLS:

- A. The Owner shall contribute to the County a one-time cash contribution in the amount of \$3,334.62, as adjusted to include any escalation of said amount pursuant to Proffer 21 below, for each residential dwelling unit constructed on a Market-Rate Lot within the PRD Area. Such contribution shall be used by the County to support construction of the W.C. Taylor Middle School expansion as identified in the Fauquier County Capital Improvement Program (FY 2023 Adopted). The escalation adjustment, if any, shall be provided by the County to the Owner at the time of approval of the building permit for construction of each residential dwelling unit to be constructed on a Market-Rate Lot within the PRD Area, and the per-unit contribution plus escalation adjustment, if any, shall be payable to the County prior to the issuance of the occupancy permit for said dwelling unit.
- B. (a). Subject to approval by the Town and/or County and Virginia Department of Transportation (VDOT), as well as the School Board of Fauquier County, the adjoining property owner and beneficiary of the following entrance improvements, and the granting of any necessary easements and dedication of any required right-of-way at no cost to the Town, County, or Owner, the Owner shall design, provide a bond for construction of, and construct the ultimate roadway, curb and gutter, sidewalk, and drainage improvements along the east side of Alwington Boulevard at the entrance to Brumfield Elementary School as shown on Sheet 6 of the CDP and labeled "PROPOSED BRUMFIELD ELEMENTARY SCHOOL ENTRANCE IMPROVEMENTS" (the "School Improvements"). Provided the above-referenced approvals and easements are granted and right-of-way dedicated, the School Improvements shall be open to traffic prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area.
- (b). In the event the School Board of Fauquier County and/or the Zoning Administrator request the Owner to delay construction of the School Improvements and complete same in accordance with an alternative schedule, then the completion of the School Improvements prior to the issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area shall no longer be a requirement under this Proffer and completion of such improvements shall conform to the approved alternative schedule. In the event such approval and easements are not granted or the required right-of-way is not dedicated within six (6) months after the Owner submits such request, at no fault of Owner, then, in lieu of constructing the aforesaid entrance improvements, the Owner shall provide a cash contribution to the

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County in the amount of \$250,000.00 prior to issuance of the twenty-first (21st) occupancy permit for a residential dwelling unit constructed within the PRD Area and, upon the County's receipt of such payment, the Owner shall have no further obligation to construct the entrance improvements under this Proffer 19.B.

20. FURTHER ASSURANCES OF COMPLIANCE WITH THESE PROFFERS IN THE EVENT OF A COUNTY/TOWN BOUNDARY LINE ADJUSTMENT

- A. It is the Owner's intention that although this Rezoning is being undertaken pursuant to the Ordinances of, and under the jurisdiction of, the County, that these proffers and the exhibits incorporated herein by reference will continue to bind the development of the Property if the Property is adjusted into the Town's boundary.
- B. In the event that the County and the Town enter into a Boundary Line Adjustment Agreement or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia such that the Property is subsequently located within the corporate limits of the Town, these Proffers shall be deemed Proffers imposed by the Town Council of the Town and the Town's officials shall assume the roles assigned to similar County officials as designated herein, as shall be set forth in any such Agreement and the Owner will cooperate fully with the jurisdictions in that event.
- C. The Owner shall furthermore affirmatively request both the Town and the County to include in any such Boundary Line Adjustment Agreement, or other suitable arrangement under Subtitle III of Title 15.2 of the Code of Virginia, restrictions on future amendments to these Proffers, or other future legislative land use applications with respect to the Property, on such terms and conditions as the jurisdictions may therein jointly impose, and the Owner will cooperate fully with the jurisdictions in that event.
- C. Alternatively, the Owner shall request that any Order of a Special Court arising out of a citizen-initiated petition for a boundary line adjustment under the aforesaid Subtitle include provisions consistent with, and implementing, the foregoing paragraphs of this Proffer 20.

21. ESCALATOR CLAUSE

- A. Any monetary contributions set forth in this Proffer Statement which are paid to the Board of Supervisors after 36 months from the date of rezoning approval by the Board shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U"), as published by the United States Department of Labor. The adjustment shall be calculated from the CPI-U published most nearly to and following January 1st from that date 36 months after rezoning approval and the date the contributions are paid, subject to a cap of 3% per year, non-compounded.

***** Owner Signature on the following page*****

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OWNER: Alwington Farm LLC

By: W Boyd Laws
Print Name: W. Boyd Laws
Title: Manager
Date: Oct. 28, 2023

**Arrington Proffer Statement
October 20, 2023**

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EXHIBIT A

Application Property

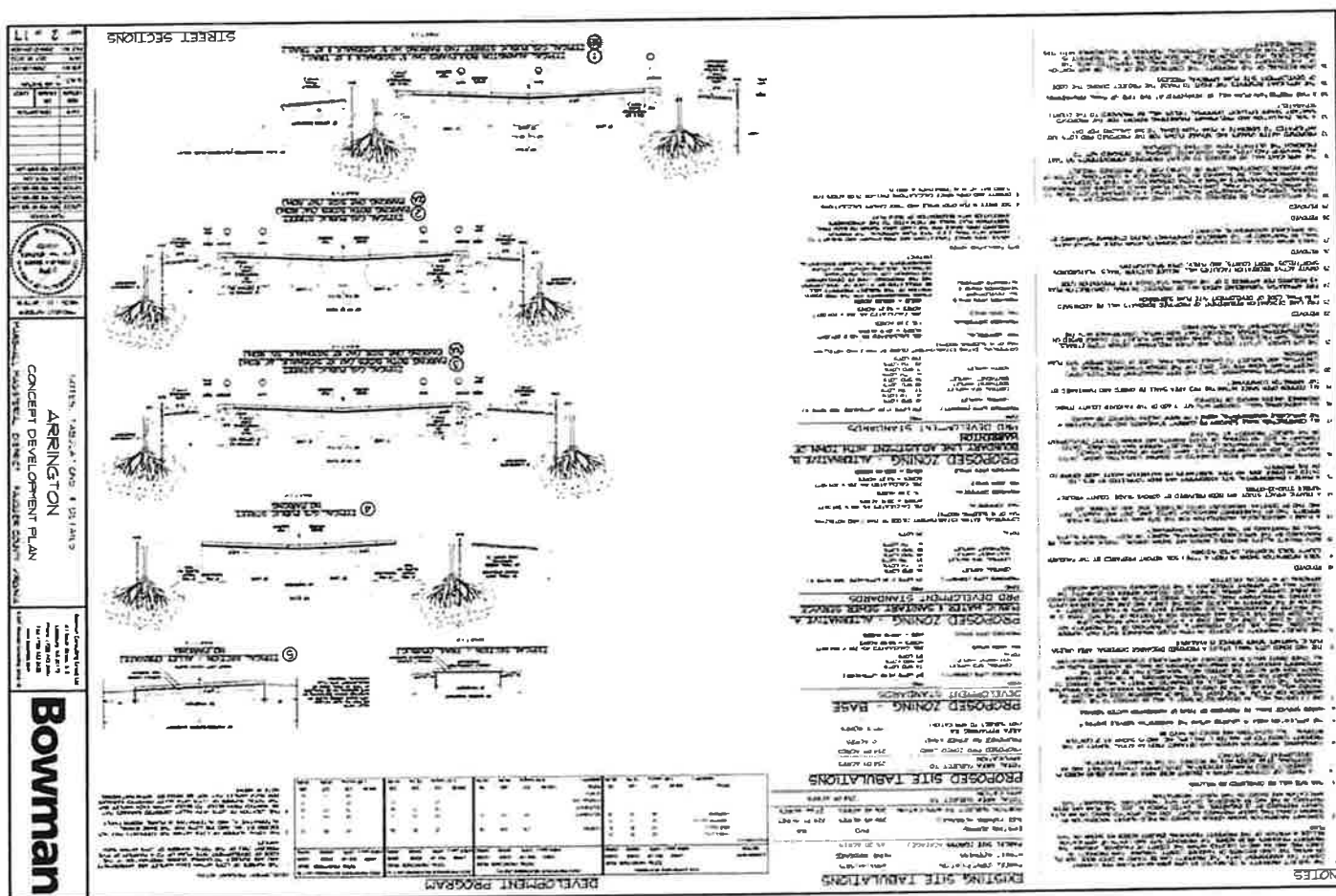
The Property subject to rezoning application REZN-22-017978 shall consist of the 234.08765 acres identified as "APPLICATION PROPERTY" on the "CERTIFIED ZONING PLAT" included as Sheets 16 and 17 of the plan set entitled "ARRINGTON, CONCEPT DEVELOPMENT PLAN, PLANNED RESIDENTIAL DEVELOPMENT PLAN, REZONING APPLICATION, MARSHALL MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA" prepared by Bowman Consulting Group, Ltd., said sheets dated June 3, 2022 and signed September 25, 2023.

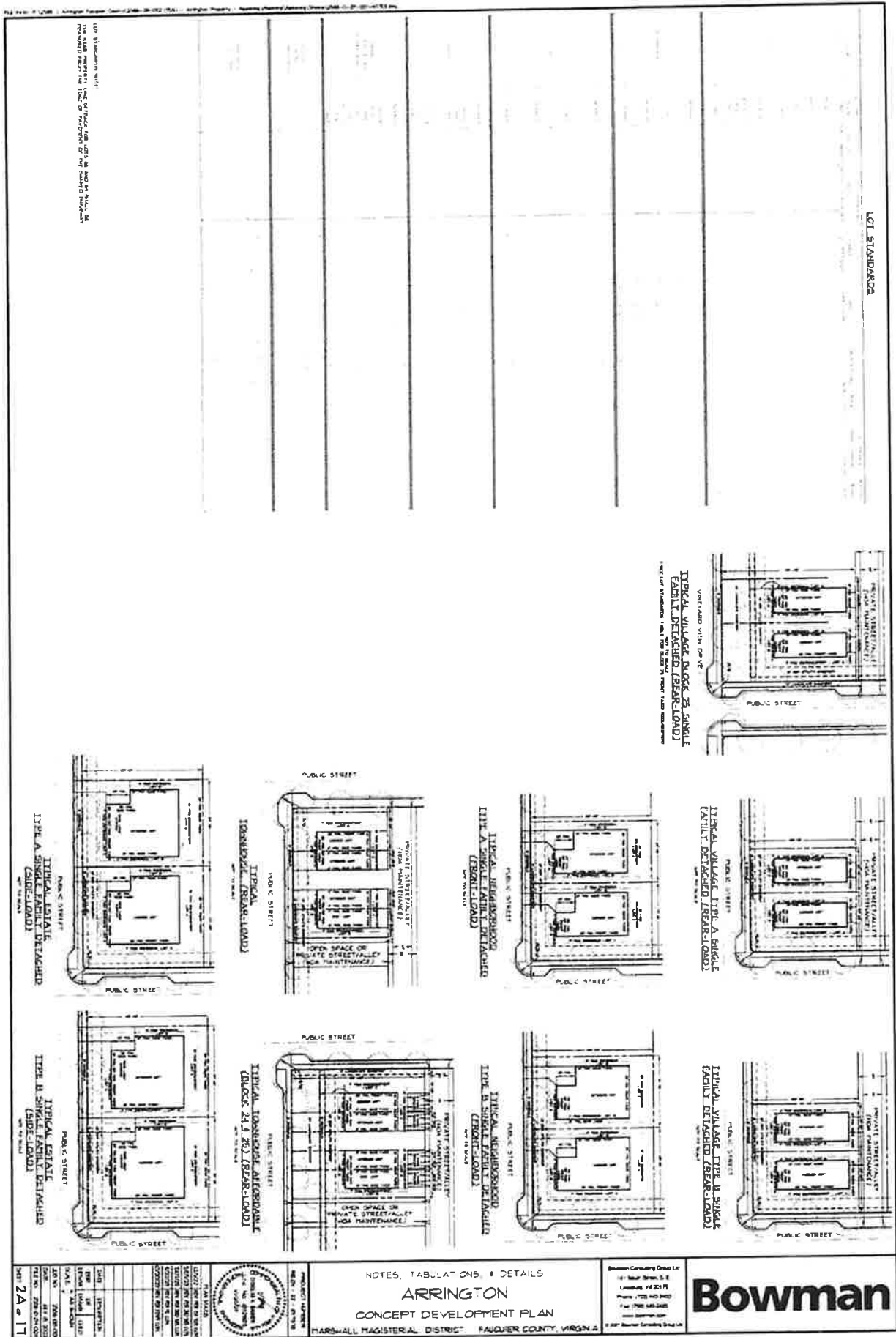
**Arrington Proffer Statement
October 20, 2023**

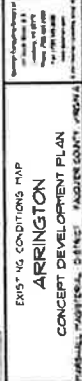
REZN-22-017978

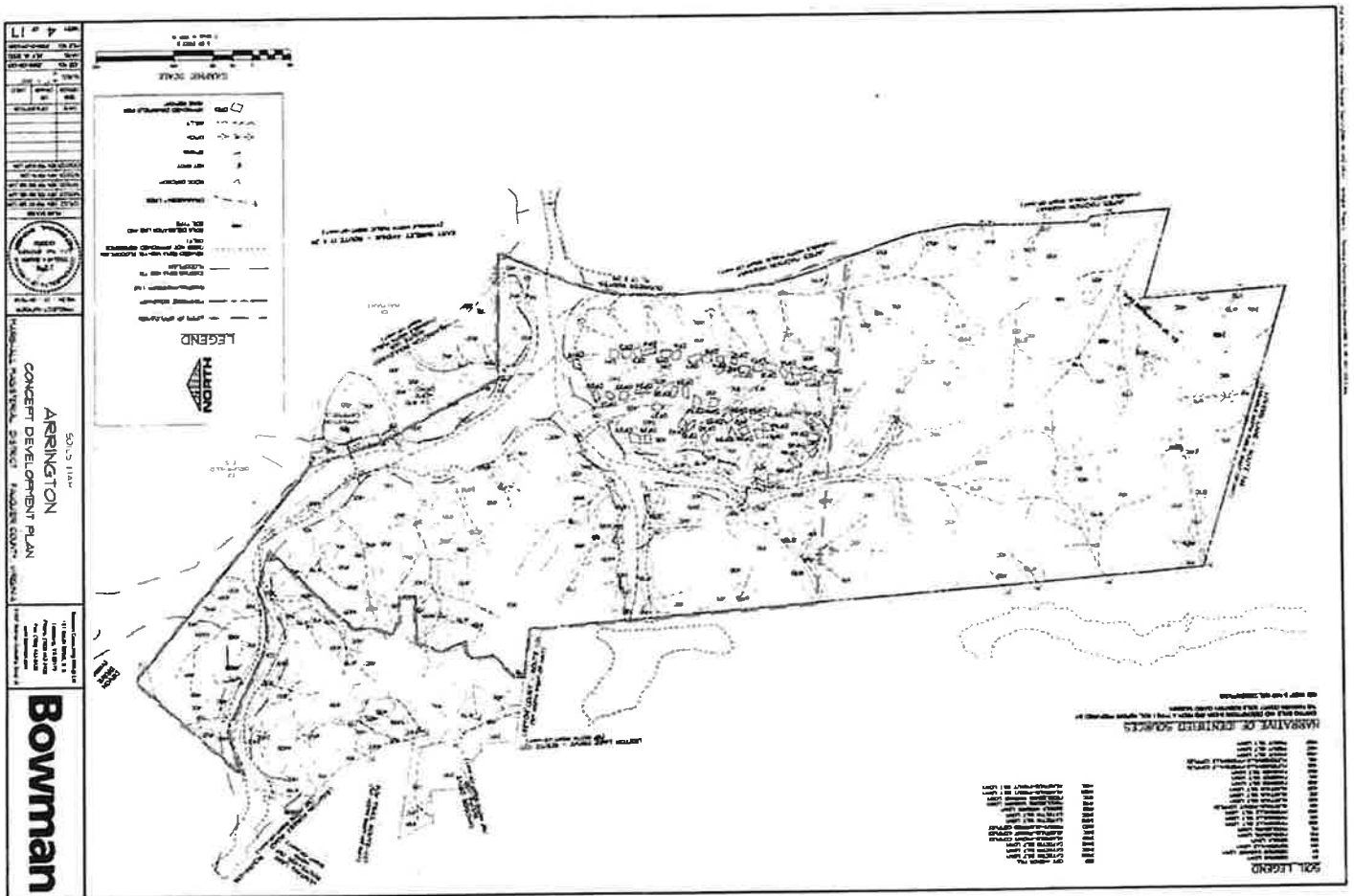
EXHIBIT B

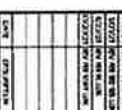
Concept Development Plan











Product Map
Scale: 1" = 100'

SOIL CHARACTERISTICS

ARRINGTON

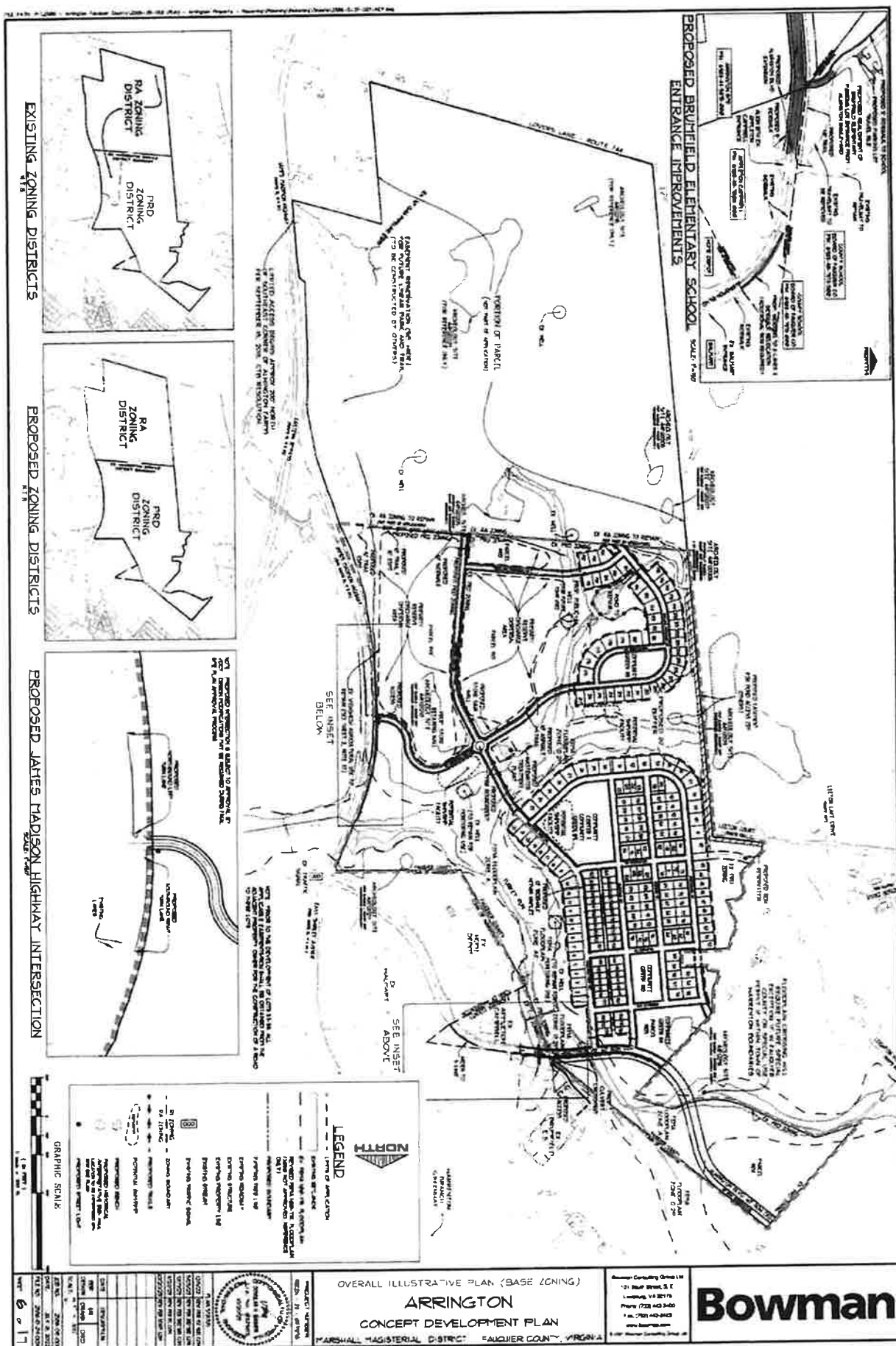
CONCEPT DEVELOPMENT PLAN

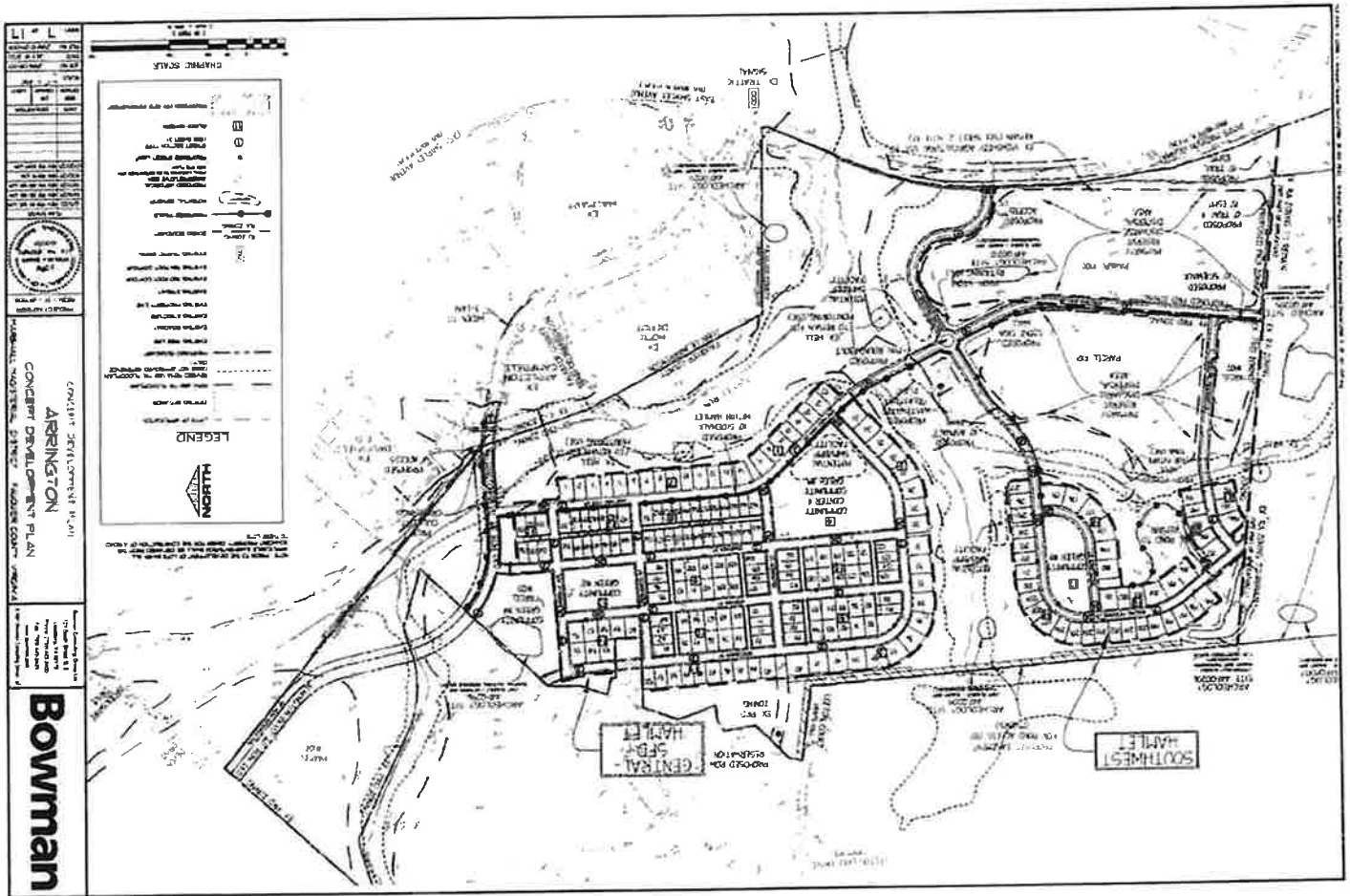
MARSHALL MAGISTERIAL DISTRICT FALGOUTER COUNTY, VIRGINIA

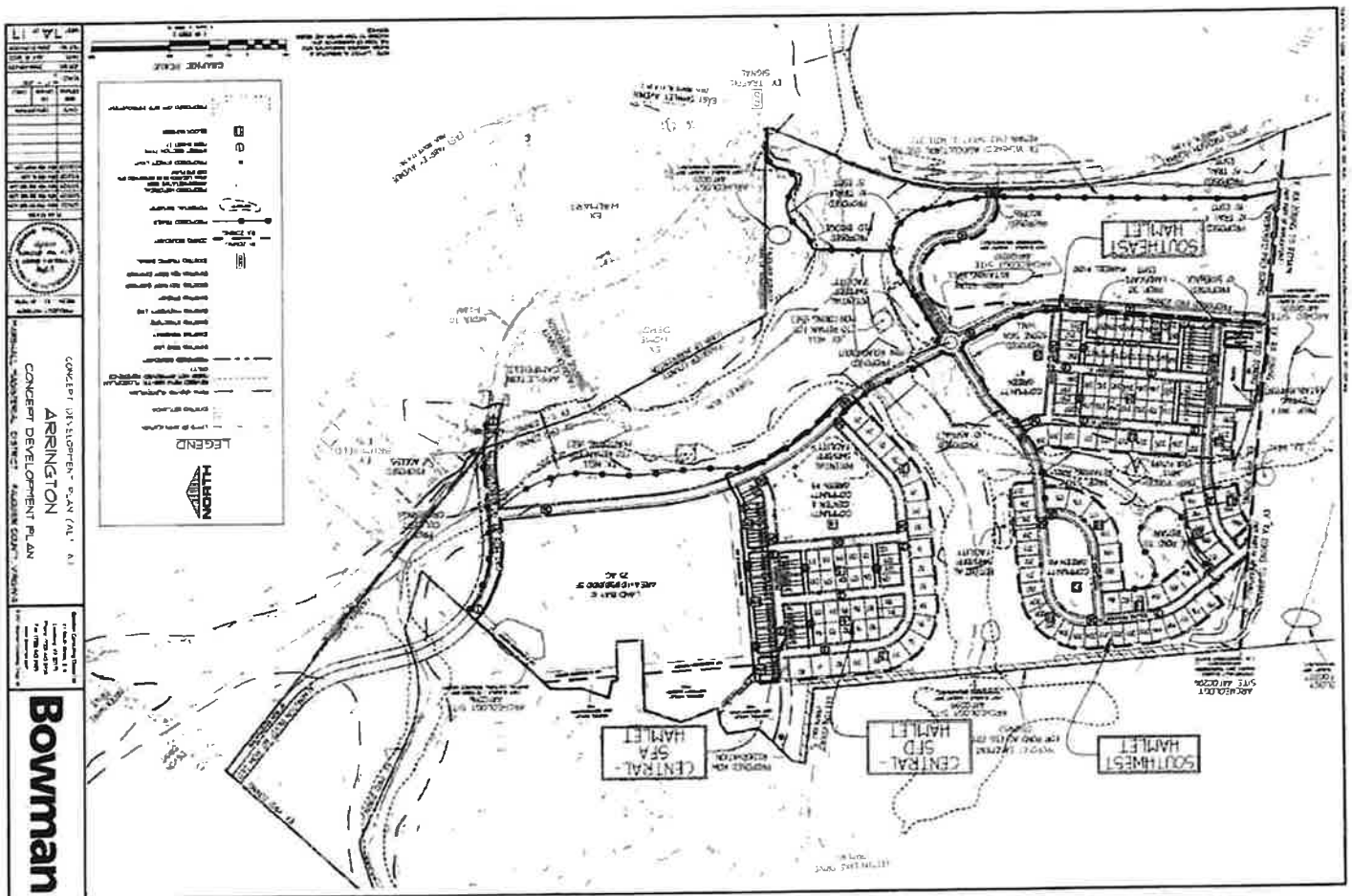
Marshall Consulting Group, LLC
 401 South Street, Suite 200
 Lexington, VA 22501
 Phone: (703) 455-0000
 Fax: (703) 455-0001
www.marshallgroup.com

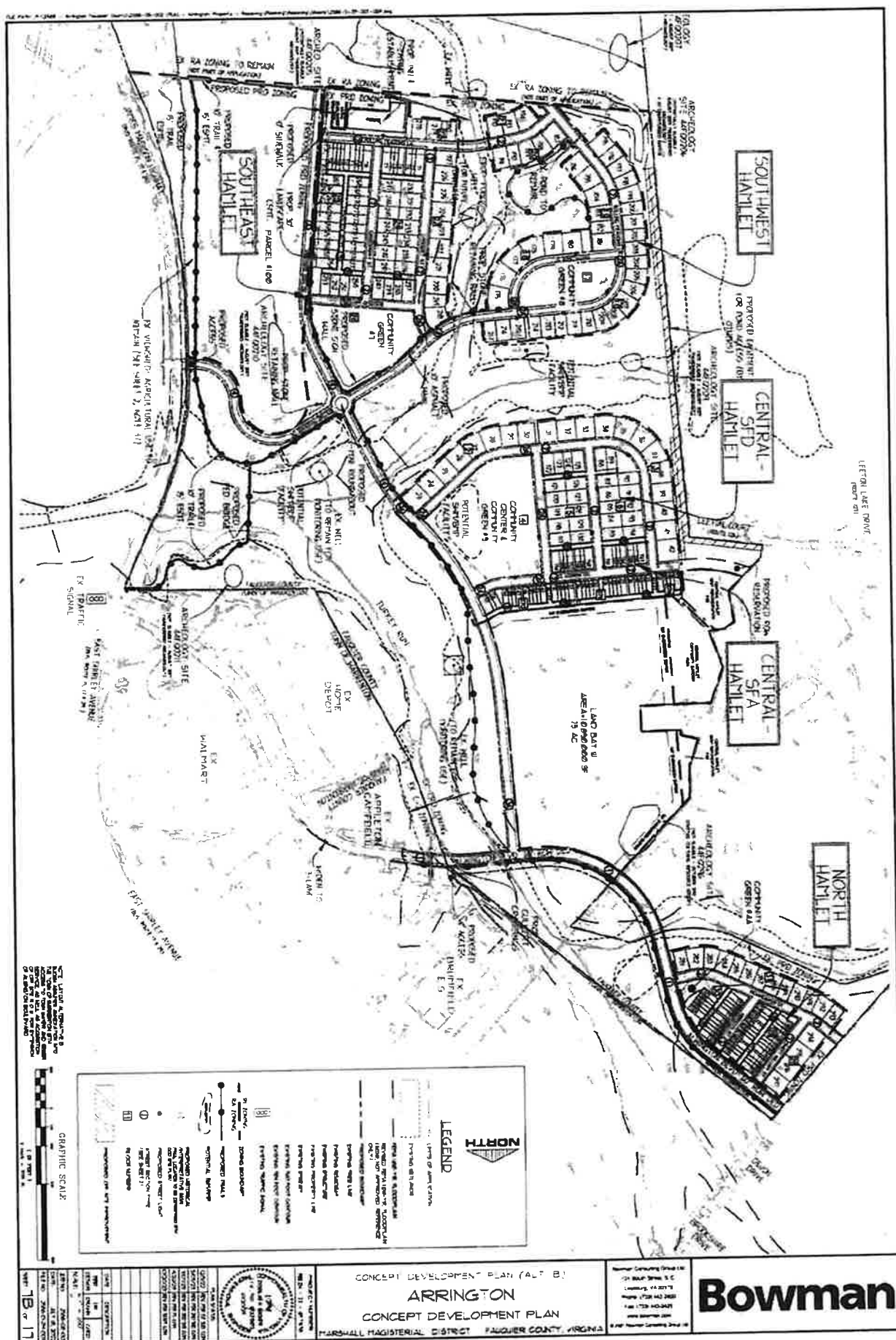
Bowman

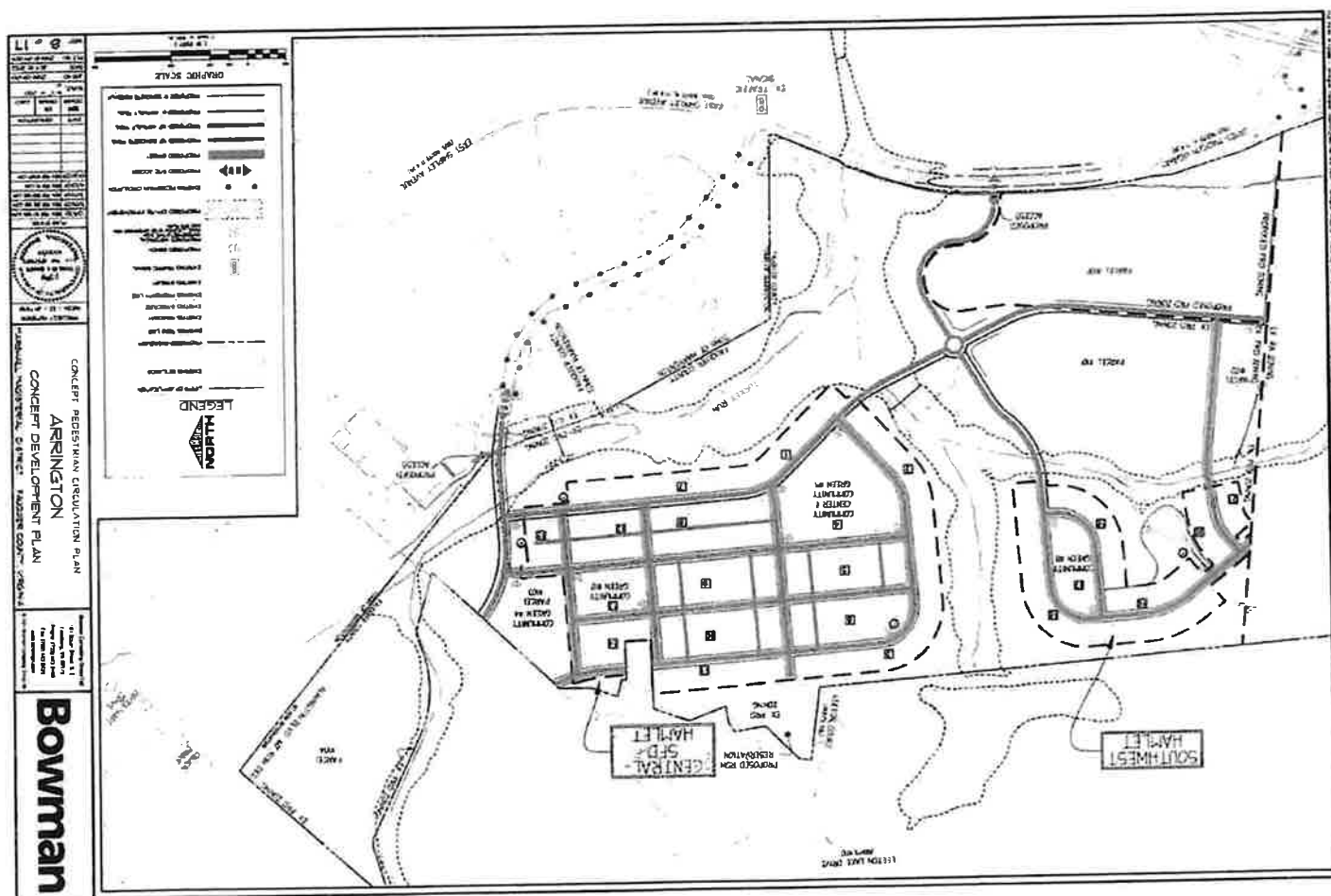
Sheet 5 of 17

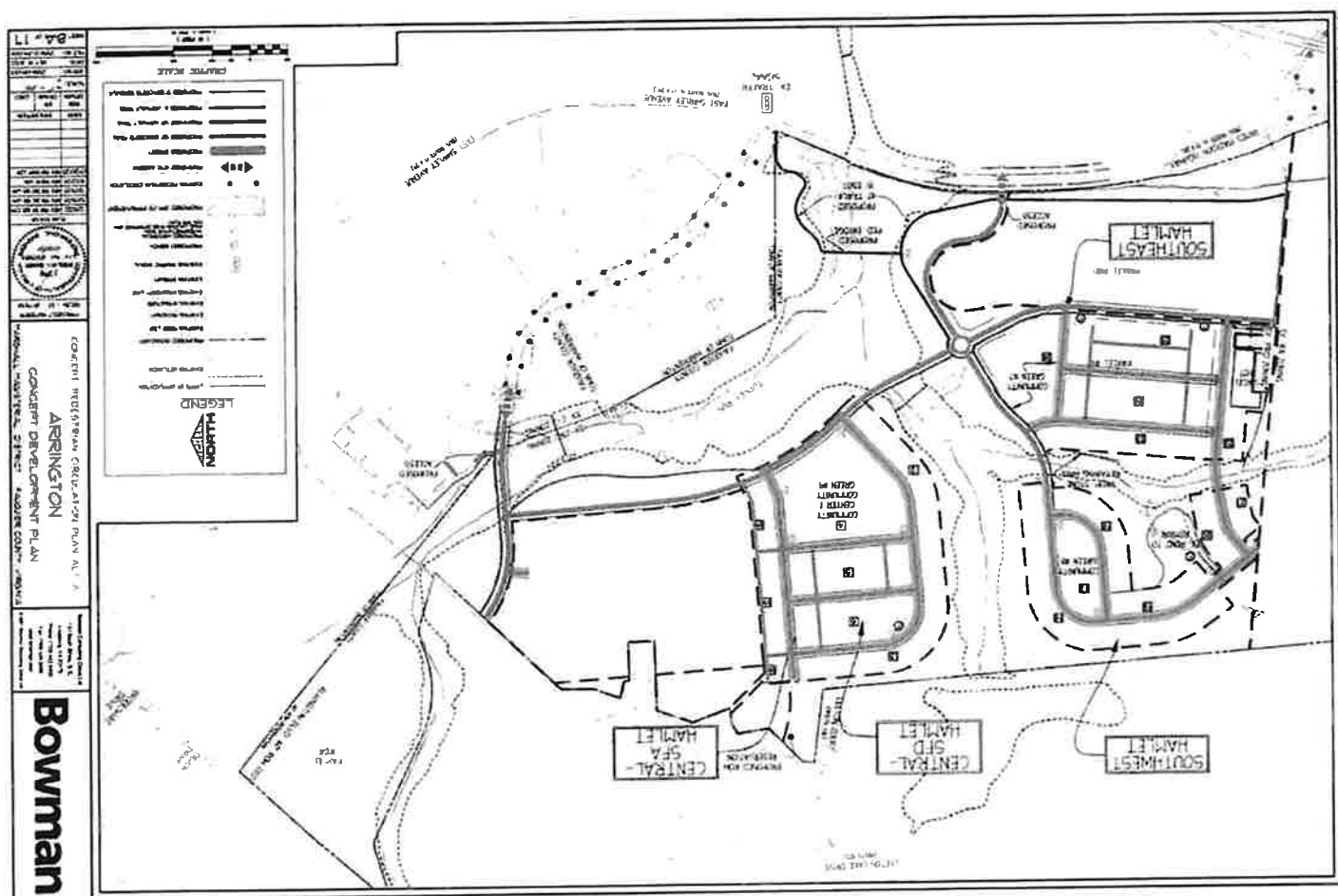


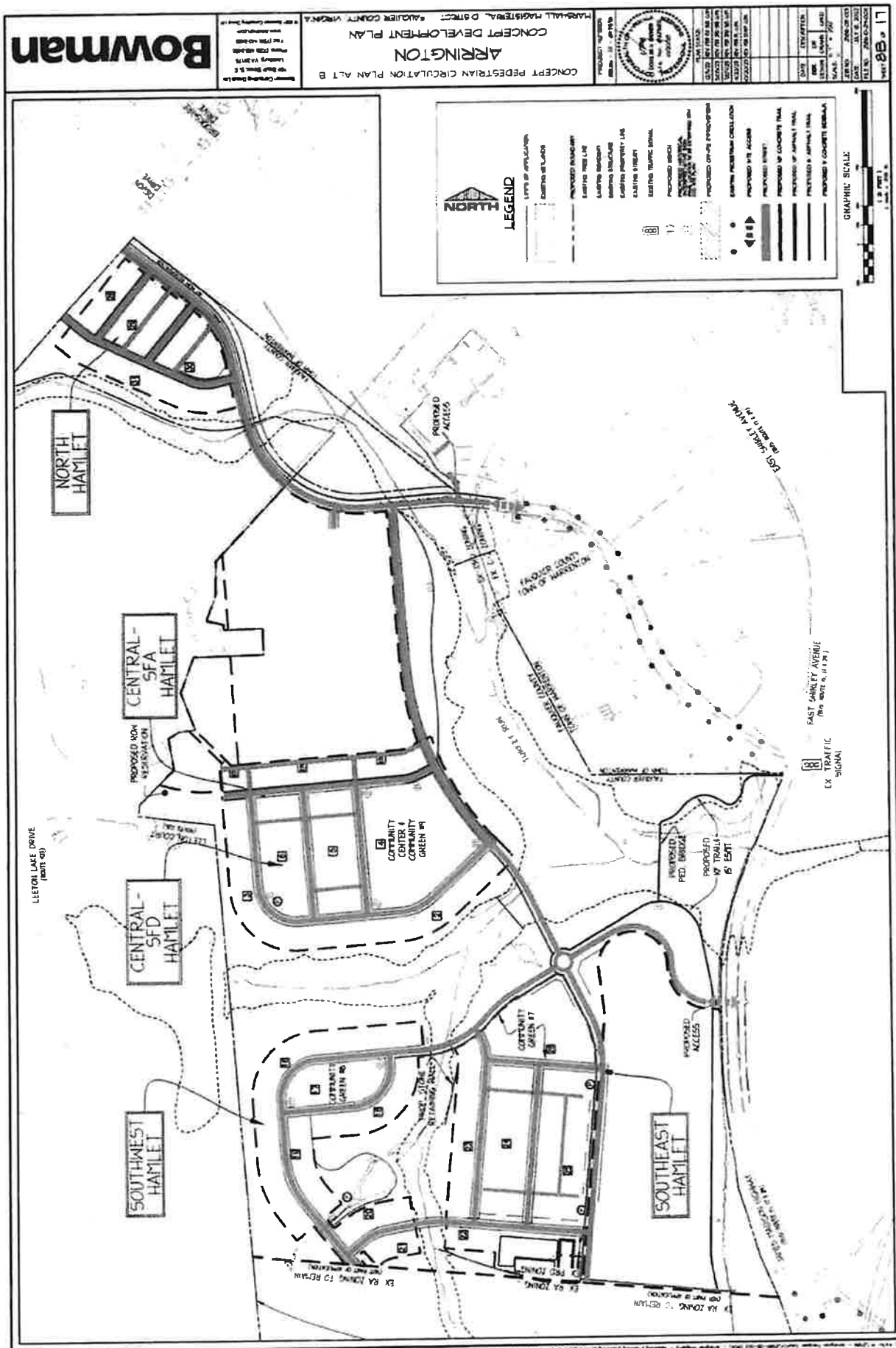


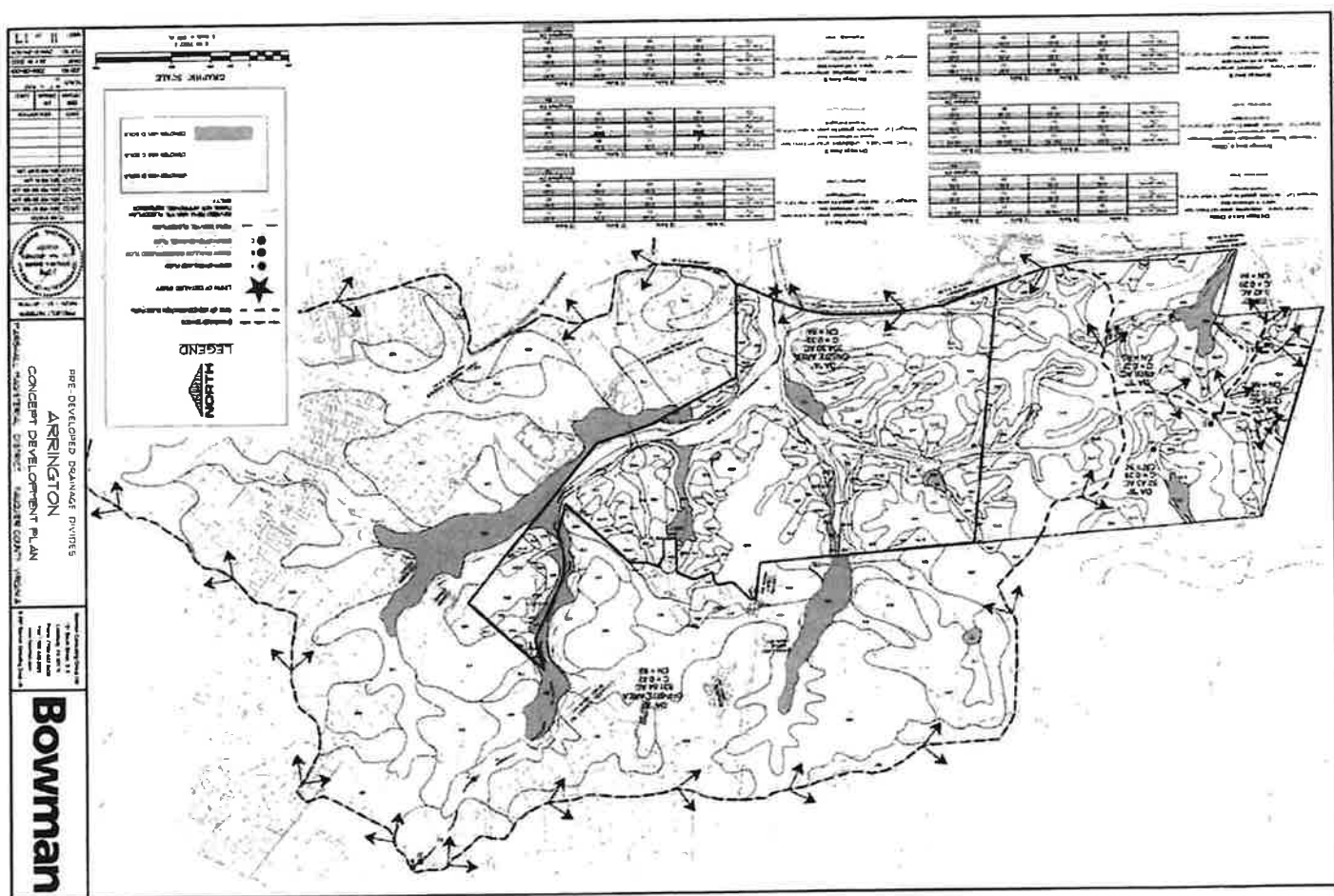


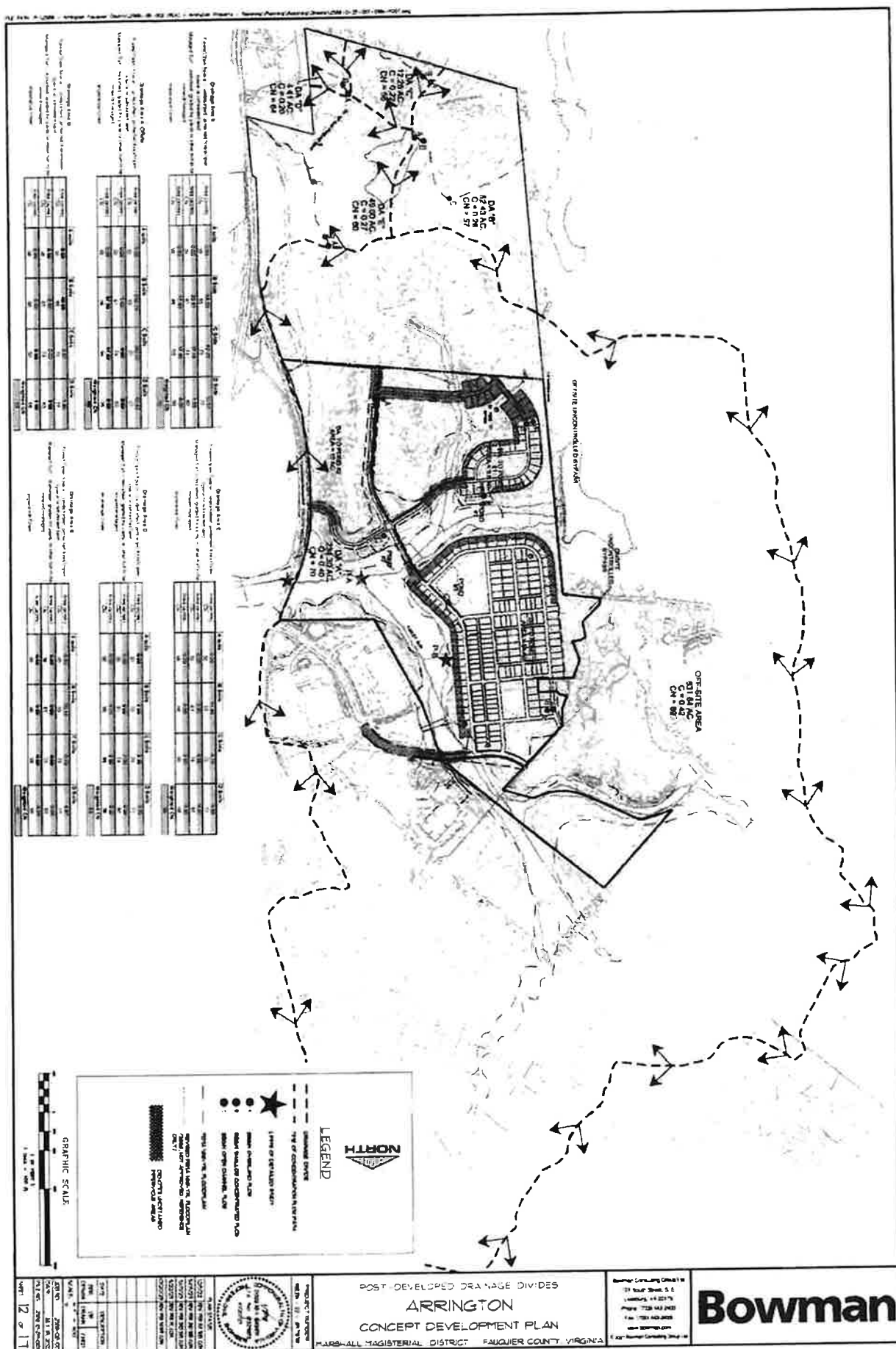


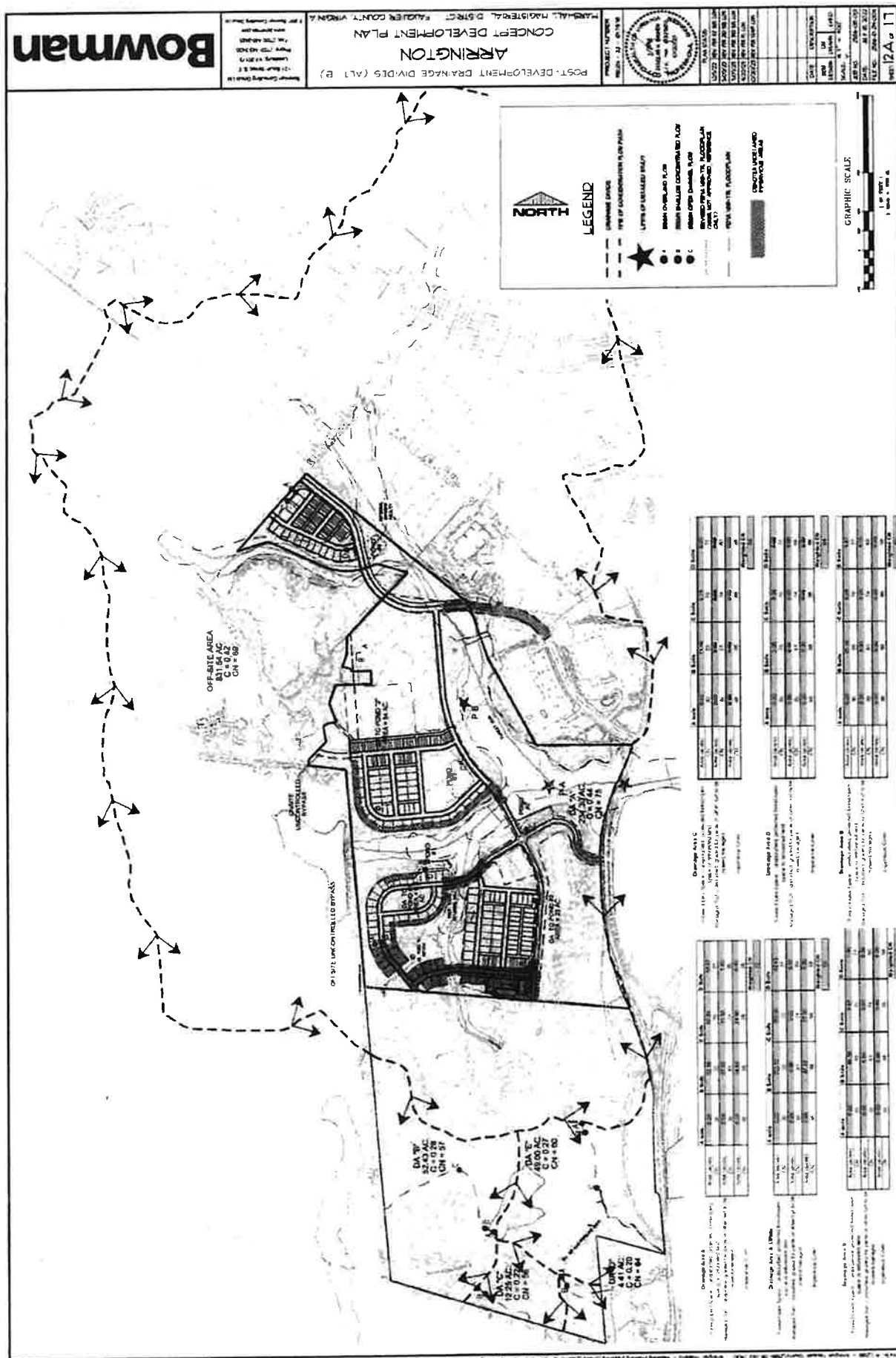


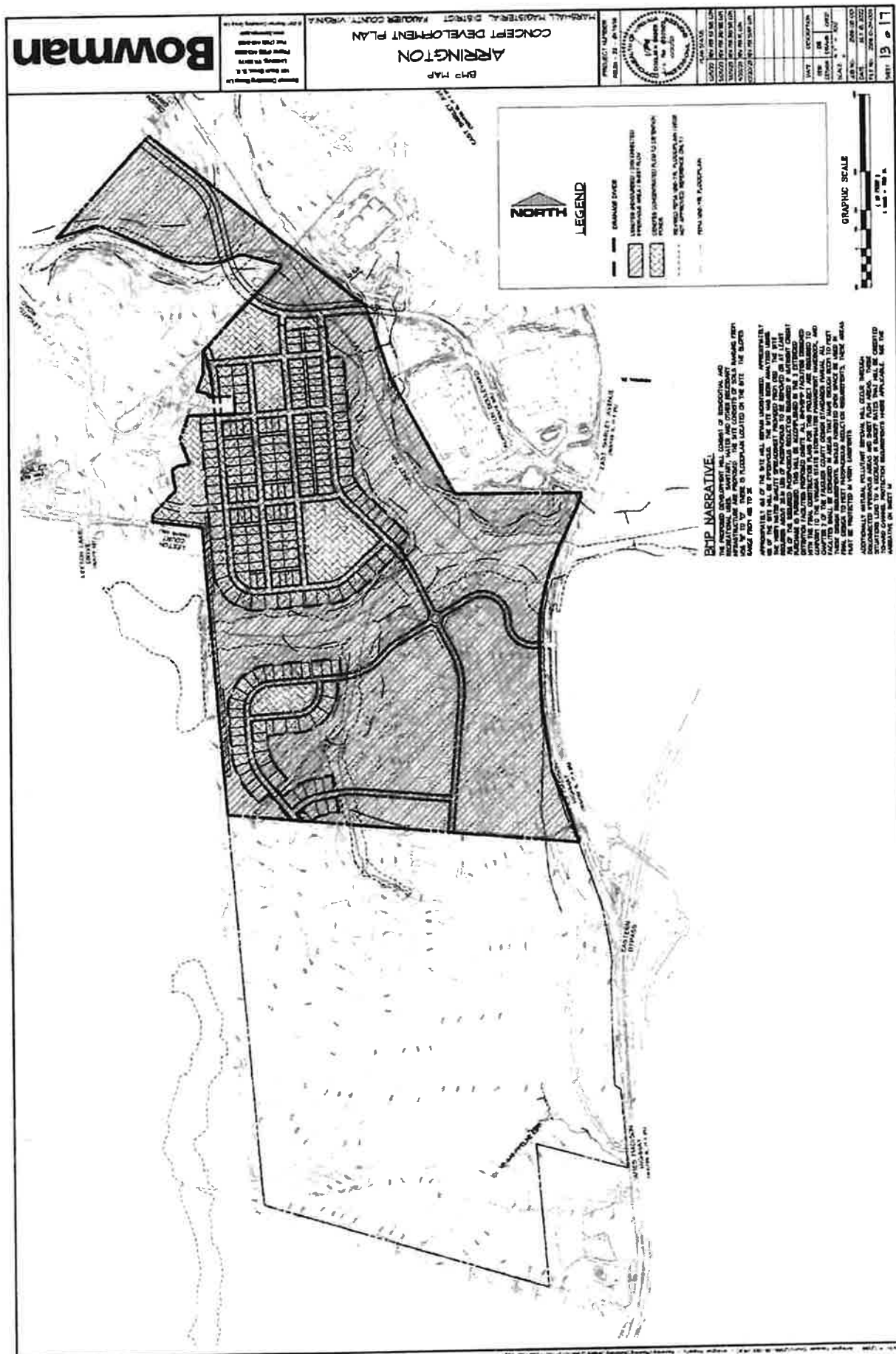


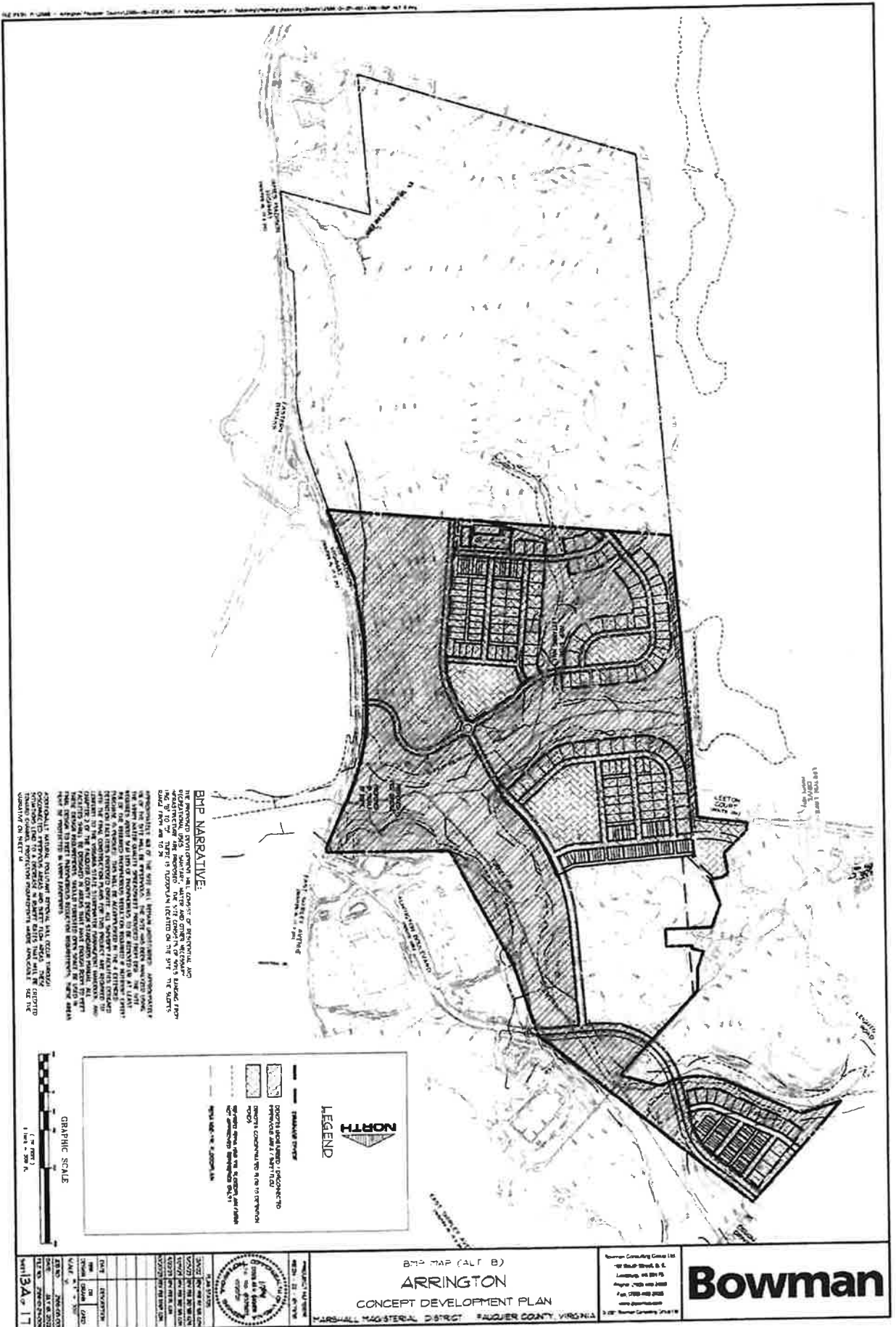


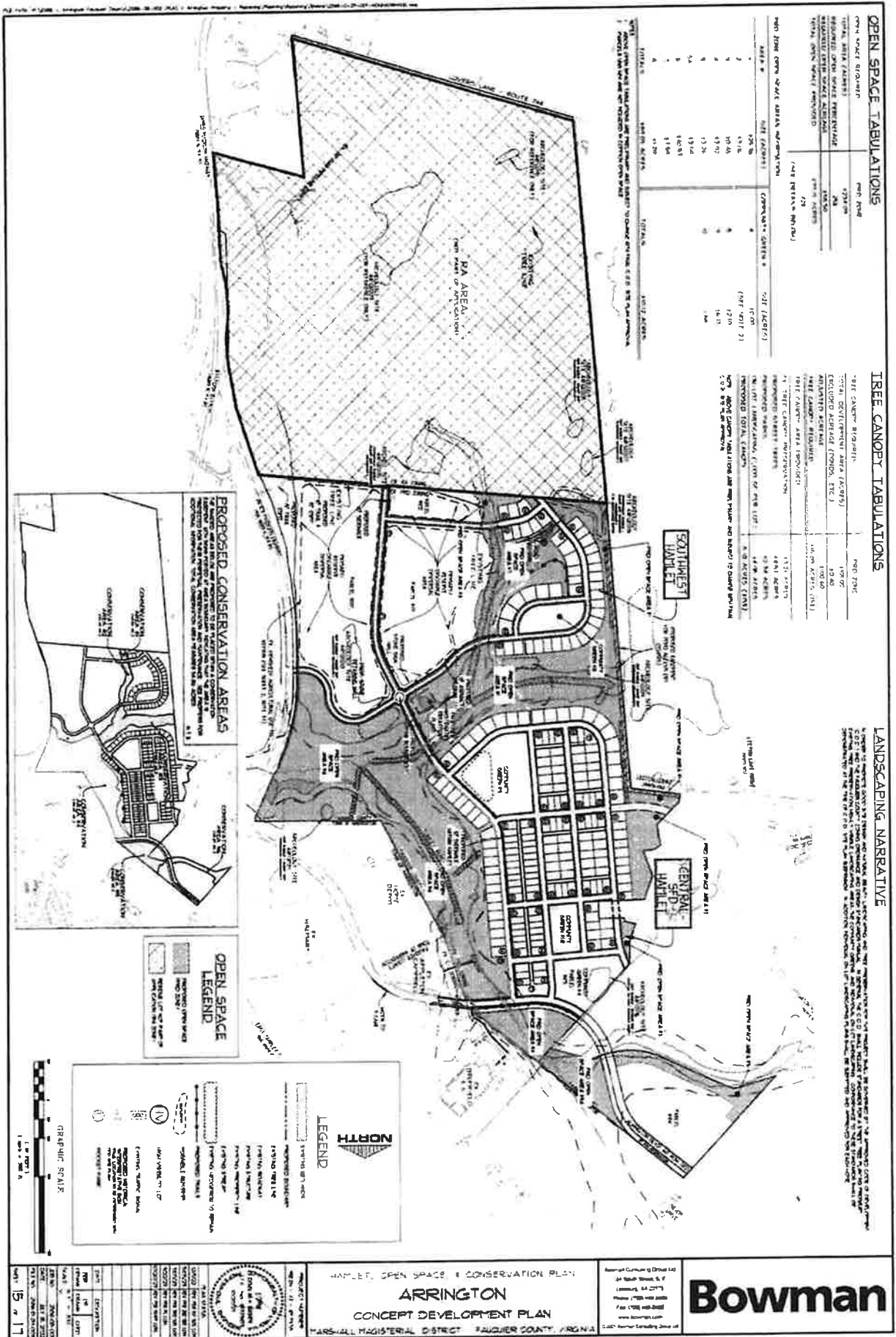


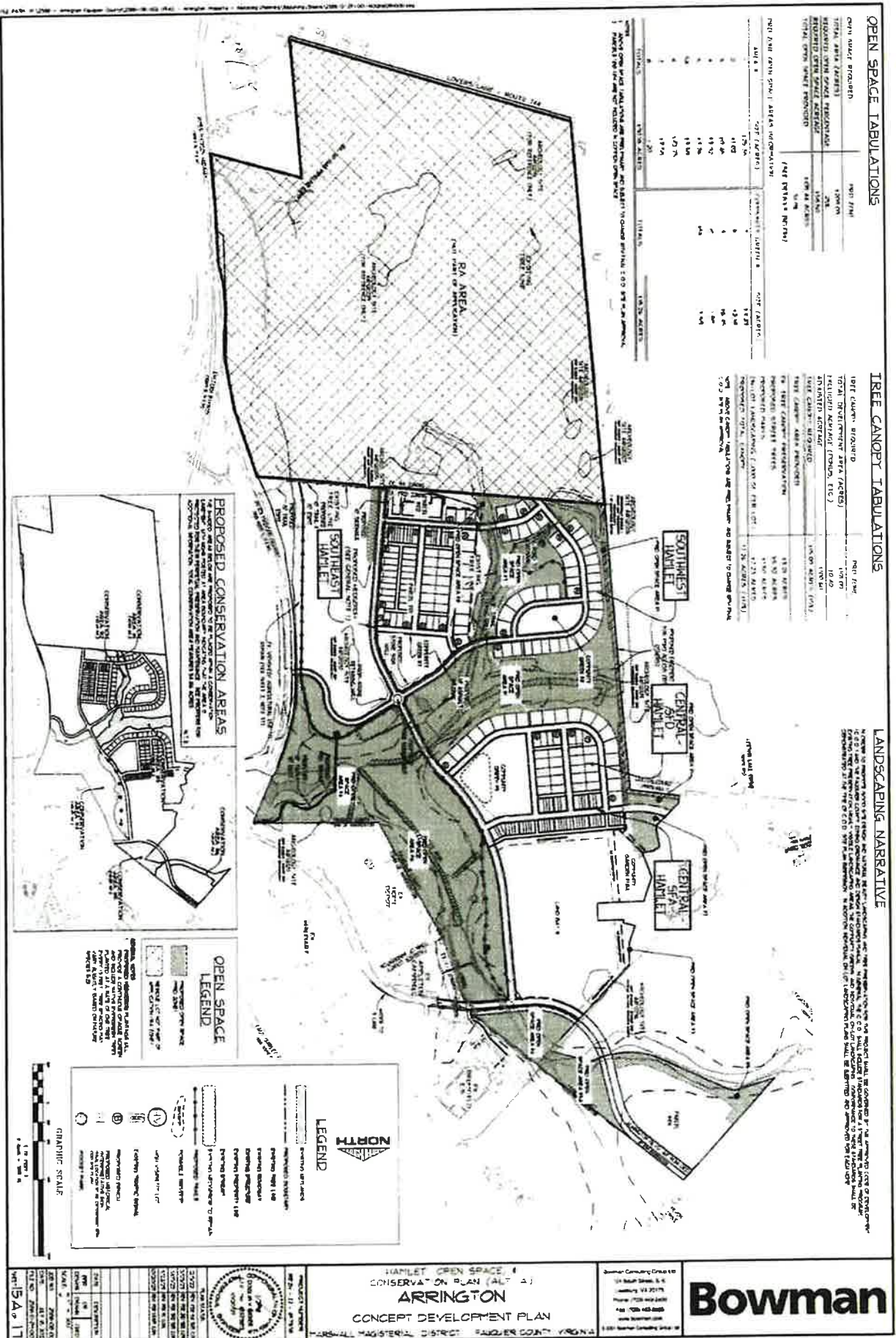




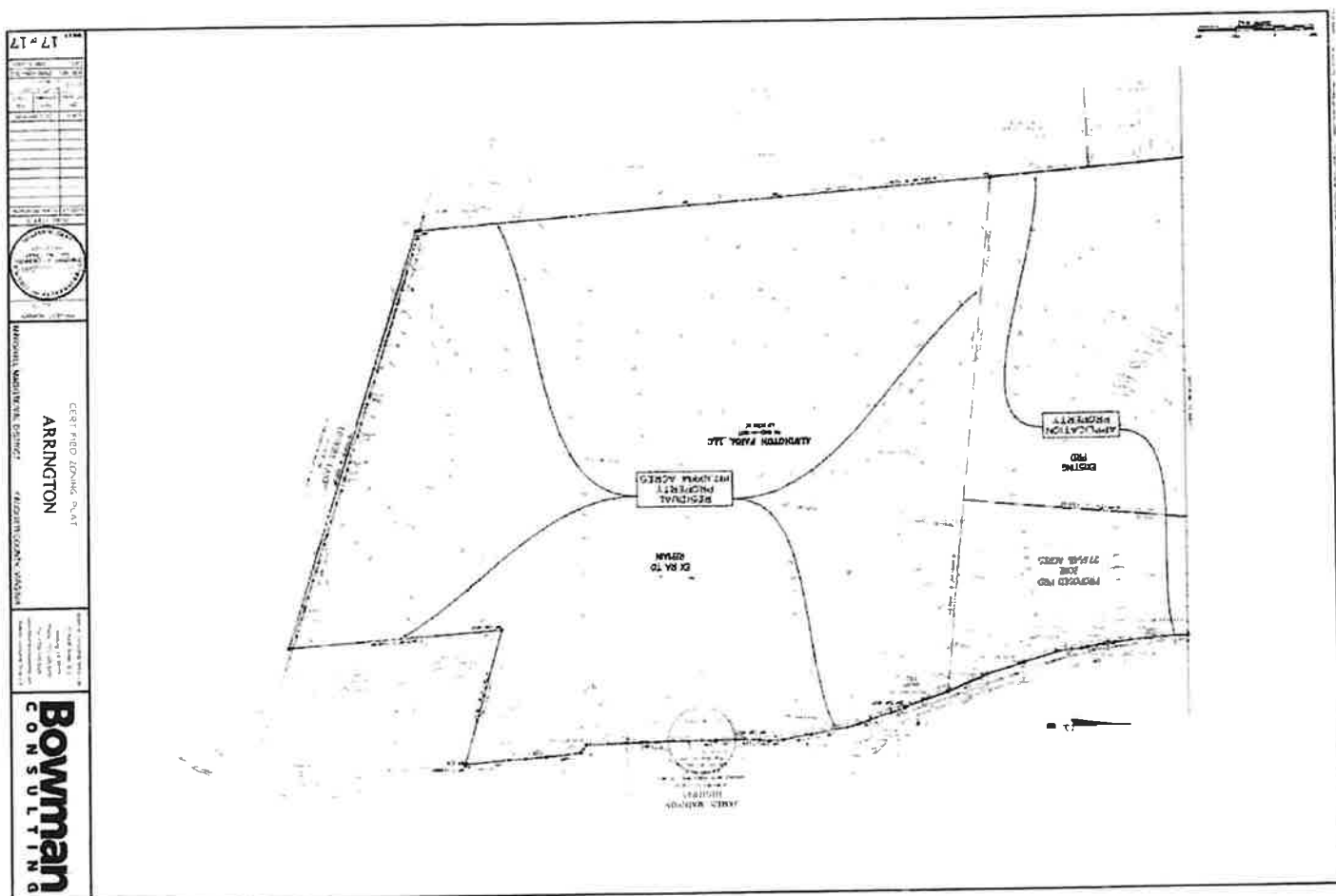


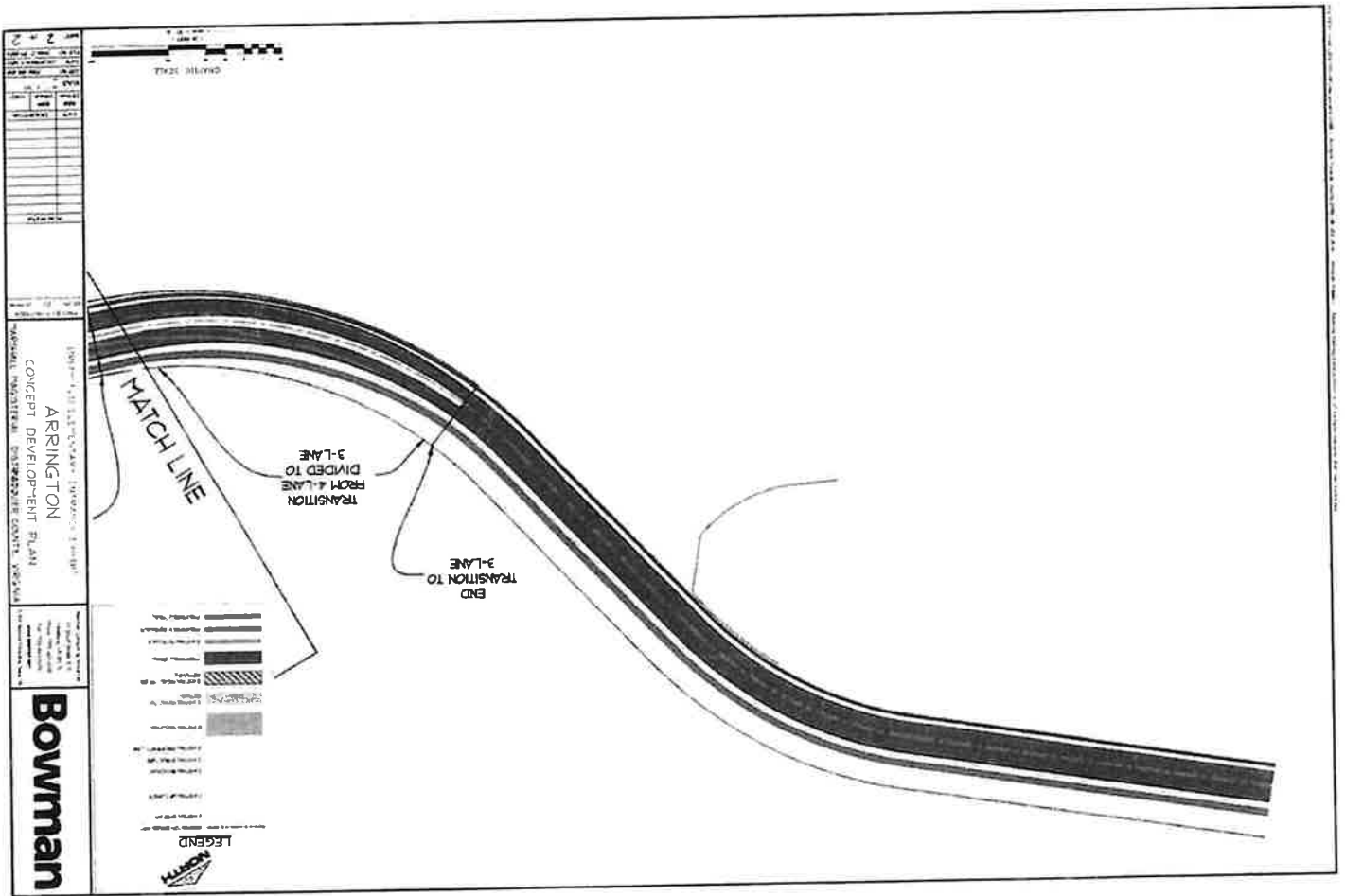












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EXHIBIT C

Code of Development

Livingston

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023



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OWNER

Approved by City Council

DEVELOPER/APPLICANTS

Approved by City Council
1001 West Street
Falls Church, VA 22044

Van Meter Engineering LLC
1000 Main Street, Suite 500
Falls Church, VA 22044

CIVIL ENGINEERING, PLANNING & LANDSCAPE ARCHITECTURE

Approved by City Council
1001 West Street, Suite 500
Falls Church, VA 22044

TRANSPORTATION ENGINEERING

Approved by City Council
1001 West Street, Suite 500
Falls Church, VA 22044

WASTEWATER ENGINEERING

Approved by City Council
1001 West Street, Suite 500
Falls Church, VA 22044

LEGAL

Approved by City Council
1001 West Street, Suite 500
Falls Church, VA 22044



ARINGTON PARK POND

DESCRIPTION OF THE PROJECT

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ARHINGTON / ARM POND

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1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 26

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For a broad introduction to the concept of two-dimensional algebras, see the collection of papers in this special issue. The construction of physical models involving two-dimensional algebras of the plane is the first topic in this issue. This attention reflects a growing trend in the physics of membranes, with the discovery of the topological membrane of a string, recognition of the fermion membrane of a string, and the discovery of the superstring theory.

During the Tokyo String Meeting, we also presented the development of the Atiyah-Singer theory



ARRINGTON ILLUSTRATIVE PLAN - BASE ZONING

ILLUSTRATIVE PLAN

The Arrington development plan consists of two primary components: a 24.75 acre residential lot and a 2.5 acre lot. The development is located on the south side of the road, adjacent to the body of water. The plan shows a grid-like street pattern with small lots, and a winding road that runs along the edge of the development. The surrounding area is mostly undeveloped, with some scattered trees and a few small buildings.



The Arrington site is a large, undeveloped area of approximately 1,000 acres, located in the northern part of the city. The site is currently used for agriculture and is surrounded by residential areas. The proposed development would consist of a large, multi-story office building, a hotel, and a convention center. The development would be located on the eastern side of the site, adjacent to the existing road network. The development would be a significant addition to the city's commercial and business district.

Illustrative Plan

PROCESS

[illegible]

All those affecting localities, regions as well as the national and regional levels of economic activity are considered within the American economy, which is subdivided by the Institute (Boulder) and organized by the American Geographical Association. The American Geographical Association is an international organization of geographers, and its membership is open to all those who are interested in the study of the earth. The American Geographical Association is a non-profit organization, and its purpose is to promote the study of the earth and to advance the knowledge of the world.

**INITIAL ARCHITECTURAL REVIEW
COMMITTEE:**

MEMBERSHIP

The role of the ABC in the energy and absorption of the electron, dipole/quadrupole, and spin of the electron and resulting of the spin and change in the Atomic Configuration.

The AIR shall consist of three components, two of whom shall be appointed by the President and the third of whom shall be appointed by

[illegible][illegible]

FOR FAMILIES

[illegible]

ACCURACY OF INFORMATION

Any design and manufacturing process using APC must be responsible for verification and accuracy of its components and the integration and assembly of the components. In some circumstances, the absence of the technology, and of the design team's knowledge of the state of affairs

REGULATORY COMPLIANCE

It is the responsibility of any manager to obtain the necessary permits and ensure compliance with all applicable environmental regulations and other requirements. Plans submitted for AEC review should comply with all applicable building codes, zoning regulations, and the requirements of all governmental entities having jurisdiction over the building project or the property boundaries. Additionally, the AEC Director may require the architect and/or contractor to file a bond to ensure compliance with applicable laws and regulations. If it is not the responsibility of the owner of the AEC, it is not the responsibility of the architect or contractor to ensure compliance with applicable laws and regulations. If governmental legislation would require a contractor to ensure compliance with applicable laws and regulations, it is the responsibility of the contractor to ensure compliance with applicable laws and regulations.

NEW CONSTRUCTION APPROVAL PROCEDURES

[illegible]

- [illegible]

PART I: OVERVIEW

- **ARC Review and Approval:** The ARC will review the submission within fourteen (14) calendar days of receipt of a complete Application. The Applicant will within that time receive written approval (that may include conditions thereon), or written disapproval stating the bases for disapproval. Approval by the ARC does not relieve the Applicant of the responsibility of obtaining all other necessary approvals and permits required by the Town of Warrenton, Clatsop County, the Commonwealth of Virginia, and/or any other agency having jurisdiction over the project.

Notification of the ARC's final approval constitutes a binding agreement and commitment between the Builder and the ARC, and deviation from approved plans is prohibited without formal modification thereof pursuant to the procedures established herein.

The Committee's action on any Application shall be in its sole discretion and shall be final and unappealable.

SUBMISSION OF A CODE OF DEVELOPMENT SITE PLAN:

The County's process under the PRD zoning for the submission of a Code of Development Site Plan shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development. A Code of Development Site Plan shall be submitted for administrative approval by the Zoning Administrator. A Code of Development Site Plan may include any combination of grading, infrastructure, lots or buildings for any portion of the development subject to phasing and proffers, provided it is consistent

with the approved Concept Development Plan (CDP) referenced in this Code of Development. The established process for issuance of Land Disturbing Permits associated with site plans, infrastructure plans, and all construction plans involving land disturbance shall also be followed subsequent to the approval of a Code of Development Site Plan.

SUBMISSION OF FINAL PLATS:

The County's process under the PRD zoning and the applicable Subdivision Ordinance for the submission of a Final Plat shall be followed, including the submission of additional information as necessary to determine compliance with this Code of Development and the approved Code of Development Site Plan.

SUBMISSION OF BUILDING/ZONING PERMITS FOR INDIVIDUAL HOUSES OR OTHER STRUCTURES:

The established process for Building/Zoning Permits shall be followed, except that:

- A review by the ARC for compliance with the Code of Development shall occur. The ARC review shall be completed prior to submittal for zoning review for Zoning/Building Permits.
- A copy of the ARC's approval letter, the Application and all supporting materials submitted to the ARC shall be submitted with the building plans. Compliance with the Code of Development shall be required for issuance of a Zoning or Building Permit.
- Every structure on a residential lot, including all sheds, (even those less than 150 square

feet) and residential tents shall require a Zoning Permit.

- Upon completion of construction and prior to issuance of an occupancy permit for each house, the Owner shall submit to the County a copy of a letter issued by the ARC which confirms that such house was constructed in substantial conformance with the approved ARC application.

DEVIATIONS FROM THE CODE OF DEVELOPMENT:

The developer/applicant shall comply with the provisions of this Code of Development, provided that the Zoning Administrator shall have the authority and discretion to approve certain deviations from the requirements within the parameters specifically set forth in this Code. Deviations beyond those authorized by the language of this Code or the Proffer Statement shall be considered an amendment to the Amending rezoning and shall require a rezoning and/or proffer amendment application, as determined by the jurisdiction.

APPEALS:

An appeal of any Zoning Administrator decision related to the interpretation of this Code of Development shall be made to the governing authority, following the established procedures for appeals of proffer interpretations.

DEVIATIONS IN PROCESS:

Should the jurisdiction amend the Zoning or Building Permit approval process or the approval authority, Amendment shall be required to follow that amended process.



DEVELOPMENT PROGRAM - ALTERNATIVES A & B									
2022 PROPOSED REZONING (A17 A)					2022 PROPOSED REZONING (A17 B)				
COMMUNITY SECTOR	LAND AREA (a)	MO OF LOTS	FRONT/SIDE LOT (MAX)	REAR LOT (MIN)	LAND AREA (a)	MO OF LOTS	FRONT/SIDE LOT (MAX)	REAR LOT (MIN)	
TOTAL									
PERCENT		40	70			60	80	70	
COMMUNITY		13	33	0		13	33	0	
COMMUNITY		11	11	11		11	11	11	
COMMUNITY		0	12	12		0	12	12	
TOTAL	209.00	711	110	101	209.00	720	122	111	
DENSITY	1.01	104/acre	52.1%	42.9%	1.29	104/acre	67.0%	53.0%	

COMPACT LITERARY COLLECTIONS

1990-1991

LAND USE - ALTERNATIVES A B C

[illegible]

PERMITTED USES:

PRINCIPAL USES, PERMITTED (PER ZO 4-103)

- A. Detached, single family dwellings
- B. Attached, single family dwellings including duplex townhouses, atrium house, and patio houses

SECONDARY USES, PERMITTED (PER ZO 4-104)

- A. Parks, playgrounds, community centers and non-commercial recreational and cultural facilities such as tennis courts, swimming pools, game rooms, libraries, and related facilities.
- B. Electric, gas, water, sewer, and communication facilities, including transformers, pipes, meters, pump stations and related facilities for distribution of local service
- C. Intentionally Deleted
- D. Accessory uses and structures including home occupations, storage buildings, and detached garages
- E. Temporary buildings, the uses of which are incidental to construction during development being conducted on the same or adjoining tract or section which shall be removed upon completion or abandonment of such construction
- F. H. Intentionally Deleted
- I. Eating establishments (maximum floor area of 8,000 square feet)
- J. R. Intentionally Deleted
- S. Farmer's market
- T. Intentionally Deleted
- U. Commercial/Office uses, collocated with residential dwelling units
- V. Bed and breakfast, inn (maximum of 15 guest rooms)

GENERAL USE LIMITATIONS:

Unless otherwise specified under a specific provision of this Code of Development, all uses shall conform to the following use limitations and performance standards of the Fauquier County Zoning Ordinance:

1. Section 2-502, Limitations on the Occupancy of a Dwelling Unit
 2. Section 2-503: Limitations on Hunt and Inoperable Vehicles
 3. Section 2-510: Sales from Vehicles
 4. Section 2-512: Limitations on Keeping of Animals
 5. Section 2-600: Common Open Space and Common Improvement Facilities
 6. Article 6: Administrative Permits, Special Permits and Special Exceptions
 7. Article 8: Signs
 8. Article 9: Performance Standards
 9. Article 11: Telecommunications Ordinance
- ACCESSORY USES (PER ZO 6-102)
- The following accessory uses shall be allowed within a residential lot in conjunction with and incidental to, and on the same lot as, the principal use, provided that all other requirements of this Code of Development are also met:
- 1-2. Intentionally Deleted
 4. A child's play house not to exceed 100 sq. ft. play equipment
 - 5-7. Intentionally Deleted

8. Gas Filling

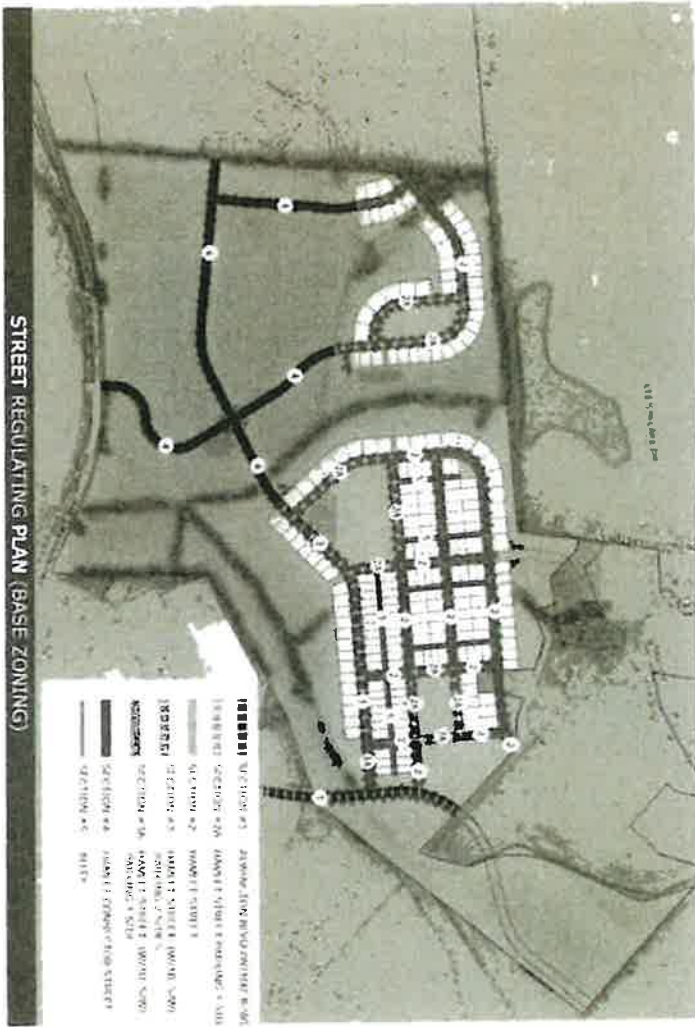
9. Intentionally Deleted
10. Parking and loading spaces, off-street, as regulated by Article 7.
- 11-17. Intentionally Deleted
18. Stature, arbor, trellises, lattice screens, flagpoles, fences, walls and hedges, flag mum height for fences is to feet located to the rear of the front facade of the house.
19. Intentionally Deleted
20. Storage structures are limited to a permitted use.
21. Swimming pool and spa/hot tubs, private
22. Tennis, basketball or volleyball court, and other similar private outdoor recreation uses
- 23a. Intentionally Deleted
23. Intentionally Deleted
25. Yard/Driveway Sales area - to residential use (per ZO)
- 26-29. Intentionally Deleted
30. A family day care for four or fewer children
31. The setting for hire of not more than two rooms to not more than two persons for periods no shorter than one month
- 32-33. Intentionally Deleted

GENERAL REQUIREMENTS

STREETS:

All streets, including alleys, shall be public streets. Alleys shall be private roads, owned and maintained by the RDA. All public streets and alleys shall be designed in a manner consistent with the type of sections shown on the attachments pages subject to any modifications required to meet the applicable

functional design standards and specifications. Arrangement of lanes designed to provide an uninterrupted street grid within the community with unobstructed travel lanes, routes for future intermodal connectivity. This street grid design encourages a more flexible pedestrian circulation system, provides for dispersion of traffic, and



Document: LA project zoning zoning

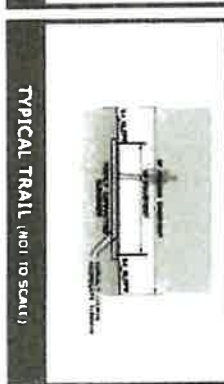
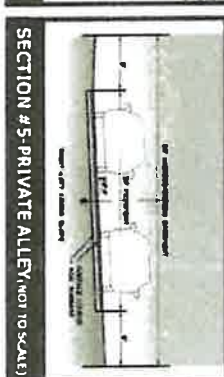
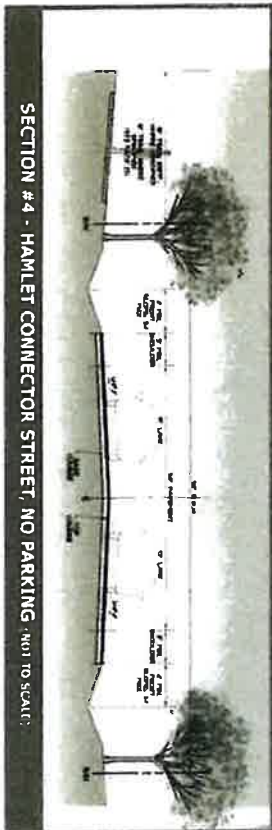
Streets, City of Chicago & Union



Document: LA project zoning zoning



TYPICAL SECTION



Streets, Streetcapes & Utilities

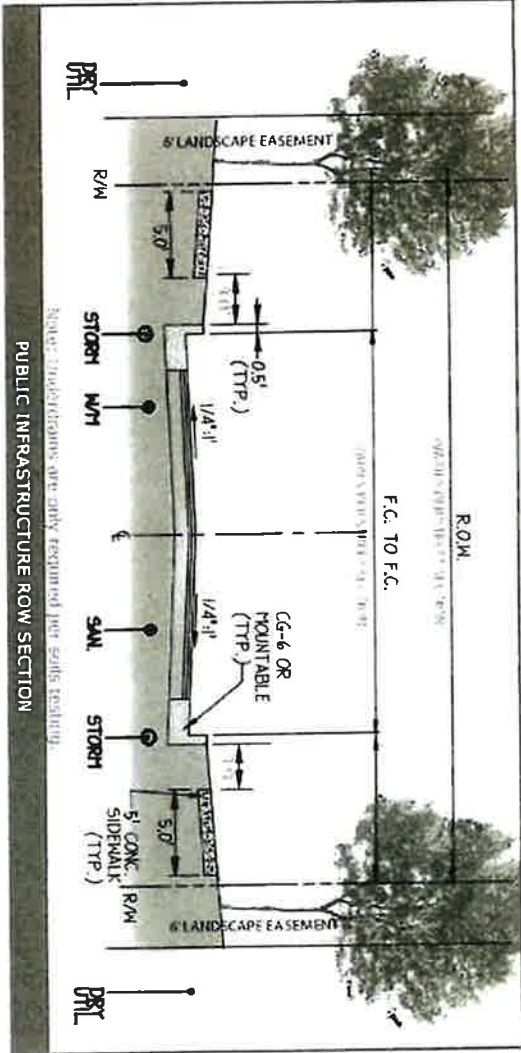
UTILITIES AND EASEMENTS

LOCATION:

All utilities and utility easements will be located in a manner that requires the goal of creating traditional character within the region. All new utility lines shall be placed underground. All utility lines shall be located within the public right of way to the extent possible. The utility line easements will be allowed to be placed within front yards to the extent such placement does not interfere with required landscaping or other features of the plan. To the extent necessary, based on agreement, and easements of utility will be placed as shown by various the utilities.

FIRE HYDRANTS:

Placement of fire hydrants shall occur at locations that minimize potential for obstructed parking (such as street corners) subject to fire and police department and an engineering will review and receive approval.



PART II: PLAN REQUIREMENTS



Figure 1: Aerial view of the property.

Figure 2: Aerial view of the property.

Streetscape

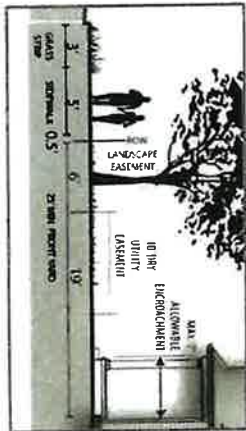
STREETSCAPE:

The streets within Armonden are designed to reflect the traditional neighborhood character of the development, as well as their carrying capacity. The goal is to provide narrow, traffic-calmed streets with on-street parallel parking in keeping with traditional forms of development. Trees, limited street lighting with sidewalk and canopy trees, helping to create an environment that accommodates cars, but also welcomes pedestrians to walk through the neighborhood. Streetscape features shall include pedestrian scale street lights. Standards for lighting are found on the following page.

STREET TREE REQUIREMENTS:

1. Every street shall have street trees planted on both sides of each street adjacent to the public sidewalk or trail.
2. Street trees shall generally be located and outside the right of way without landscape easements on each side located between the sidewalk and house. The number of street trees to be planted shall result in an average density of one tree per 40 feet of cumulative block frontage. Spacing and location may be adjusted in order to create unique effects and to accommodate utility easements and other site design constraints.
3. Street trees shall be selected from those listed on the table titled Appropriate Street Trees at Armonden in Appendix C. The list highlights specific cultivars of tree types specifically recommended for street tree use in Virginia by VDOT and the Virginia Tech Department of Forestry.
4. Street trees shall be planted in a manner that helps to create special character and identity for individual streets. This shall be accomplished by using the same tree type along both sides of the street, and varying that type from street to street.

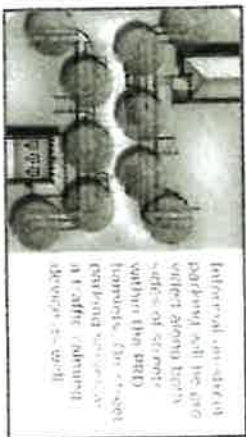
Armonden - Landmark & Green Features



TYPICAL STREET SECTION

STREETWAY NOTES:

1. Concrete sidewalk shall be provided as shown on the typical street section.
2. Square joints shall be provided to demark the limits of sidewalk through driveway aprons subject to jurisdictional approval.
3. Sidewalks shall be constructed so there is no change in grade at the driveway apron, subject to jurisdictional approval.



ON-STREET PARKING



Armonden - Landmark & Green Features

PEDESTRIAN STREET LIGHTS:



DOMINION OUTDOOR ACCOUM ELECTION

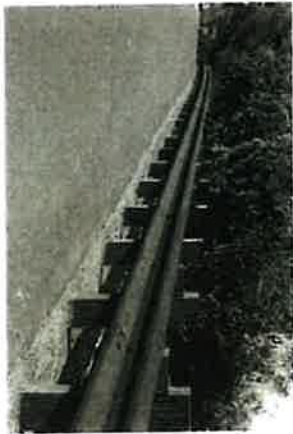
Component HID Voltage	Finish Color	Material Upper	Lighting Fixture	Overhead Color Temperature (K)	Input Wattage
70V	Black	Aluminum	100W	1000K	45
100V	Black	Aluminum	100W	1000K	45
150V	Black	Aluminum	100W	1000K	135

6000000 1000000 1000000 1000000

- The illumination of streets will be provided in accordance with the following standards:
1. Street lights shall be provided along every street with a sidewalk or trail.
 2. Street lights shall be a maximum of 12 feet in height as required by Dominion or the applicable jurisdiction.
 3. Light shall be provided at intervals of 200 feet or as determined by final photometrics.
 4. Lights shall be shielded to direct light downward.
 5. Fixtures and poles shall have a dark finish and be generally of a traditional design, consistent in character and quality to those shown on this page subject to approval in the public ROW by Dominion and the applicable jurisdiction.

GUARDRAIL:

Guardrail and guardrail posts are required along all roads, highways, and bridges, and shall be installed by the applicable jurisdiction and authority.



MAIL BOXES:

Mail boxes shall be simple, functional, and in accordance with approved property standards. Their design and location should minimize any visual impact and comply with all applicable design standards and codes. Individual free-standing mailboxes shall be allowed, with a maximum height for the mailbox and post. The "front" of the mailbox shall be visible. Mailboxes shall be approved when reviewed by the United States Postal Service (USPS). All mailboxes shall be in dark finishes. Subject to approval by the Postal Service.

Streets, Streetscape & Utilities



OPERATING MAILBOX
IN THE CITY OF

RESTAURANT MAILBOX
IN THE CITY

1000000 1000000 1000000 1000000



Open Space System Map (Base Zoning)

Figure 3. Open Space System Map

OWNERSHIP, MANAGEMENT AND ACCESS TO OPEN SPACE:

Any open space area within the project shall be owned, managed, and maintained by the project owner. The project owner shall be responsible for the maintenance and management of the open space area. The project owner shall be responsible for the maintenance and management of the open space area. The project owner shall be responsible for the maintenance and management of the open space area.

PROGRAMMED OPEN SPACE AREAS: (BASE ZONING)

1. Open Space Area	1.0 Acres
2. Open Space Area	1.1 Acres
3. Open Space Area	1.2 Acres
4. Open Space Area	1.3 Acres
5. Open Space Area	1.4 Acres
6. Open Space Area	1.5 Acres
7. Open Space Area	1.6 Acres
8. Open Space Area	1.7 Acres
9. Open Space Area	1.8 Acres
10. Open Space Area	1.9 Acres
11. Open Space Area	2.0 Acres
12. Open Space Area	2.1 Acres
13. Open Space Area	2.2 Acres
14. Open Space Area	2.3 Acres
15. Open Space Area	2.4 Acres
16. Open Space Area	2.5 Acres

Open Space System Map (Base Zoning)

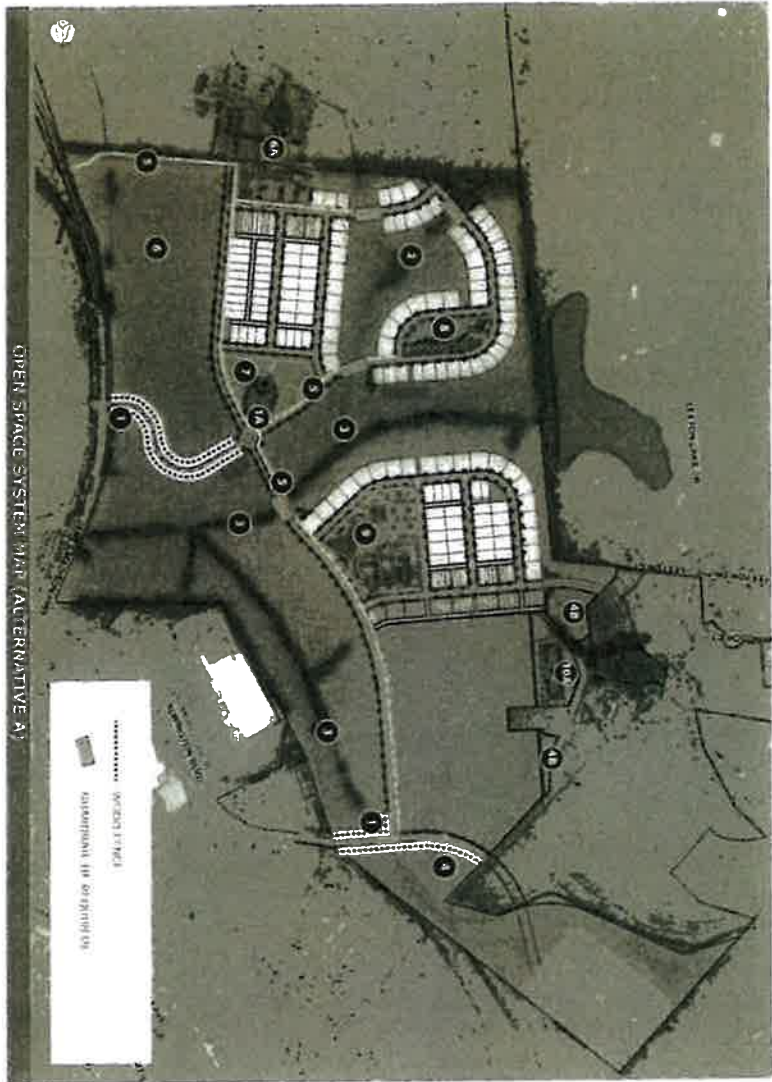


Figure 3-1: Open Space System Map (Alternative A)

Figure 3-2: Open Space System Map (Alternative A)

**PROGRAMMED OPEN SPACE AREAS:
(ALTERNATIVE A)**

- 1. Entry to park
- 2. Entry to park
- 3. Entry to park
- 4. Entry to park
- 5. Entry to park
- 6. Entry to park
- 7. Entry to park
- 8. Entry to park
- 9. Entry to park
- 10. Entry to park
- 11. Entry to park
- 12. Entry to park
- 13. Entry to park
- 14. Entry to park
- 15. Entry to park



Figure 3-3: Open Space System Map (Alternative A)



**PROGRAMMED OPEN SPACE AREAS:
(ALTERNATIVE B)**

- | | |
|----------------|------------|
| 1. Field Area | 10.0 Acres |
| 1A. Field Area | 10.0 Acres |
| 2. Field Area | 10.0 Acres |
| 3. Field Area | 10.0 Acres |
| 4. Field Area | 10.0 Acres |
| 5. Field Area | 10.0 Acres |
| 6. Field Area | 10.0 Acres |
| 7. Field Area | 10.0 Acres |
| 8. Field Area | 10.0 Acres |
| 9. Field Area | 10.0 Acres |
| 10. Field Area | 10.0 Acres |
| 11. Field Area | 10.0 Acres |
| 12. Field Area | 10.0 Acres |
| 13. Field Area | 10.0 Acres |
| 14. Field Area | 10.0 Acres |

FORMAL & COMMUNITY GREENS:

Formal greens are those areas that are planned, designed, and maintained as a public space. Community greens are those areas that are planned, designed, and maintained as a public space.

The applicant is required to provide a minimum of 10% of the total site area as formal greens. The applicant is also required to provide a minimum of 5% of the total site area as community greens. The applicant is also required to provide a minimum of 5% of the total site area as formal greens.

7. SOUTHEAST HAMLET COMMUNITY GREEN:

The applicant is required to provide a minimum of 10% of the total site area as formal greens. The applicant is also required to provide a minimum of 5% of the total site area as community greens. The applicant is also required to provide a minimum of 5% of the total site area as formal greens.



FIGURE 1: SOUTHEAST HAMLET COMMUNITY GREEN

5. TURKEY RUN TRAIL:

The Turkey Run Trail Community Green is a 1.5 mile long trail that runs through the community. The trail is located on the east side of the community and is a popular spot for hiking and jogging. The trail is also a popular spot for bird watching and photography.

6. VIEWSHED AGRICULTURAL AREA:

The Viewshed Agricultural Area is a 100-acre area that is located on the north side of the community. The area is currently used for agriculture and is a popular spot for farming and ranching. The area is also a popular spot for hunting and fishing.

6A. RESTAURANT, INN & FUTURE AGROBUSINESS:

A special amount of the site will be set aside for a restaurant, inn, and future agrobusiness. The restaurant and inn will be located on the east side of the community and will be a popular spot for dining and lodging. The future agrobusiness will be located on the north side of the community and will be a popular spot for farming and ranching.

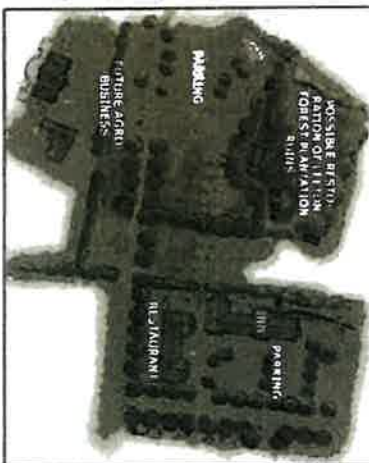
FIGURE 2: TRAILS & TRAIL EASEMENTS



FIGURE 3: CONSERVATION AREA



FIGURE 4: RESTAURANT, INN & FUTURE AGROBUSINESS



LOT TYPES:

The Arlington community will provide a mix of home's of varying category, type, and architectural styles to ensure neighborhood quality and visual diversity. Market-rate single family detached homes will consist of three categories: (Village, Neighborhood, and Estate) with two distinct lot types (A and B) within each category. The widths of the market-rate single family detached lots will range from 44 feet to 116 feet with the specific range of lot widths for each lot category and type listed on Page 27. The "Lot Regulating Plan" corresponding lot areas range from 1,752 square feet to 12,092 square feet as listed in the Lot Standards included on Pages 31 and 32 in this Code of Development. The width of each residential lot shall be measured at the front lot line. The width of each lot on a curvilinear street shall be measured at the minimum front setback line. The variation in lot widths and lot areas will facilitate a corresponding diversity in home sizes, placement on the lots, and facade orientation. Development under Alternatives A would add a single family attached (townhome) lot category for the construction of market-rate and affordable townhomes. The location of all lot categories is shown on the Lot Regulating Plan. The "Lot Mix (Per Block and Total)" table on the right provides the proposed distribution of the lot categories, types, and usage orientations by block and hamlet under the base zoning to further define lot variation and distribution throughout the community. A similar table is provided for Alternatives A & B on page 26A. Visual diversity will be further enhanced through varying architectural styles of a Precinct vernacular (e.g. Federal, Colonial Revival, Bungalow, American Fowl square, and Contemporary Vernaculars) with each style having distinct form, massing, and roofing definitions as well as window, door, and porch details as illustrated in Part IV of this

Code of Development. The variety in architectural styles is assumed within those Plan Requirements as well as the Lot & Building Requirements in Part III.

All hamlets as defined on Page 12 of the Code of Development and shown on the Concept Development Plan are required to have a variation of lot types, architectural styles, and setbacks (both front and side), all as set forth within the CDD.

Corner lots with generous front and side yards are important to the character of the development because they are highly visible and serve as key features within the community. Homes on corner lots should include architectural features for both the front and side elevations fronting street, including stoons, like wrap around porches, turrets, columns, balconies, or other unique items.

UNIT MIX PER BLOCK NOTE

The number of lots of a certain category and type to be located within each block is subject to change during preparation of the Code of Development. Side plan up to a maximum of twenty percent (20%) for each category type (rounded up) will be each block for three types within a category with more than two (2) lots in such block as long as the cumulative effects of any changes do not exceed the maximum allowable change in number of lots of each category and type per hamlet as set forth in the overall hamlet calculations presented, described herein.

No more than three (3) market-rate single family detached lots of the same category and type (e.g., Village, Type A) may be located adjacent to each other along each street frontage of a block.

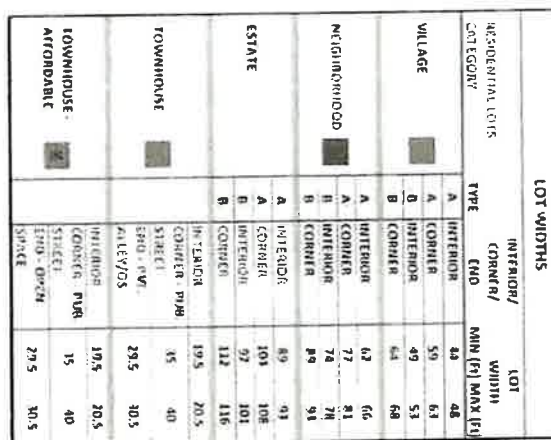
Lot Regulating Plan

BASE ZONING LOT MIX (PER BLOCK AND TOTAL)											
Category	Type	Single Family Detached				Single Family Attached				TOTAL	%
		Estate	Neighborhood	Village	Other	Townhouse	Midrise	Alfredville	Other		
Market Rate	A	1	1	1	1	1	1	1	1	1	1
	B	1	1	1	1	1	1	1	1	1	1
TOTAL MARKET RATE											
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APPENDIX 1 - 2017/18 2017/18 2017/18 2017/18									
HABITAT TYPE	SINGLE FAMILY DETACHED				SINGLE FAMILY ATTACHED				TOTAL
	Frame	Nonframe	Village	Other	Matrix	Alley	Alley	Alley	
HABITAT TYPE	1	2	3	4	5	6	7	8	
CENTRAL HAMLET									
1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1
4	1	1	1	1	1	1	1	1	1
5	1	1	1	1	1	1	1	1	1
6	1	1	1	1	1	1	1	1	1
7	1	1	1	1	1	1	1	1	1
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99	1	1	1	1	1	1	1	1	1
100	1	1	1	1	1	1	1	1	1



those responsible for project planning

$$P_{\text{max}} = 100 \text{ W} \quad P_{\text{min}} = 10 \text{ W} \quad P_{\text{avg}} = 50 \text{ W}$$

$$\alpha \beta \gamma \delta \epsilon \zeta \eta \theta \iota \kappa \lambda \mu \nu \xi \omicron \pi \rho \sigma \tau \upsilon \phi \chi \psi \omega$$

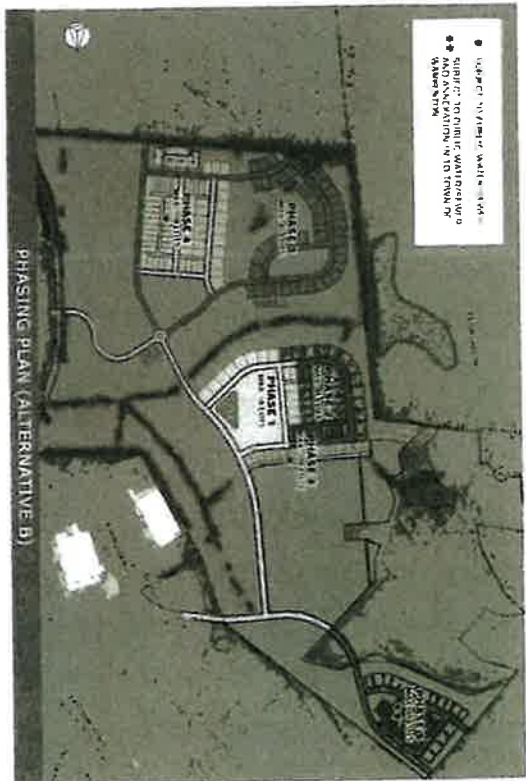


See Appendix 4 for Block 12 and 13

See Appendix 4 for Block 12 and 13



PHASING TABULATIONS (ALTERNATIVE A)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage
2	1,100.00	1,100.00	Subject to public water supply only
3	1,100.00	1,100.00	Subject to public water supply only
4	1,100.00	1,100.00	Subject to public water supply only
Total water to be supplied			
2,200.00			



PHASING TABULATIONS (ALTERNATIVE B)			
Phase	Area (Acres)	Population	Notes
1	1,100.00	1,100.00	Subject to public water supply and sewerage
2	1,100.00	1,100.00	Subject to public water supply only
3	1,100.00	1,100.00	Subject to public water supply only
4	1,100.00	1,100.00	Subject to public water supply only
Total water to be supplied			
2,200.00			

- Notes:
1. Phase A is subject to access to town water and sewer service and inclusion of Alwington within the corporate boundaries of the Town of Watertown.
 2. Phase B is subject to access to town water and sewer service, inclusion of Alwington within the corporate boundaries of the Town of Watertown, and availability of off-site right-of-way for the northbound extension of Alwington Boulevard.

Alternative A: subject to public water supply and sewerage

Alternative B: subject to public water supply only

**LOT LAYOUT STANDARDS
(SINGLE-FAMILY DETACHED HOMES)
ACCESSORY STRUCTURES
(EXCLUDES DETACHED GARAGES):**

Providing for the same and rear and side yards shall be the same as for detached homes. The minimum lot area shall be 12,000 square feet. The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet. The minimum lot area shall be 12,000 square feet. The minimum lot width shall be 40 feet. The minimum lot depth shall be 120 feet.



CURB-CUTS:
The minimum width of the curb-cut shall be 12 feet. The minimum width of the curb-cut shall be 12 feet. The minimum width of the curb-cut shall be 12 feet. The minimum width of the curb-cut shall be 12 feet.

DRIVEWAYS:

Driveways serving front detached garages shall not exceed the width of the garage. The minimum width of the driveway shall be 12 feet. The minimum width of the driveway shall be 12 feet. The minimum width of the driveway shall be 12 feet.



Driveways serving front detached garages shall not exceed the width of the garage. The minimum width of the driveway shall be 12 feet. The minimum width of the driveway shall be 12 feet. The minimum width of the driveway shall be 12 feet.

GARAGES:

Garages shall be constructed of masonry or concrete. The minimum height of the garage shall be 12 feet. The minimum height of the garage shall be 12 feet. The minimum height of the garage shall be 12 feet.

The "Front" of a house shall be defined as that portion of the residence facing the street. The "Front" of a house shall be defined as that portion of the residence facing the street.

The "Front" of a house shall be defined as that portion of the residence facing the street. The "Front" of a house shall be defined as that portion of the residence facing the street.

LIGHTING (SINGLE-FAMILY DETACHED AND ATTACHED):

One or two outdoor, shielded entry lights shall be provided on all homes. Building-mounted light fixtures shall be of a design and shade appropriate to complement the building architecture and shall not negatively impact neighboring properties.

LOT STAIRWAYING HEIGHTS:

1. The term "story" means that part of a building between any floor and the next floor above, and if there is no floor above, the portion ceiling above. In the case of the roof design featuring the area between the highest floor and the roof, it is the distance from eave to, or less than, sixty percent (60%) of the clear area of the lowest level. Then such areas shall be reported as a "half story." The maximum height of a story between floors shall be 14 feet.

2. Building height shall be measured to the top of the finished ground, except for towers.



LOT STANDARDS									
category	category	type	lot area			lot area			notes
			total	usable	usable	total	usable	usable	
residential	single-family detached	1. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	single-family attached	2. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	single-family attached	3. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	single-family attached	4. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
commercial	commercial	5. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	commercial	6. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	commercial	7. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	commercial	8. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
industrial	industrial	9. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	industrial	10. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	industrial	11. lot area	1.00	1.00	1.00	1.00	1.00	1.00	
	industrial	12. lot area	1.00	1.00	1.00	1.00	1.00	1.00	

ALLOWABLE ENCROACHMENTS:

The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities and for ensuring that all encroachments comply with the applicable regulations and standards.

1. **Setback Requirements:** The minimum setback for all structures, including but not limited to, buildings, fences, walls, and other improvements, shall be as follows: (a) Front setback: 10 feet; (b) Side setback: 5 feet; (c) Rear setback: 10 feet. These setbacks shall be measured from the property line to the centerline of the structure. (d) For structures located within a designated historic district, the setbacks shall be increased by 50%.

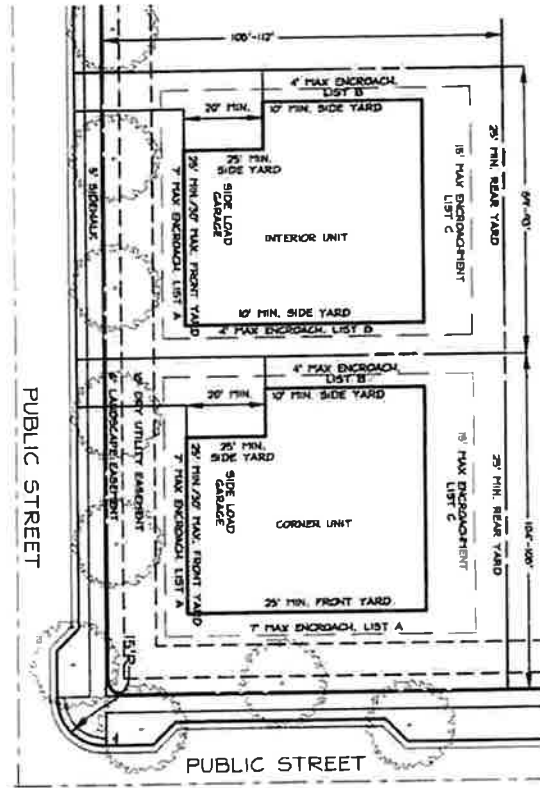
2. **Height Restrictions:** The maximum height for any structure shall not exceed 35 feet, unless otherwise approved by the local planning commission. The height shall be measured from the finished ground level to the highest point of the structure.

3. **Use Restrictions:** The property shall be used for residential purposes only, as defined in the local zoning ordinance. No commercial, industrial, or other non-residential uses are permitted on this property.

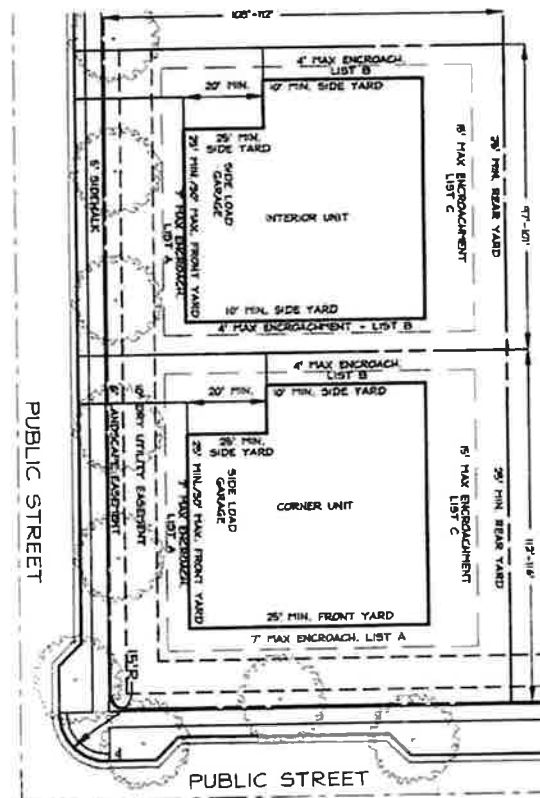
4. **Other Requirements:** The owner shall maintain the property in good condition and shall comply with all applicable laws and regulations.

LOT 11: ENCROACHMENTS									
Property Address	Structure Name	Setback (Front)	Setback (Side)	Setback (Rear)	Height (Feet)	Use	Notes	Permit Number	Approval Date
11111 Main Street, Suite 100	Building A	10	5	10	35	Residential			
	Fence	5	5	5	6	Fence			
	Wall	5	5	5	6	Wall			
	Driveway	5	5	5	6	Driveway			
11112 Main Street, Suite 100	Building B	10	5	10	35	Residential			
	Fence	5	5	5	6	Fence			
	Wall	5	5	5	6	Wall			
	Driveway	5	5	5	6	Driveway			
11113 Main Street, Suite 100	Building C	10	5	10	35	Residential			
	Fence	5	5	5	6	Fence			
	Wall	5	5	5	6	Wall			
	Driveway	5	5	5	6	Driveway			
11114 Main Street, Suite 100	Building D	10	5	10	35	Residential			
	Fence	5	5	5	6	Fence			
	Wall	5	5	5	6	Wall			
	Driveway	5	5	5	6	Driveway			

NOT TO SCALE

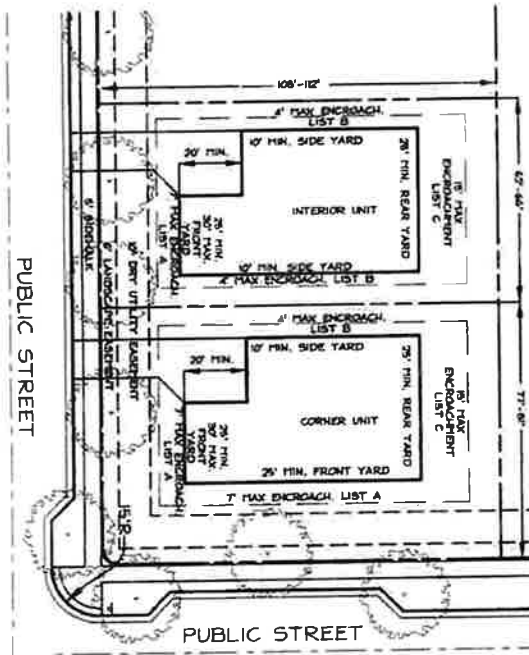


1152 J. Li et al.



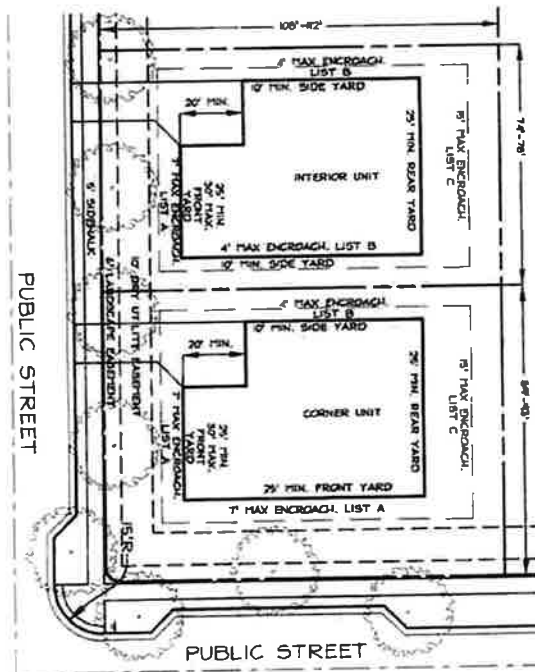
NEIGHBORHOOD LOT LAYOUT STANDARDS
(TYPE A)
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

NOT TO SCALE

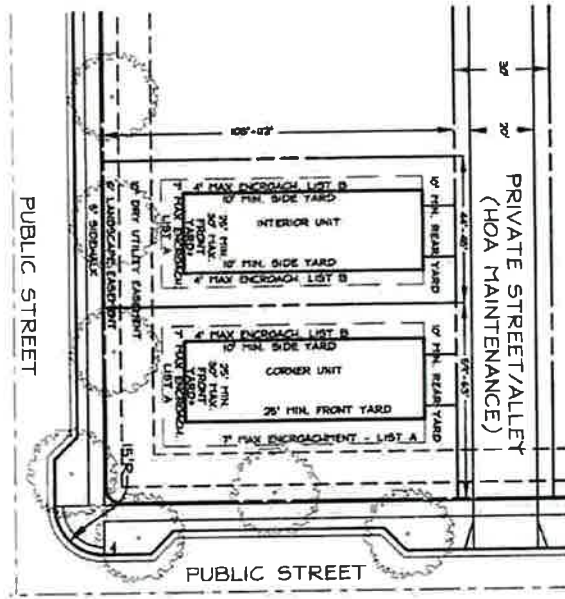


NEIGHBORHOOD LOT LAYOUT STANDARDS
(TYPE B)
(FRONT-LOAD, SINGLE-FAMILY DETACHED)

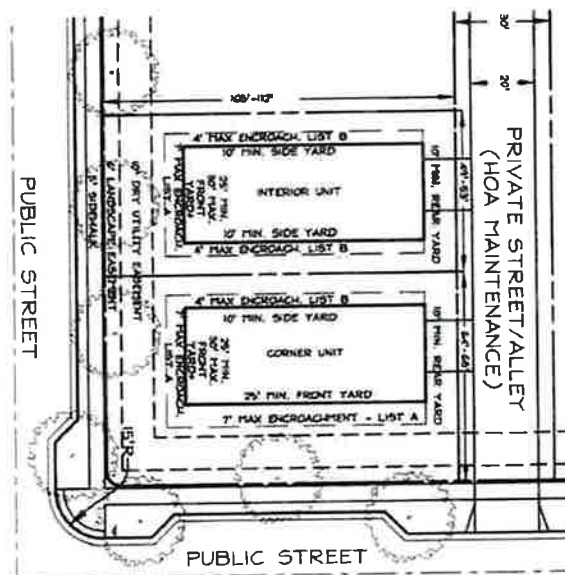
NOT TO SCALE



VILLAGE LOT LAYOUT STANDARDS (TYPE A)
(REAR-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE

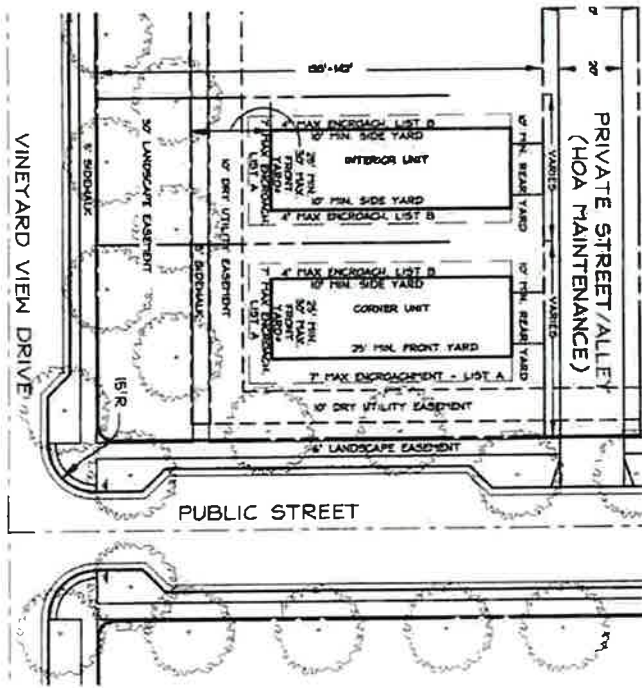


VILLAGE LOT LAYOUT STANDARDS (TYPE B)
(REAR-LOAD, SINGLE-FAMILY DETACHED)
NOT TO SCALE



VILLAGE LOT LAYOUT TYPE A & B, BLOCK 24 & 25
(REAR-LOAD, SINGLE-FAMILY DETACHED)

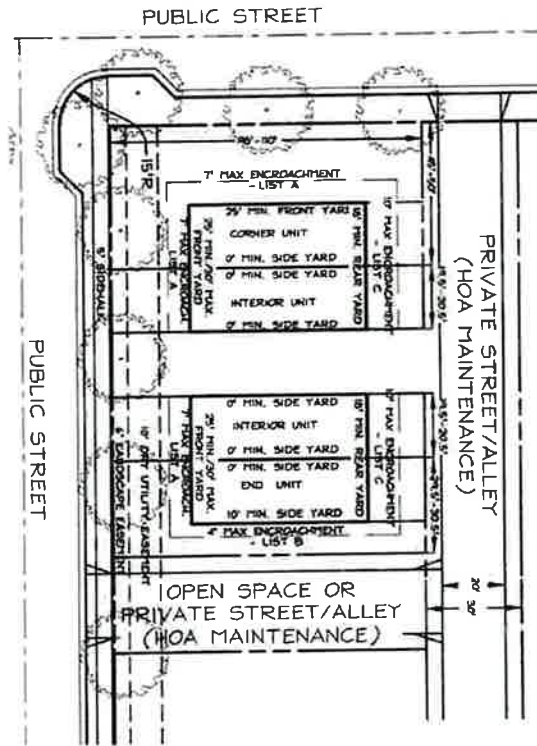
NOT TO SCALE



Lot Layout & Building Footprint

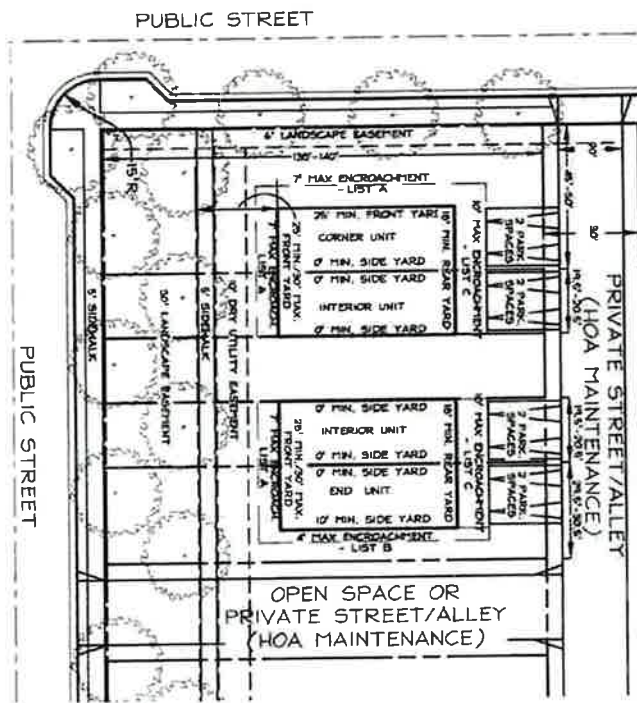
TOWNHOUSE LOT LAYOUT STANDARDS
(REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE



AFFORDABLE TOWNHOUSE LOT LAYOUT STANDARDS
(REAR-LOAD, SINGLE-FAMILY ATTACHED)

NOT TO SCALE



ARCHITECTURAL STANDARDS:

ACCESSORY STRUCTURES (EXCLUDES DETACHED GARAGES)

Accessory structures shall be provided at owner's expense, shall be constructed of wood frame and shall be located on the property.

GARAGES:

At least one (1) garage shall be constructed on the property, shall be constructed of wood frame and shall be located on the property. The garage shall be constructed of wood frame and shall be located on the property. The garage shall be constructed of wood frame and shall be located on the property.

BRICK DETAILING:

A minimum amount of brick shall be used in the construction of the building. The brick shall be used in the construction of the building. The brick shall be used in the construction of the building.

BUILDING HEIGHT:

Building height shall be single family detached houses only. Building height shall be single family detached houses only. Building height shall be single family detached houses only.



For single-family detached homes, the building height shall be single family detached houses only. Building height shall be single family detached houses only. Building height shall be single family detached houses only.

BUILDING MATERIALS:

Building materials shall be as specified in the building code. Building materials shall be as specified in the building code. Building materials shall be as specified in the building code.



CHIMNEYS:

Chimneys shall be constructed of masonry and shall be located on the property. Chimneys shall be constructed of masonry and shall be located on the property. Chimneys shall be constructed of masonry and shall be located on the property.

CONSISTENT DESIGN:

The building shall be constructed of wood frame and shall be located on the property. The building shall be constructed of wood frame and shall be located on the property. The building shall be constructed of wood frame and shall be located on the property.

FOUNDATION:

Foundations shall be constructed of concrete and shall be located on the property. Foundations shall be constructed of concrete and shall be located on the property. Foundations shall be constructed of concrete and shall be located on the property.

GUTTERS AND DOWNSPOUTS:

Gutters and downspouts shall be installed on the building. Gutters and downspouts shall be installed on the building. Gutters and downspouts shall be installed on the building.

For a copy of Building Code

1. *period* object structure, *year*, *month*, *day* shall be projected to identify a *period* object in word they are allocated

All homes, and hence a vast subpopulation, do not have the physical environment that is congruent with the architectural style of the main building and, hence, where the building is diagnosed as inappropriate to the character of the surrounding neighbourhood, for a particular style that does not engender any

[illegible]

Shadblow stems are most concentrated along the riparian boundary between the forest and the meadow, with a low number of stems per square meter in the forest interior. *Sagittaria* is most abundant along the forest edge and along the stream, with flowers found in 100% of the forest edge and 50% of the stream edge. *Sagittaria* is also found in the forest interior, but at a low density. *Sagittaria* stems are most concentrated along the forest edge and the stream edge. *Sagittaria* stems are also found in the forest interior, but at a low density.

Ray survives on the fact that should have a substantial force be exerted on the ground. The extension of the bay window from the wall of the house and the pitch of the roof of the bay window should achieve maximum dramatic effect as it relates to the house.

Decks, patios, and balconies should generally be treated every year with DeckSaver. Decks more than two feet above grade that are finished with heavy tanned hardwoods and dense materials (such as teak) may require the DeckSaver Concentrate to green up decks to the underlying DeckSaver color, and should be painted, stained or left natural depending on the

TEMPORARY FACILITIES:

factor, such as, for example, differences in the age distribution within the communities, may be responsible for the observed differences in the prevalence of the disease. The use of the ARI, since planning, surveillance and health care for diseases of zoonotic origin, such as BSE, will depend on the location and degree of movement of the disease agent, seems to be more appropriate than the use of the ARI.

Health-care facilities should establish requirements for continuing education of their management, technical, and support staff. Standards shall be consistent in quantity and shall not be unreasonably prohibitive. Data also should support the necessity for a requirement.

Temporary sales offices/showrooms shall be located so as to minimize traffic impacts. Site design, off street parking and a circulation plan shall be provided as indicated by the applicable zoning ordinance. The applicant shall provide a plan of proposed temporary facilities showing the location and plan of proposed circulation, temporary, and approved by the city or the appropriate governmental agency having jurisdiction. All plans shall be submitted, reviewed, and approved by the city or the appropriate governmental agency having jurisdiction.

The Arrangement must ensure a small have the right to vote on any of the Arrangement's proposed transfers. At any meeting time, for the purpose of voting on the transfers and a similar transfer with the Code of Incorporation.

DEVIATIONS FROM THE BUILDING AND LOT REQUIREMENTS:

The Zoning Administrator may approve deviations from the lot and Building Requirements set forth in Part III of this Code of Development when such deviation does not impair neighborhood quality and visual diversity nor depart from the overall goal of creating a traditional, pedestrian oriented community.

A. PARKING AND LOADING REQUIREMENTS:

Parking and loading design will meet applicable jurisdictional standards.

B. SCREENING & ON-LOT LANDSCAPE REQUIREMENTS:

Landscape related requirements are set forth in Part IV, Section C of this Code of Development.

EXAMPLES OF PIEDMONT VERNACULAR

Architectural photos courtesy of Cagle



Architectural photos courtesy of Cagle

Architectural photos courtesy of Cagle

INTRODUCTION

In order to maintain the concept of Arranged Community, designers use a range of referenced non-ecological uses and the design of plants, materials, building design and construction, etc. Thus, the referenced design functions will help guide the design and construction of these non-ecological uses to maintain uniformity in a community and utilize innovation and design that contribute to the character of the entire Arranged Community. Through well executed planning, architecture, and landscape design, these non-ecological uses and Arrangements are useful to complement the ecological community.

The design of the non-ecological uses within Arranged Community is the following Guiding Principle:

- Buildings should contribute to the sustainable use of the overall environment and be of minimum waste for the process in making and details.
- Buildings should have an energy source and the materials have been sustainable, and also should be the direction of the Virginia Piedmont Association.
- Urban areas should be protected in forests, and parking areas should be the protected area in the forest.

As a first step to the study of the free-boundary problem, we consider the case of a constant velocity U and a constant density ρ . In this case, the velocity field is assumed to be of the form $\mathbf{u} = U\mathbf{e}_x$, where \mathbf{e}_x is the unit vector in the x -direction. The velocity field is assumed to be of the form $\mathbf{u} = U\mathbf{e}_x$, where \mathbf{e}_x is the unit vector in the x -direction. The velocity field is assumed to be of the form $\mathbf{u} = U\mathbf{e}_x$, where \mathbf{e}_x is the unit vector in the x -direction.

[illegible]

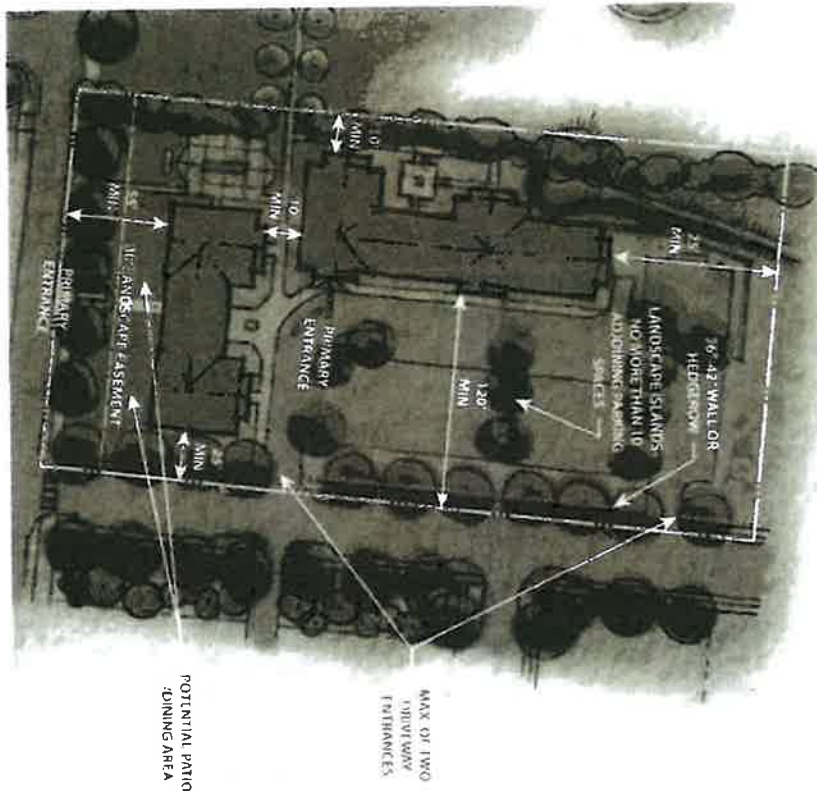
re-adapted community by locating the impact of the use possible on the appropriate site planning can be emphasized the option, appropriate site planning can be emphasized the option, creating a pleasant outdoor environment without ignoring the necessary needs of vehicular traffic. Building shall front, and be oriented for best visibility from the surrounding streets. Windows and the primary entry shall face the adjoining street with the widest frontage. All other entries should face onto a street or a connecting internal walkway. The sides of buildings along street edges should be landscaped within the setback to soften the buildings' appearance to the street. This is an important building with commercial uses shall adhere to the property use setback as well as the maximum floor area and building height to minimums prescribed in the lot standard.

NON-RESIDENTIAL STREET FRONTAGES AND PARKING LOTS:

Parking areas for the commercial uses shall not front on, nor be visible from, State or County Road. Such parking shall be accessed from Behind the-Scenes Lane with a maximum of two driveway connections. The parking areas shall not be visible from the street but be screened to minimize the building footprint of the lot. The 40' setback along the street and the screened from street verge from each roadway through installation of a continuous screen for driveway entrances) be screened with a minimum height of 76 inches or construction of a screen wall with a minimum height of 10 feet. At a wall along public streets, should not exceed 10 feet in height. The driveway shall also include a 10-foot setback at a depth of equal to or more for each 40-foot wide lot with parking areas. Non-residential parking spaces shall not include more than four contiguous parking spaces. A group of four or more contiguous parking spaces shall be separated from adjacent grouping by a landscaped verge not less than two feet in width.

An illustration of the commercial buildings area is shown on the right for purposes of clarity of site requirements and property line and setbacks.

Site map for the proposed development



Site map for the proposed development

EXTERIOR MATERIALS:

Recommended materials include stucco, colored plastic, brick, cement siding, or stone. Selected materials and detailing should be consistent with the selected architectural vernacular and have an enduring appearance. All sides of each building will be substantially similar in architectural design, exterior finish, and detailing to any other side of such building, unless otherwise approved by the Non-Residential Community Architect and Zoning Administration.

ROOF FORMS/MATERIALS/COLORS:

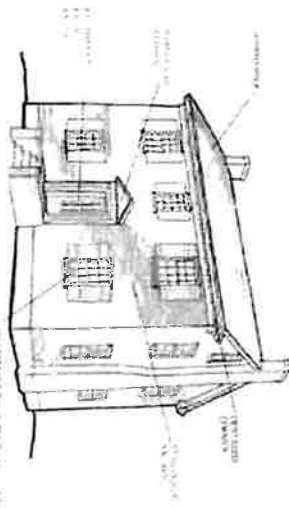
Hipped and gable roofs are encouraged. Roof pitches should be compatible with the architectural style of the building. Flat roofs, if utilized, should vary in height and be accommodated by columns, trim, or other screen features. Hipped and gable roof materials that are aesthetically acceptable include metal standing seam, architectural grade asphalt shingles, and slate or clay tile materials. The color of the roof material should be consistent with the selected architecture style.

COLONIAL REVIVAL STYLE:

The Colonial Revival style encompasses a number of architectural traditions, such as English, Dutch, and Spanish colonial influences that were reinterpreted during the late nineteenth and early twentieth centuries to create buildings that evoke the spirit of Colonial America. This "new" cottage style, comprised of various houses, drew heavily from Dutch, English, and Spanish colonial influences, as a wide variety of one-, two- and even a half-story houses can fall under the Colonial Revival heading, each with its own characteristics and traditions are outlined with illustrative details.

KEY DEFINING FEATURES OF THE COLONIAL REVIVAL HOME:

- Small to large - one, two, or three stories
- Symmetrical facade with evenly spaced windows, doors and building mass
- Classical details on doors, windows, rooflines and corners
- Prominent front entry, often with decorative pediment supported by pilasters or portico supported by columns of columns
- Multi-pane windows
- Steep side gable 7-12 or 12-13 main roof pitch



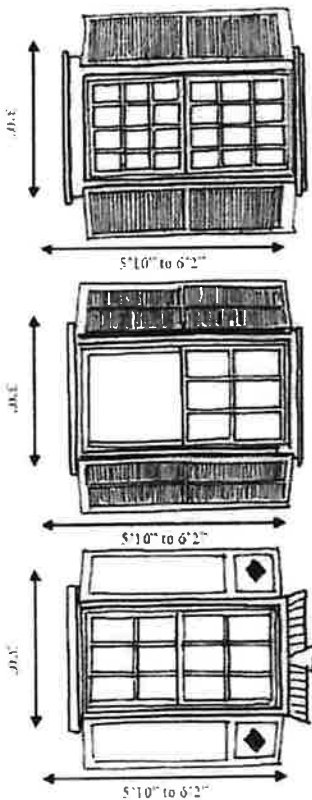
COLONIAL REVIVAL

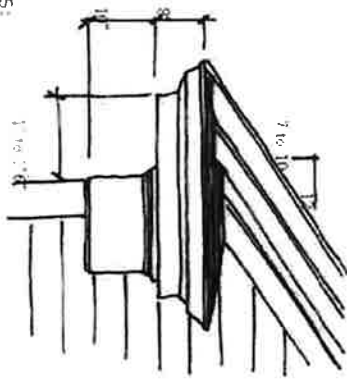
GENERAL STANDARDS

HEIGHT: The Colonial Revival house is one and a half to two and a half stories in height with a main gabled roof. The facade will feature either three or four bays with a central bay and symmetrical windows on either side. The house will often feature a two-story portico or a two-story porch. The house will often feature a two-story porch. The house will often feature a two-story porch. The house will often feature a two-story porch.

WINDOWS:

Colonial Revival windows are symmetrically placed, with the quantity even on either side of the central bay. Windows are often multi-paned, with four or six panes. Windows are often multi-paned, with four or six panes. Windows are often multi-paned, with four or six panes. Windows are often multi-paned, with four or six panes.



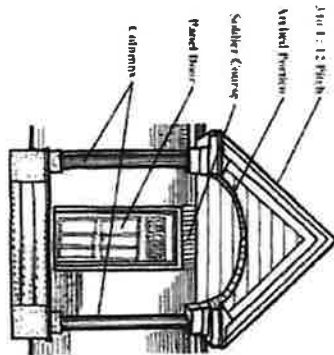
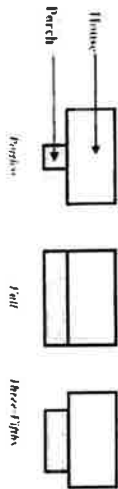


EAVES:

The Eaves are brought together, forming a strong, heavy beam. The eaves, supported, or braced, and covered, and other details are commonly found on a roof, and other parts.

PORCHES:

The Colonial houses feature entry porches, full width front porches, and wrap around porches in key areas. Porches consist of elevated platforms 2 to 12 inches wide and 2 to 10 feet tall, often supported by posts that support an arch in an entrance over the front entry. Porches can also be attached along the house with a simple, rectangular or irregular platform or platform supported by pillars, (usually columns). If a porch is included, it is typically attached to the house and is not a separate structure.



DOORS:

Traditionally, the porch and the open porch are used for access to the porch and the porch. When a porch is used, the porch is used for access to the porch. When a porch is used, the porch is used for access to the porch. When a porch is used, the porch is used for access to the porch.

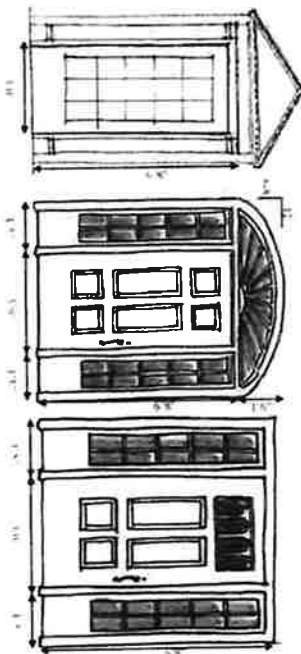
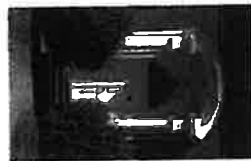


Figure 3.1: Porch and Door Details

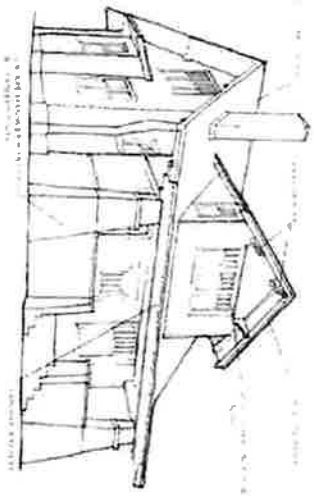


BUNGALOW STYLE:

One of the best preservers of bungalow character was the importance of light and openness. The harmony between dwelling and nature takes the form of wide open eaves, low wood structure, porches, and generous windows. The bungalow's roots in the Arts and Crafts movement are small in the preservation of simplicity as character defining features, as a result, bungalows also feature an assortment of doors and casement windows, as well as double-hung windows.

KEY DEFINING FEATURES OF THE BUNGALOW HOME:

- One and a half story, single horizontal line.
- Low pitched gabled roof with eaves and triangular front braces and a gabled or shed porch.
- Prominent low, horizontal porch supported by square columns with a flat, side strength or tapered wood posts, or a solid, solid form or stone support, are found.
- Built based windows, and door opening in a variety of geometric shapes.

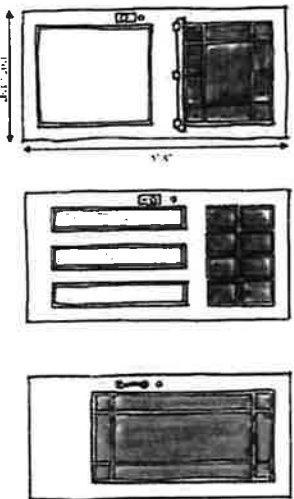


GENERAL STANDARDS:

MASSING: A bungalow is a one or one and one half story home. Square or rectangular in plan with a gabled roof and peripheral front porch projections to the main mass. Entry is centrally located to the rear of the building on an exterior side wings, and are typically a single story in height. Porch roofs should never be larger or wider than the main mass of the home.

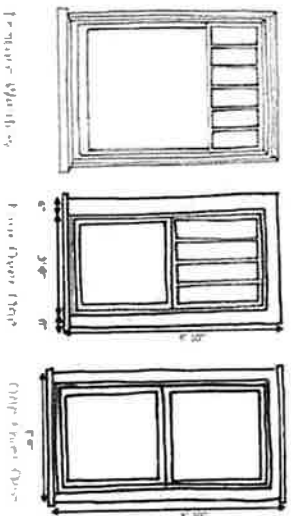
DOORS:

Bungalows feature a variety of doors that reflect both the Craftman and Prairie styles. In most cases, wood paneled doors with upper glazing are flanked by sidelights and a transom. Glazing is always divided by thick mullions into geometric motifs. Built divisions typically have a 2 inch creel mold and a vertical course at the bottom the door when leveling with ceiling above to create a straight trim.



WINDOWS:

A variety of multi light double hung and casement windows are used in bungalows, with three or four, four or six, five or seven and double hung windows are the most common window configurations. Sometimes, decorative elements that enhance window features include decorative mullions and built divisions. Typically have a 2 inch built division and a 2 inch creel mold at the bottom of the window while leveling with ceiling above to create a straight trim. Windows were used to open the bungalow.



ROOF:

The Burghlove has a soft or broad gabled roof, with wide eaves. The pitch of the main roof typically ranges from 6:12 to 8:12 and decorative, low hipped roofs are also common. A large ridge beam is often a defining feature of the roof. The main roof is typically covered with asphalt shingles or metal. The roof is often finished with a wide overhang, typically 12" to 18" on all sides. The roof is often finished with a wide overhang, typically 12" to 18" on all sides. The roof is often finished with a wide overhang, typically 12" to 18" on all sides.



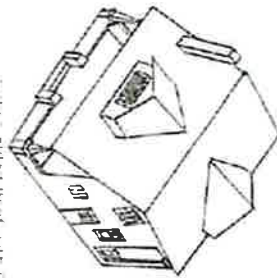
EAVES:

Decorative bargeboards and wide overhanging eaves are common features of the Burghlove. The eaves are often finished with a wide overhang, typically 12" to 18" on all sides. The eaves are often finished with a wide overhang, typically 12" to 18" on all sides. The eaves are often finished with a wide overhang, typically 12" to 18" on all sides.

Typical Rafter Joist and Knee Brace

PORCHES:

Burghlove houses typically have full-width front porches supported by a series of tall, square columns. The porch is often finished with a wide overhang, typically 12" to 18" on all sides. The porch is often finished with a wide overhang, typically 12" to 18" on all sides. The porch is often finished with a wide overhang, typically 12" to 18" on all sides.



Typical Rafter Joist and Knee Brace

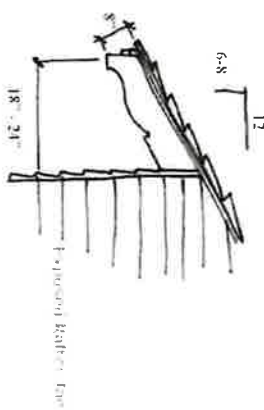


Fig. 1. Burghlove House with a wide overhang and a wide overhang.

Fig. 2. Burghlove House with a wide overhang and a wide overhang.

Fig. 3. Burghlove House with a wide overhang and a wide overhang.

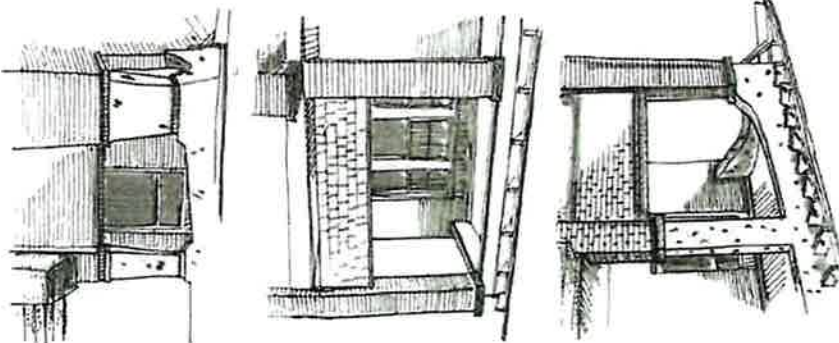


Fig. 4. Burghlove House with a wide overhang and a wide overhang.

GENERAL STANDARDS:

ROOF:

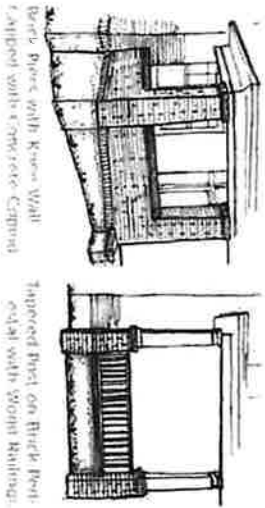
A. Asimov, Editor

- The dependent factor was the effect of exposure to the stimulus triggered with a magnetic coil of electromagnetic current in the occipital area such as a peripheral visual field (1° to 15°). The effect of the stimulus was correct with a wide range.



PORCHES:

As a rule, porches are one story high, and are a distinctive element of the American house. The porch often extends to the side as well as the front, and is usually built up as a platform from the ground surface. American porches are usually supported by square columns, but in the early days of settlement, they were often supported by round columns. American porches are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface. American porches are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface.

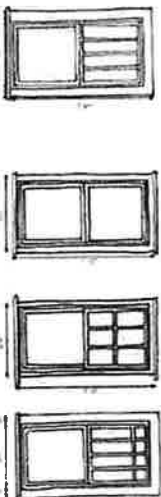


DOORS:

The American house is usually built up as a platform from the ground surface, and is usually built up as a platform from the ground surface. American doors are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface. American doors are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface.

WINDOWS:

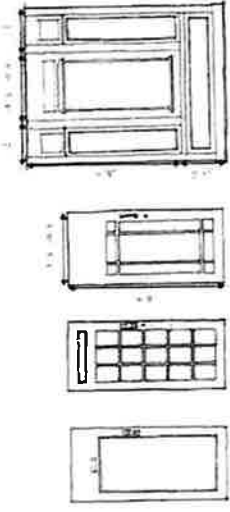
Windows are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface. American windows are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface. American windows are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface.



STYLISTIC INFLUENCES:

The American house is usually built up as a platform from the ground surface, and is usually built up as a platform from the ground surface. American houses are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface. American houses are usually built up as a platform from the ground surface, and are usually built up as a platform from the ground surface.

- A small house, built up as a platform from the ground surface, and is usually built up as a platform from the ground surface.
- A small house, built up as a platform from the ground surface, and is usually built up as a platform from the ground surface.
- A small house, built up as a platform from the ground surface, and is usually built up as a platform from the ground surface.



A. American Style

The second source of data is the quasi-experimental evaluation of the energy efficiency program according to Deaton (2009). The randomized energy efficiency program is designed to deliver the natural world with control to Americans in the public view who do not have a choice of energy efficiency measures. In this study, we use the data from the randomized energy efficiency program to estimate the impact of energy efficiency on electricity consumption. The data from the randomized energy efficiency program is used to estimate the impact of energy efficiency on electricity consumption. The data from the randomized energy efficiency program is used to estimate the impact of energy efficiency on electricity consumption.

PHIL MARAVAIN ARCHITECTS is a firm of four architects and interior designers based in the San Francisco Bay Area. The firm's current projects include a new public housing development in the heart of San Francisco, a new office building in the heart of the city, and a new residential development in the heart of the city. The firm's work is characterized by a strong sense of social responsibility and a commitment to sustainable design.

[illegible]

CHRISTINA BROWN is a senior research scientist at the National Institute of Standards and Technology, where she is responsible for the development of novel materials and devices for energy-efficient buildings. She is also a senior advisor to the U.S. Environmental Protection Agency on energy-efficient building programs. She has published numerous articles on energy-efficient building technologies and is a frequent speaker at national and international conferences. She received a Ph.D. in Materials Science from the University of California, Berkeley, and a B.S. in Chemical Engineering from the University of Texas at Austin.

[illegible]

KAPLAN THOMPSON ARCHITECTS is a national architectural firm with offices in New York, New York, and Los Angeles, California. The firm has completed a wide range of projects, including commercial, institutional, and residential. The firm's work is characterized by its innovative design and its commitment to quality. The firm's clients include a wide range of organizations, including corporations, government agencies, and individuals. The firm's success is a result of its dedication to excellence and its commitment to its clients.



BURR AND MACCULLUM reported that the egg contents of *Scydmaenidae* and *Blattellidae* have a high water content and are rich in protein. They also suggest that the high water content of the eggs is necessary for the development of the embryo and that a high water content is essential for the survival of the embryo.



THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER RESEARCHERS WHO HAVE REPORTED THAT THE PERCENTAGE OF THE POPULATION THAT IS NOT EMPLOYED IN THE SERVICE SECTOR IS INVERSELY RELATED TO THE PERCENTAGE OF THE POPULATION THAT IS EMPLOYED IN THE SERVICE SECTOR.

BUILDING MATERIALS STANDARDS:**BUILDING WALLS:**

Building walls shall be limited to the following materials:

- Wood siding, including Board and Batten (and cedar shingles, where architecturally appropriate for style).
- Fiber cement siding (such as Hardie-Plank).
- Stucco (two or three coat over metal lath or wood or masonry backing). The use of exterior polystyrene sheath board is not allowed. Stucco homes must have the stucco return back to window casing (brickmold is acceptable) unless substantial trim is applied as deemed appropriate by the Zoning Administrator. The window must appear inset into the thickened wall and not flush or proud of the stucco unless in a bay condition.
- Brick
- Natural or cultured stone. Concrete masonry units shall not be considered acceptable for exposed applications.
- Vinyl siding, limited to Premium Grade. Premium Grade is defined as beaded vinyl siding with no less than a 6.5" exposed lap and a nominal wall thickness of 0.004".

RETAINING WALLS:

Retaining walls shall have an exterior veneer limited to the following materials:

- Natural Stone or Brick
- Segmental retaining wall systems may be acceptable provided that they are designed and constructed to appear natural.

ROOFS:

- Primary roof masses shall be architectural grade asphalt shingles, slate, wood, cedar and faux slate materials, metal roofs, including standing seam. Secondary roof masses may be clad in galvanized steel, copper, anodized or ESP aluminum.
- Overlaid hip and valley caps are prohibited.
- Gutters, down spouts, rain chains, when used, shall be made of galvanized steel, copper and anodized or ESP aluminum. Down spouts shall be placed at the corner of

the building least visible from nearby streets or integrated into the facade.

- No through roof penetrations for mechanical or electrical devices may be visible from the street, unless painted to match roof color.

WINDOWS:

- Wood, aluminum clad wood, or vinyl. True divided light or simulated divided light (SDL) sash with minimum profile as appropriate for particular architectural style.
- Window sills shall have a minimum 2" sill horn.
- Window sills in masonry construction shall project a minimum of 1 inch from the face of the building.
- Shutters, when used, must be sized to match the openings. Shutter designs shall be in accordance with specific architectural style of the home as shown on the architectural drawings.

DOORS:

- Painted or stained wood, fiberglass or steel with raised panel profile.
- Transoms, and sidelights, shall have true divided lights or simulated divided lights with authentic muntins and mullions.
- Garage doors shall be wood, fiberglass or aluminum and shall be painted or stained. Garage doors on front or side loaded garages, shall be a maximum of 10' in width. Rear loaded garages may have larger doors.

PORCHES, DECKS, AND BALCONIES:

- Porch railings shall be made of wood or composite materials; while porch floors may be wood, composite wood, or masonry, and posts and columns may be wood, composite wood, masonry, or fiberglass.
- Porches may not be less than 6 feet in depth.
- Glass or screened enclosures are not permitted on street facades. Porch ceilings may be enclosed with painted or stained wood or composite wood.
- Exposed joists shall be painted or stained
- Sloops shall be made of wood, brick, stone, or concrete

TRIM:

- External architectural trim shall be suitable for retaining a painted finish or be prefinished.
- Stone or cast stone trim details may be used
- Metal downspouts shall be natural colored galvanized steel, anodized or ESP aluminum, marine grade aluminum, copper, clad iron, or wrought iron.
- All corner trim shall be a minimum width of 3 inches

CHIMNEYS:

- Natural Stone or Brick

FENCES AND GARDEN WALLS:

- Fence material may be wood or painted wood
- Wall material may be natural stone or brick

DRIVEWAY, APRONS AND PARKING PADS

- Driveways and parking pads are to be concrete, asphalt, or brick
- Aprons to be concrete

COLORS:

- Building wall shall be one color per material used.
- Paints for masonry applications shall have a flat finish.
- All exterior wood siding shall be painted or stained. Trim (balcony and porch posts, rails, window trim, rafters tails etc.) shall be painted to complement the main color of the building. An accent color, for items such as the front door, balusters, trim, and shutters, may be used. Garden walls and fences shall be in a range of colors approved for their respective material and similar to the main house architecture

DEVIATIONS FROM BUILDING MATERIAL STANDARDS:

The Zoning Administrator may approve deviation from these building materials standards. This applies in select locations where uniformity is not necessary or visible to adjacent properties. Deviations may be made in a manner that does not detract from the goal of traditional design and architecture

GENERAL LANDSCAPE STANDARDS:

As a result, some of the funding for the National Leadership Initiative is an equal part of the state and federal budgets. It is important that the community perceive a well-landscaped environment and a high quality environment.

IRIE PRESERVATION

The first categories of expenditures are important and shall be a substantial part of any land-use plan. The purchase of the pre-conditions of infrastructure, namely, housing and functional areas, and especially the site development shall occur in a sequence that involves the kind of land fluctuations to the minimum as a needed to establish the processes for the development of the region. The conditions shall also minimize the reduction of the land and the conditions that cause the potential to cause potential and the conditions that cause the potential to cause potential injury or property damage. The impact of the conditions shall be as small as possible and the impact of the conditions shall be as small as possible and the impact of the conditions shall be as small as possible.

LIMITS OF CLEARING AND TREE PROTECTION:

[illegible][illegible]

STREET TREE & STREET LIGHT REQUIREMENTS:

[illegible]

expansion, however, is that the use of a decision tree to assess the costs for a particular site of operation is not necessarily the optimum strategy for those circumstances and approaches by the other



RECOMMENDED TREE SPECIES

RECOMMENDED STREET TREES

- [illegible]

RECOMMENDED COPY TRENDS

- | | |
|----------------------------------|--|
| • Access Management | |
| • Authentication & Authorization | |
| • Configuration Management | |
| • Policy Management | |
| • Reporting and Visualization | |
| • User Roles & Profiles | |
-
- | | |
|--|---------------------|
| | Single Point |
| | Access |
| | Info Portal |
| | Help Center |
| | Feedback |
| | FAQs |

RECOMMENDED ORNAMENTAL/FLOWERING TREES

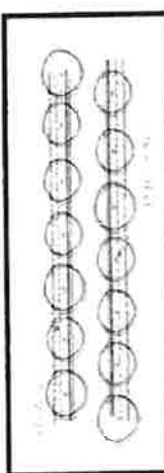
- Anisotropic growth
- Anisotropic growth rates
- Heteroepitaxy
- Epitaxial growth
- Growth of thin films
- Characterization of materials

RECOMMENDED EVERGREEN TREES

- *Sedum spectabile*
 - *Hieracium*
 - *Lupinus sativus*
 - *Magnolia grandiflora*
 - *Ranunculus repens*
 - *Trigonotis*
 - *Thalictrum flavum*
- (continued)

DEVIATIONS FROM GENERAL LANDSCAPE REQUIREMENTS:

the Zone's administrative area, the responsibility for the 14th-15th-century Roman remains and, first, last, but not least, the overall iron-ore industry that necessitates, if not changes, the overall landscape, quality and form of the land's surface and above and below ground. The responsibility for the archaeological evidence of these elements – particularly from these elements – should be added to the duty of the management plan.



STREET TREE PLANTING DIAGRAM

- From case to case, an assessment of each of the following components and its relative flexibility:



(BASE ZONING) STREET TREE PROGRAM



(ALTERNATIVE A) STREET TREE PROGRAM



(ALTERNATIVE B) STREET TREE PROGRAM

SIGNAGE

[illegible]

Livingston

CODE OF DEVELOPMENT

REZN-22-017978

FAUQUIER COUNTY, VIRGINIA | OCTOBER 20, 2023

ORDINANCE

AN ORDINANCE TO APPROVE REZONING REZN-22-017978 – ARRINGTON – AN APPLICATION TO AMEND PORTIONS OF A PREVIOUSLY APPROVED PROFFER STATEMENT, CONCEPT DEVELOPMENT PLAN AND CODE OF DEVELOPMENT ON APPROXIMATELY 206.43 ACRES ZONED PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS AND ASSOCIATED WITH REZN-15-003477, AND TO ALSO REZONE APPROXIMATELY 27.66 ACRES FROM AGRICULTURE (RA) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH PROFFERS (PIN 6983-44-5875-000, MARSHALL DISTRICT)

WHEREAS, Alwington Farm LLC (Owner) and Alwington Farm Developers, LLC and Van Metre Communities, LLC (Applicants), have applied to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers on land located along James Madison Highway (Routes 17/29/15) south of Alwington Boulevard (Route 1105), Warrenton, PIN 6983-44-5875-000; and

WHEREAS, on November 12, 2015, the Fauquier County Board of Supervisors approved REZN-15-003477, which rezoned approximately 234.3 acres from Residential: 1 Dwelling Unit/Acre (R-1) to approximately 27.9 acres of Rural Agricultural (RA) and approximately 206.4 acres of Planned Residential District (PRD) with proffers, subject to the Alwington Farm Zoning Plat, dated September 30, 2015; Arrington Code of Development, dated October 30, 2015; Arrington Concept Development Plan, dated September 30, 2015; and Arrington Proffer Statement dated October 30, 2015; and

WHEREAS, REZN-15-003477 allowed for the PRD portion of the property to be developed with a maximum of 217 single-family active adult residential lots to be served with public water, provided by the Town of Warrenton and a private sewage community collection and treatment system; and

WHEREAS, on August 17, 2023, the Fauquier County Planning Commission held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, on November 9, 2023, the Fauquier County Board of Supervisors held a public hearing on the application and considered both oral and written testimony; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-104.A.1 to allow front-yard setbacks, which are greater than 10 to 20 feet, to be as shown in the Concept Development Plan (CDP) and Code of Development (COD); and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 4-107.C.3 to allow a maximum curb-cut onto a public street, for a front-loaded lot, of 12

feet in width with a driveway which transitions to the width of the garage occurring between 20 and 30 feet from the garage; and

WHEREAS, the Board of Supervisors agrees to a modification of Zoning Ordinance Section 7-303 to allow public streets within Arrington to be designed to the standards of the public organization, the Virginia Department of Transportation (VDOT) or Town of Warrenton, that will ultimately provide maintenance of the streets; and

WHEREAS, by adoption of this Ordinance, the Board of Supervisors has determined that the public necessity, convenience, general welfare, and good zoning practice are satisfied by this amendment to the Fauquier County Zoning Map; now, therefore, be it

ORDAINED by the Fauquier County Board of Supervisors this 9th day of November 2023, That the Rezoning request REZN-22-017978, to amend portions of a previously approved Proffer Statement, Concept Development Plan and Code of Development on approximately 206.43 acres zoned Planned Residential Development (PRD) with proffers and associated with REZN-15-003477, and to also rezone approximately 27.66 acres from Agriculture (RA) to Planned Residential Development (PRD) with proffers, on PIN 6983-44-5875-000 be, and is hereby, approved, subject to the Arrington Certified Zoning Plat, dated June 03, 2022, last revised on September 25, 2023, and received by Community Development on October 24, 2023; Arrington Code of Development (COD), dated October 20, 2023 and received by Community Development on October 24, 2023; Arrington Concept Development Plan (CDP), dated July 18, 2022, last revised on October 20, 2023, and received by Community Development on October 24, 2023; and Arrington Proffer Statement dated December 19, 2022, revised through October 20, 2023, and received by Community Development on October 24, 2023.

Arrington Proffer Statement
October 20, 2023

REZN-22-017978

EXHIBIT D

Listing of Zoning Ordinance Modifications

Section 4-107 A.1 (Maximum Front Yard Setback)

Section 4-107 A.1 of the Zoning Ordinance states, "Single family residential units should generally be set back no further than 10-20 feet, with a variety of setbacks provided within blocks."

Modification of the aforesaid requirement to allow homes to be constructed consistent with the typical lot standards in the proposed Code of Development with a larger front yard setback (25') to accommodate proposed street tree easements.

Section 4-107 C.3 (Driveway Width)

Section 4-107 C.3 of the Zoning Ordinance states, "[w]here garages cannot be rear loaded from alleys, the driveway for an individual house shall not exceed 10 feet in width up to where the driveway meets the vertical plane of the front wall or porch of the house."

Modification of the aforesaid requirement to allow the width of driveways providing access to garages from public streets to be designed to the standards and specifications of the Virginia Department of Transportation and/or Town of Warrenton, dependent on jurisdictional responsibility for ongoing operation and maintenance of the public street upon completion of construction.

Section 7-303 (Public Street Design Requirement)

Section 7-303 of the Zoning Ordinance says that "[p]ublic streets shall be required for all development as indicated in Table 7-303.1. Public streets shall meet the minimum applicable requirements of the Virginia Department of Transportation (VDOT) and dedicated to public use unless a special exception waiving this requirement is granted by the Board in accordance with Part 29 of Article of this Ordinance."

Modification of the aforesaid requirement to allow public streets to be designed to the Town's design standards and specifications in the event the Property is included within the corporate boundaries of the Town. Further, the waiver includes permitting the proposed alleys to be designated as private streets maintained by the homeowner's association - even when the proposed alley serves as the only street providing frontage for a lot or grouping of lots such as when such lot(s) fronts a common area or community green.

Section 4-107 C.3 (Sideload Garages)

Section 4-107 C.3 of the Zoning Ordinance states, "Any side loading garage shall be set back a minimum of 8 feet behind the front wall of the house."

Modification of the aforesaid requirement to allow a side loaded garage to align with the front of the house to which it is attached and be integrated into the front elevation with the same architectural style and treatments.

December 10th, 2024
 Town Council
 Public Hearing
 Ordinance 2024-17

AN ORDINANCE TO APPROVE A VOLUNTARY SETTLEMENT AGREEMENT FOR THE BOUNDARY ADJUSTMENT INTO THE TOWN OF WARRENTON OF APPROXIMATELY 243.87295 ACRES OF LAND BELONGING TO ALWINGTON FARM, LLC, ALWINGTON ESTATES, LLC, HD DEVELOPMENT OF MARYLAND, INC., PADMAJA AND SRINIVAS DASARI, THE FAUQUIER COUNTY SCHOOL BOARD, AND VABFT, LLC, AND CERTAIN ROAD RIGHT-OF-WAY, AS RECOMMENDED BY THE VIRGINIA COMMISSION ON LOCAL GOVERNMENT

WHEREAS, the Town of Warrenton, Virginia, (the "Town"), and the County of Fauquier, Virginia, ("the County") filed a Notice with the Virginia Commission on Local Government of their intention to effect a Boundary Line Adjustment ("BLA") by and between the Town and the County to Incorporate into the Town approximately 243.87295 acres of land presently subject only to County Jurisdiction (the Adjusted Property") belonging to Alwington Farm, LLC, Alwington Estates, LLC, HD Development of Maryland, Inc., Padmaja and Srinivas Dasari, the Fauquier County School Board, and VABFT, LLC, together with such road right-of-way as may lie within the proposed BLA area; and

WHEREAS, the Town and the County have mutually agreed upon terms and conditions for a boundary adjustment in a Voluntary Settlement Agreement (the "VSA") pursuant to Va. Code Ann. §15.2-3400, as an alternative to a fully contested litigation to adjust jurisdictional boundaries, and submitted that VSA to the Virginia Commission on Local Government (the Commission) for review and recommendation; and

WHEREAS, the Commission has reviewed the VSA and has recommended its approval of the said BLA and Agreement in its report dated November 2024, all according to law, a copy of which is incorporated herein by reference as Exhibit A; and

WHEREAS, the Town desires to approve and present the VSA to the Circuit Court for further action thereon;

NOW THEREFORE, BE IT HEREBY ORDAINED by the Town Council of the Town of Warrenton, Virginia, as follows:

1. The aforesaid Whereas clauses are incorporated herein by reference.
2. The Town Council hereby consents to the adjustment of the Adjusted Property into the Town's corporate limits consistently with the VSA.
3. The Town Council hereby agrees to the terms and conditions as set forth in the VSA, a copy of which is separately attached hereto and incorporated herein by reference as Exhibit A, and authorizes the execution thereof by the Mayor or his designee.
4. The Town Council hereby directs the Mayor, Town Manager, and Town Attorney, together with the Fauquier County Attorney, to forward the VSA, and any necessary exhibits thereto, to the Circuit Court of Fauquier County, and by a



proper petition to that Court request it to have the Supreme Court of Virginia appoint a Special Court pursuant to the provisions of Va. Code Ann. § 15.2-3400(5), to hear and decide this matter in accordance with law.

5. The Mayor, Town Manager, and Town Attorney, shall take such other and further steps as may be needed to effectuate the purposes of this Ordinance and the incorporation of the Adjusted Land into the Town's boundaries.

Votes:

Ayes:

Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Paul Mooney; Mr. David McGuire

Nays:

Mr. Eric Gagnon

Absent from Meeting:

For Information:

Town Attorney

ATTEST: _____



Town Recorder

RES-24- 042**EXHIBIT E****RESOLUTION****A RESOLUTION AUTHORIZING STAFF AND COUNTY ATTORNEY TO INITIATE THE
PROCESS OF VOLUNTARY SETTLEMENT OF ANNEXATION WITH THE TOWN OF
WARRENTON**

WHEREAS, Chapter 34 of Title 15.2 recognizes that Virginia localities may be able to voluntarily negotiate and settle boundary matters in an efficient and beneficial manner to the orderly growth and continued viability of the localities; and

WHEREAS, the County determined after due consideration that the boundary between the County and Town of Warrenton should be adjusted and relocated as outlined in the Voluntary Settlement Agreement between the localities; and

WHEREAS, the County passed a resolution on March 14, 2024, to move forward with the Voluntary Settlement Agreement process; and

WHEREAS, two additional small portions of a property owned by Alwington Estates, LLC, PIN 6983-28-8269-000, containing 2.20772 acres and 0.56128 acres are desired to be added to the property adjusted into the boundary of the Town of Warrenton; now, therefore, be it

RESOLVED by the Fauquier County Board of Supervisors this 11th day of April 2024, That, the County Administrator and County Attorney are hereby authorized to take all actions necessary to negotiate a Voluntary Settlement Agreement with the Town of Warrenton; and, be it

RESOLVED FURTHER, That the County Attorney is authorized to present jointly with the Town of Warrenton such Proposed Settlement Agreement to the Commission on Local Government, subject to any changes to the Agreement approved by the County Administrator and County Attorney, to initiate the boundary line adjustment process in *Code of Virginia* § 15.2-3400; and, be it

RESOLVED FINALLY, That the County intends, subject to input received during the public hearing processes of the entities involved and review by the Commission, to adopt the Voluntary Settlement Agreement and directs that the principal point of contact for the County during this process is Tracy A. Gallehr, County Attorney, 10 Hotel Street, 2nd Floor, (540) 422-8010 phone, (540) 422-8022 fax, tracy.gallehr@faulquiercounty.gov.

A Copy Teste


Janelle J. Downes, County Administrator
Clerk to the Board of Supervisors

ALWINGTON FARM DEVELOPERS, L.L.C.
CORPORATE RESOLUTION

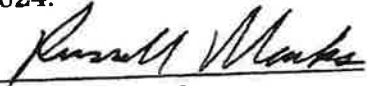
WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

WHEREAS, the corporation believes that it is in its best interests for its landholding to be annexed as so proposed, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 16th day of May, 2024.



Managing Member
Alwington Farm Developers, L.L.C.
a Virginia Limited Liability Company



VAN METRE COMMUNITIES, L.L.C.
CORPORATE RESOLUTION

WHEREAS, following a review of the proposed Voluntary Settlement Agreement between and among the Fauquier County Board of Supervisors, the Warrenton Town Council, Van Metre Communities, LLC, Alwington Farm, LLC, and Alwington Farm Developers, L.L.C., for the proposed annexation by the Town of approximately 241 acres more or less of land lying in Fauquier County; and he

WHEREAS the corporation deems it appropriate to join in the aforesaid process as a party thereto and to seek review of the proposed Agreement by the Virginia Commission on Local Government pursuant to the Notice thereof submitted in our names; and

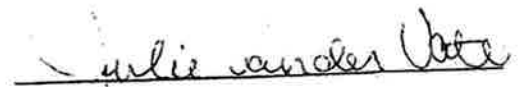
WHEREAS, the corporation believes that it is in its best interests for the properties proposed to be annexed consistently with the aforesaid Agreement, now therefore be it

RESOLVED, that the corporation hereby authorizes its managing member to provide the aforesaid Commission with this Resolution indicating its concurrence in the submission of the aforesaid Agreement in the form submitted herewith, and further authorizes the managing member to take such other and further steps as may be necessary to effectuate the aforesaid annexation.

EXECUTED this 17th day of May, 2024.

Van Metre Communities, L.L.C.,
 a Virginia Limited Liability Company

By: VMC Homes, L.L.C., its Manager



Julie van der Vate,
 Chief Operating Officer – Finance and
 Strategic Growth

