

VOLUNTARY PROFFER STATEMENT

Applicant/Owner: JPI – Clift Farm, LLC (“*Applicant/Owner*”)
1005 Sophia St., Fredericksburg, VA 22401

Agent: James E. Jarrell IV, Agent of JPI – Clift Farm, LLC

Project Name: “Clift Farm”

Property: Stafford County Tax Parcels 46-79, 46-79H, and 46-80, consisting of approximately 56.91 acres, mainly located on Leeland Drive and Clift Farm Road (collectively, the “*Property*”)

Date: January 5, 2021

GDP: Generalized Development Plan, entitled “Clift Farm”, prepared by Monteverde Engineering & Design Studio, dated February 18, 2022, last revised on December 7, 2022, attached hereto as Exhibit A (“*GDP*”)

Rezoning Request: From A-1 to R-2

Rezoning File No.: RC20153640 filed in conjunction with Conditional Use Permit File No. _____

I. General Information

The Applicant, its successors and assigns, hereby agrees that the development of the Property, subsequent to approval of the rezoning application to which these proffers are attached, will be in conformance with the GDP and the following proffered conditions (“*Proffers*”) pursuant to Sections 15.2-2303 and 15.2-2303.4, et al. of the Code of Virginia (1950, as amended), and Chapter 28, et al. of the Zoning Ordinance of Stafford County (1994, as amended). The Proffers are the only conditions offered in this rezoning application, and any prior proffers affecting the Property are hereby superseded by these Proffers. All previous proffers associated with the Property, whether of record or not, are hereby void and of no further force and effect. The Proffers will be enforceable only upon Stafford County’s (“*County*”) full and final approval of rezoning application RC20153640 and the full and final approval of conditional use permit application _____ submitted by the Applicant to reclassify the Property from A-1 to R-2 to allow the development of no more than one hundred and forty-one (141) age-restricted single family detached units.

II. Land Use

- A. **General Development.** The Property will be developed in conformance with the GDP. Notwithstanding the foregoing, all parcel lines, parcel sizes, building envelopes, building sizes, public road locations, private driveway and travelway locations, utility locations, trail and sidewalk locations and dimensions, recreational facilities and locations, waste management facilities, storm water management facilities, amenities and locations, and dimensions of undeveloped areas shown on the GDP may be reasonably adjusted for purposes of final site or subdivision plans to allow the Applicant to be fully compliant with the requirements of state and federal agency regulations including, but not limited to, DHR, VDOT, DEQ, DCR, Army Corps., etc., and the County's zoning ordinance, subdivision ordinance and design standards manual. Notwithstanding the foregoing, any said adjustments to the GDP shall be subject to the approval of the County's Zoning Administrator, and in no event shall approved adjustments to the GDP relieve the Applicant from providing any of the Proffers.
- B. **Use.** The Property shall be developed solely for no more than one hundred forty-one (141) residential age-restricted single family detached dwelling units (each individually, a "*Unit*", and collectively, the "*Units*") as shown on the GDP.

III. Age Restricted Housing

The Applicant agrees to provide the following age restricted housing Proffers:

- A. The age restricted single family detached dwelling units will be subject to recordable covenants which run with the land. The covenants shall provide, at a minimum, that the housing shall be intended for persons age 55 or older.

IV. Transportation

- A. **Clift Farm Road Right of Way:** The Applicant will dedicate to Stafford County the necessary land along the Property's frontage on Clift Farm Road, as necessary to achieve 25' on either side of the existing roadway centerline, as generally depicted on Sheet 3 of the GDP. The right-of-way will be dedicated at such time that any contiguous property is included in a record plat.
- B. **Leeland Road:** In accordance with the Traffic Impact Analysis performed by Ramey Kemp, dated July 9, 2020 The Applicant agrees to provide the

following Transportation Proffers to be performed as part of the first phase of the development's site plan:

(1) The Applicant will stripe the intersection of Clift Farm Road and Leeland Road, and

(2) The Applicant will remove all vegetation in the north side of Leeland Road, east of Clift Farm Road 555' line of sight distance located on the Property's Leeland Road frontage.

- C. Multi-Use Path: Applicant shall construct a 10' wide, asphalt multi-use path along Leeland Road from Clift Farm Road to Morton Road, in the general location shown on the GDP.

V. Cash Proffers

- A. The Applicant will provide the following cash Proffers to mitigate the project's impacts. The total development proffers for the project is \$62,519.10 as set forth in the Proffer Justification Narrative by MuniCap, Inc. dated November 2, 2020. Cash Proffers are applicable to all Units and will be paid on a per Unit basis of \$443.40 ("Cash Contributions"). Payment of the Cash Contributions shall be made after the final inspection and before the County's approval of any certificate of occupancy for each Unit.

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CASH PROFFERS					
		SF Detached			TOTAL
Per Unit Cash Proffer		\$443.4 x141			
TOTAL		\$62,519.10			\$62,519.10
LUMP SUM CONTRIBUTIONS					
PUBLIC FACILITY CATEGORY					TOTAL VALUE
Schools	\$0.00 cash per Unit to Schools				\$0.00
Public Safety	\$443.40 cash per Unit to Public Safety				\$62,519.10
Transportation	\$0.00 cash per Unit to Transportation				\$0.00
Parks & Rec.	\$0.00 cash per Unit to Parks & Rec.				\$0.00
TOTAL CASH PROFFER VALUE					\$62,519.10

PROFFERED PHASING AND TIMING	
Phase or Contribution/Dedication	Timing
<i>Cash Contributions to Public Safety</i>	After the final inspection and before the County's approval of any certificate of occupancy for each Unit

- B. Escalation Clause. Commencing five (5) years after the approval of this rezoning application, the cash Proffers for each single family attached residential Unit shall be adjusted annually on January 1 to reflect any increase for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (the "*CPI-U*") prepared and reported monthly by the U.S. Bureau of Labor Statistics of the United States Department of Labor. The adjustment shall be made by multiplying the Cash Contributions for the preceding year by the CPI-U as of December 1st in the preceding year. If the CPI-U is discontinued by the United States Department of Labor, the Marshall and Swift Building Cost Index formula shall be used as defined by Section 15.2.2303.3b of the Code of Virginia.

VI. Additional Proffers

A. Amenities.

a. Community Center: The Applicant will construct a community center for use by the residents as shown on Sheet 3 of the GDP. The community center will have, at minimum, a multi-purpose room. The community center shall be substantially completed prior to the issuance of the 100th residential building permit.

b. Outdoor Recreation Areas: The Applicant will construct, within the Project, a minimum of two (2) bocce ball courts, two (2) tennis courts with pickleball marking, a community garden area bordered with a garden fence, dog park, and a pedestrian trail. The outdoor recreation areas shall be substantially completed prior to the issuance of the 100th residential building permit.

B. Landscaping: The Applicant shall provide the transitional screening between the project and the neighboring parcels as set forth on Sheet 6 of the GDP.

C. Senior Housing Design Standards: The Property, and the houses constructed in the project shall meet the standards set forth in the Clift Farm Senior Housing Guidelines, dated October 18, 2022, a copy of which is attached hereto as Exhibit B.

D. Neighborhood Design Standards: The Property, and the houses constructed in the project shall meet the standards set forth in the Clift Farm Neighborhood Design Standards, dated November 22, 2022, a copy of which is attached hereto as Exhibit C.

[AUTHORIZED SIGNATURES TO FOLLOW]

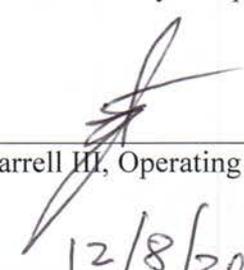
The Applicant/Owner and Owner make these Proffers voluntarily, in support of their rezoning application and by our signatures deem them reasonable and appropriate as set out in Virginia Code Section 15.2-2303.4 A.D.1.

WITNESS the following signatures:

APPLICANT/OWNER:

JPI-Clift Farm, LLC., a
Virginia limited liability company

By:


James E. Jarrell III, Operating Manager

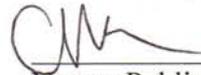
Date:

12/8/2022

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fredericksburg

The foregoing was subscribed, sworn to and acknowledged before me this 8th day of December, 2022 by James E. Jarrell III, Operating Manager of JPI-Clift Farm, LLC, a Virginia limited liability company, on behalf of said company.

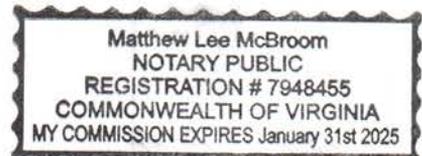

Notary Public

Print Name: Matthew McBroom

My Commission Expires: 1-31-2025

Registration No. 7948455

[SEAL]



OWNER:

Lilian G. Flippo

**Signature to be Provided After
County Review of Proffers**

Date: _____

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____

The foregoing was subscribed, sworn to and acknowledged before me this ___day
of _____, 2021, by Lillian G. Flippo.

Notary Public

Print Name: _____
My Commission Expires: _____
Registration No. _____
[SEAL]

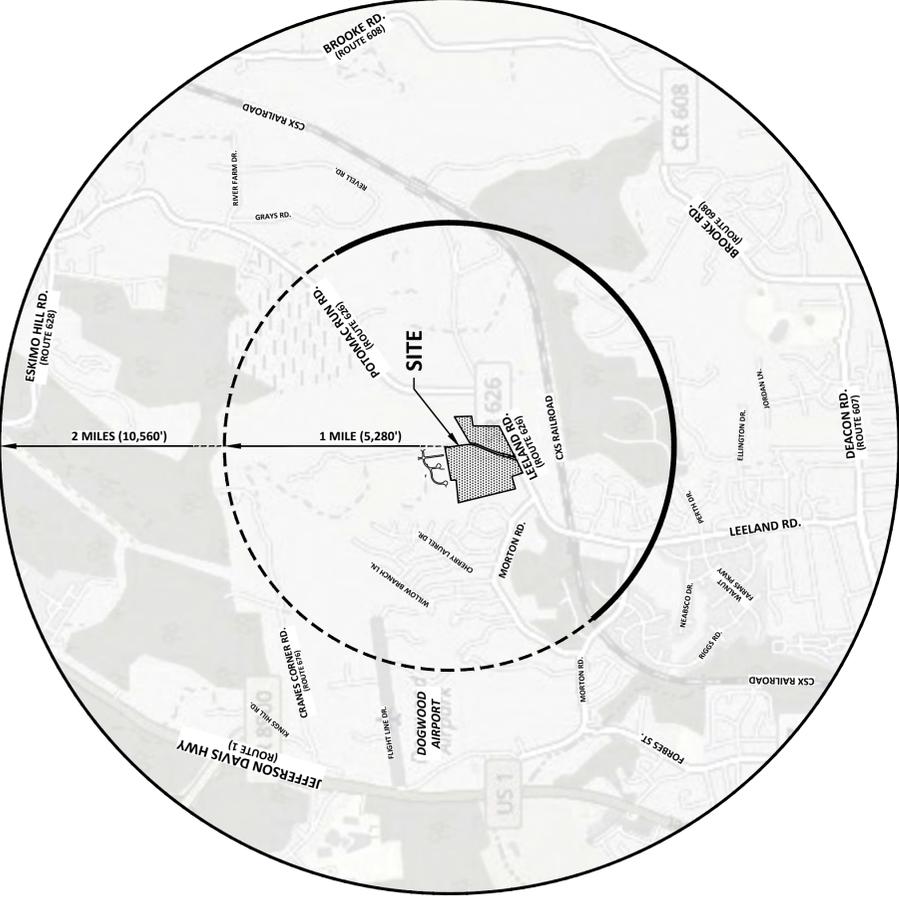
EXHIBIT A

Generalized Development Plan

CLIFT FARM GENERALIZED DEVELOPMENT PLAN

FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

VICINITY MAP
SCALE: 1" = 2,000'



AFFECTED PARCELS

T.M.# 46-79
FLIPPO, LILLIAN G
ACREAGE: 10.6637 AC
EXISTING ZONE: A-1
EXISTING USE: VACANT
DB/PAGE: 194/494
DOC NUMBER: CONN000000135913

T.M.# 46-79H
JPI-CLIFT FARM, LLC
ACREAGE: 3.0020 AC
EXISTING ZONE: A-1
EXISTING USE: VACANT
DB/PAGE: 194/494
DOC NUMBER: 200028262

T.M.# 46-80
(PORTION THEREOF)
FLIPPO, LILLIAN G
ACREAGE: 40.2414 AC
EXISTING ZONE: A-1
EXISTING USE: RESIDENTIAL
DB/PAGE: 132/392
DOC NUMBER: CONN000000136022

STANDARD PROJECT LINETYPES	
EXISTING LEGEND	PROPOSED LEGEND
----- 1439 -----	PROPOSED CONTOUR (MINOR)
----- 1440 -----	PROPOSED CONTOUR (MAJOR)
===== 1441 =====	CURB INLET
===== 1442 =====	DROP INLET
===== 1443 =====	STORM DRAIN
===== 1444 =====	ELECTRICAL TRANSFORMER
===== 1445 =====	CABLE PEDESTAL
===== 1446 =====	TELEPHONE/COMMUNICATION PEDESTAL
===== 1447 =====	OVERHEAD ELECTRIC
===== 1448 =====	ELECTRICAL
----- 1449 -----	SANITARY SEWER LINE
----- 1450 -----	SANITARY SEWER CLEANOUT
----- 1451 -----	SANITARY SEWER MANHOLE
----- 1452 -----	GAS VALVE
----- 1453 -----	GAS TAP
----- 1454 -----	GAS LINE
----- 1455 -----	GATE/FENCE
----- 1456 -----	PROPERTY LINE
----- 1457 -----	ADJACENT LOT LINE
----- 1458 -----	FOUND IRON PIN
----- 1459 -----	P.K. NAIL
----- 1460 -----	FIRE HYDRANT
----- 1461 -----	WATER LINE
----- 1462 -----	WATER METER
----- 1463 -----	WATER VALVE
----- 1464 -----	UTILITY POLE
----- 1465 -----	LIGHT POLE
----- 1466 -----	EXISTING INLET LABEL
----- 1467 -----	CATCHMENT AREA
----- 1468 -----	CATCHMENT OUTLET
----- 1469 -----	CURB AND GUTTER
----- 1470 -----	EDGE OF PAVEMENT
----- 1471 -----	MAILBOX
----- 1472 -----	WELL
----- 1473 -----	RPA
----- 1474 -----	WETLAND
<p>NOTE: PROJECT STANDARDS SHOWN ABOVE ARE GENERAL LINETYPES AND SYMBOLS USED AMONG A VARIETY OF PROJECTS. NOT ALL PROJECTS WILL BE IDENTICAL. CONTACT DESIGN FIRM TO CONFIRM ANY DIFFERENTIATION OR CONFLICTING INFORMATION.</p>	

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	GENERALIZED DEVELOPMENT PLAN
4	UTILITIES PLAN
4B	SANITARY CONNECTION
5	LANDSCAPE PLAN
6	ILLUSTRATIVE SITE PLAN

PROJECT DATA

SITE INFORMATION:	
TAX MAP #	46-79, 46-79H, 46-80 (PORTION THEREOF)
DEEDBOOK/PAGE	194-494, WB16/666, 132/392
ACREAGE	56.91 AC
ZONING	EXISTING: A-1 , PROPOSED: R-2
REZONING ACREAGE	53.91 AC (ADDITIONAL 1.167 AC TO BE DEDICATED FOR ROW)
ADDRESS	399 LEELAND RD. (PORTION THEREOF) FREDERICKSBURG, VA 22405
ENGINEER/PLANNER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST. SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	JON ERNEST, PLA
EMAIL	jernest@MonteverdeDesigns.com
PHONE	(540) 746-7320
APPLICANT:	
APPLICANT	JPI-CLIFT FARM, LLC (CONTRACT PURCHASER)
CONTACT NAME	JARRELL PROPERTIES, INC (C/O JAMES JARRELL IV)
ADDRESS	1005 SOPHIA STREET FREDERICKSBURG, VA 22401
EMAIL	jjarrell4@jarrellinc.com
PHONE	(540) 899-3825

NOTE:
PLAN IS NOT BEING REVIEWED FOR FULL COMPLIANCE WITH COUNTY ORDINANCES AT THIS TIME.

GENERALIZED DEVELOPMENT PLAN CLIFT FARM FALMOUTH ELECTION DISTRICT STAFFORD COUNTY, VA

Revisions:	Description	Date
1	STAFF COMMENTS	12/7/22

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

TITLE SHEET

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE

GENERALIZED DEVELOPMENT PLAN
CLIFT FARM
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

Revisions:	Description	Date
No. 1	STAFF COMMENTS	12/7/22

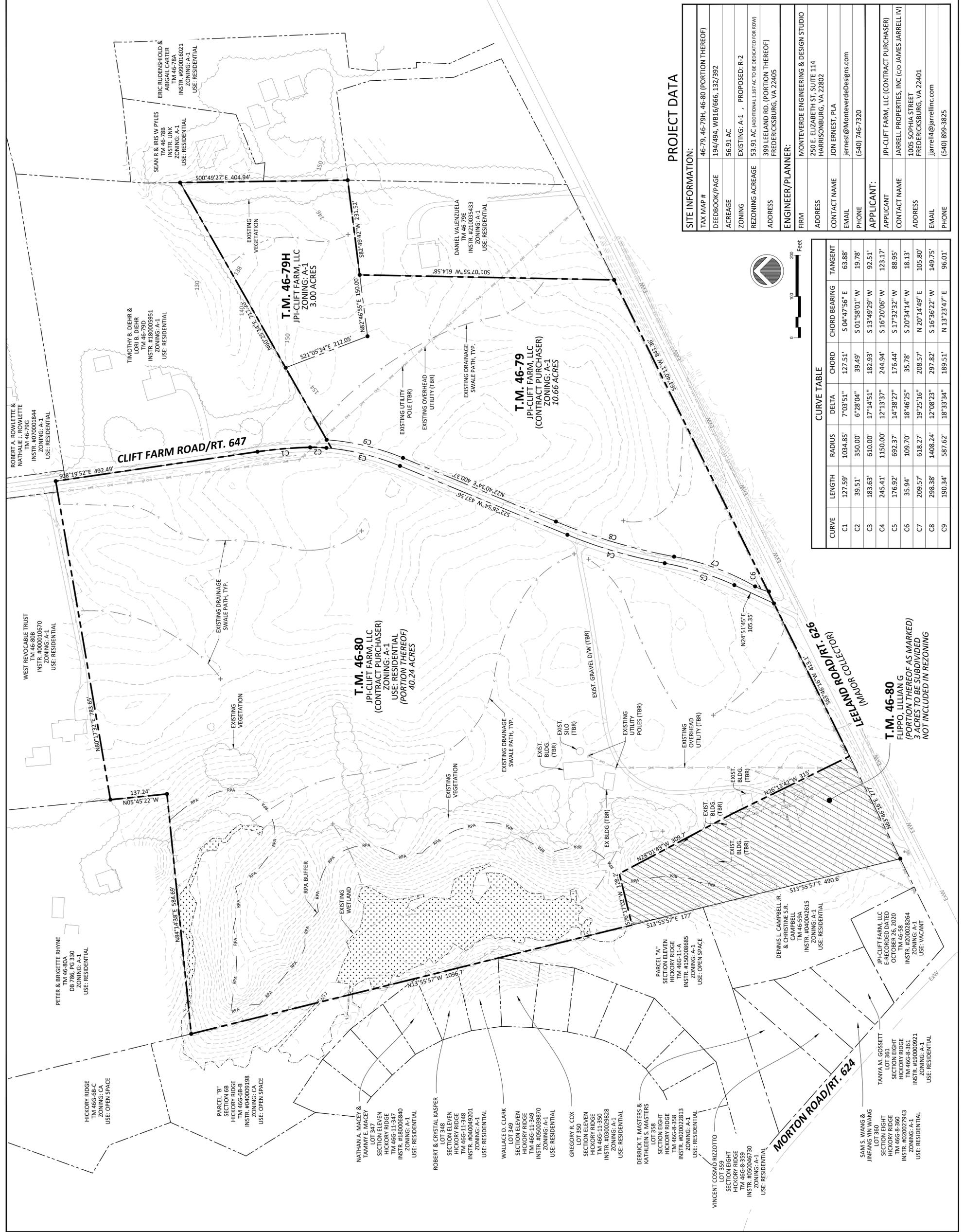
PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

Project number: RC20153640
Date: FEBRUARY 18, 2022
Drawn by: JMO
Checked by: JWE

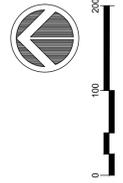
2 OF 6

Scale: 1" = 100'



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EMAIL	jerneest@monteverdedesigns.com
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	127.59'	1034.85'	7°03'51"	127.51'	S 04°47'56" E	63.88'
C2	39.51'	350.00'	6°28'04"	39.49'	S 01°58'01" W	19.78'
C3	183.63'	610.00'	17°14'51"	182.93'	S 13°49'29" W	92.51'
C4	245.41'	1150.00'	12°13'37"	244.94'	S 16°20'06" W	123.17'
C5	176.92'	693.37'	14°38'27"	176.44'	S 17°32'32" W	88.95'
C6	35.94'	109.70'	18°46'25"	35.78'	S 20°34'14" W	18.13'
C7	209.57'	618.27'	19°25'16"	208.57'	N 20°14'49" E	105.80'
C8	298.38'	1408.24'	12°08'23"	297.82'	S 16°36'22" W	149.75'
C9	190.34'	587.62'	18°33'34"	189.51'	N 13°23'47" E	96.01'

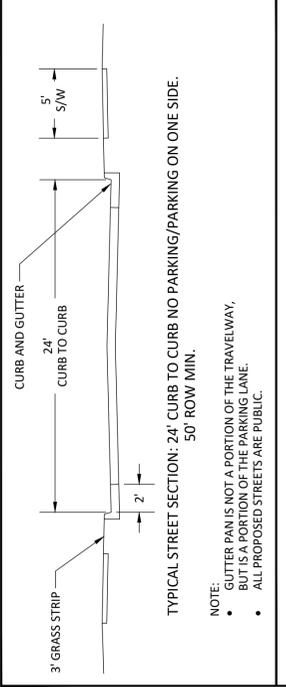
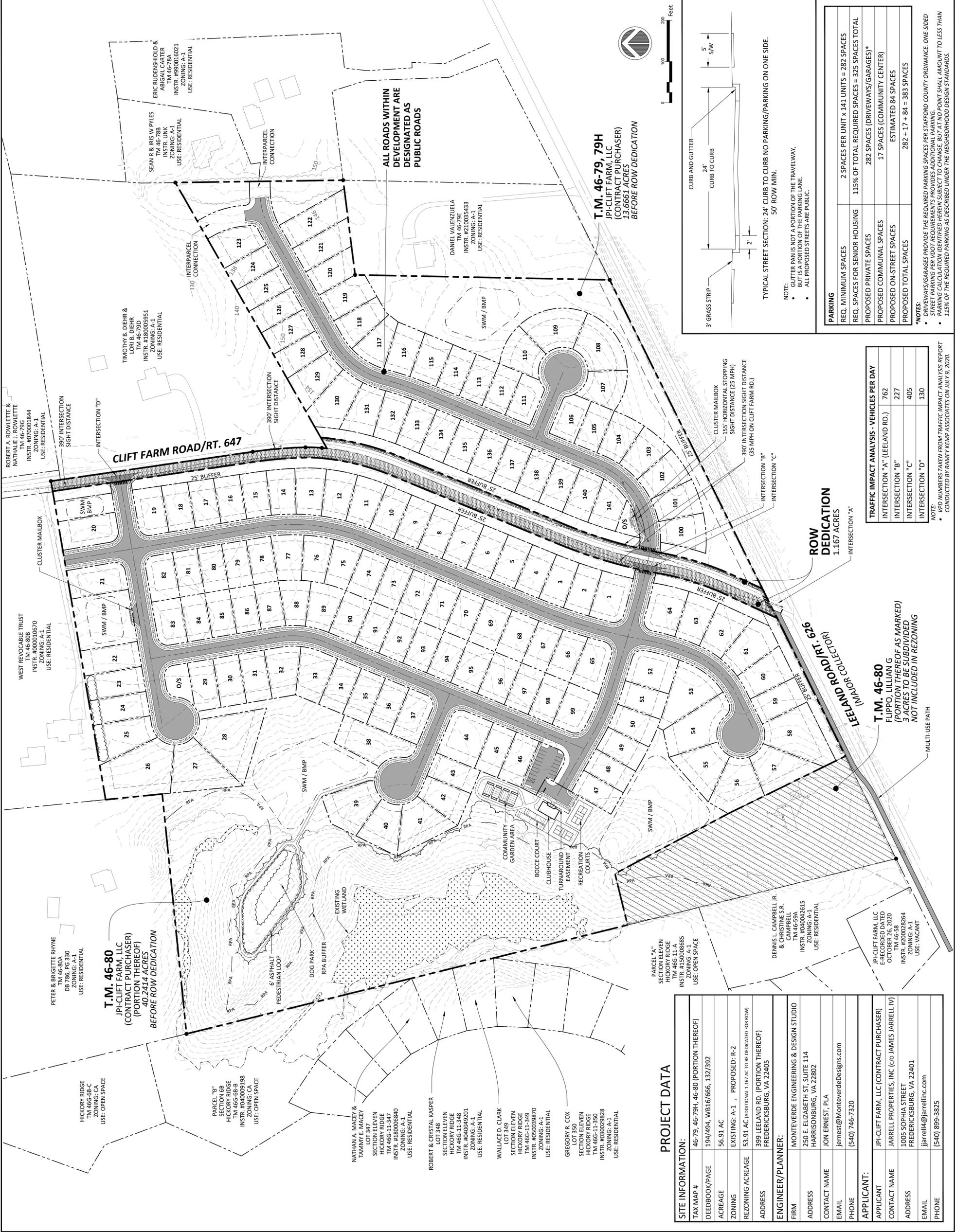
GENERALIZED DEVELOPMENT PLAN CLIFT FARM FALMOUTH ELECTION DISTRICT STAFFORD COUNTY, VA

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GDP PLAN

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
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PARKING	
REQ. MINIMUM SPACES	2 SPACES PER UNIT x 141 UNITS = 282 SPACES
REQ. SPACES FOR SENIOR HOUSING	115% OF TOTAL REQUIRED SPACES = 325 SPACES TOTAL
PROPOSED PRIVATE SPACES	282 SPACES (DRIVEWAYS/GARAGES)*
PROPOSED COMMUNAL SPACES	17 SPACES (COMMUNITY CENTER)
PROPOSED ON-STREET SPACES	ESTIMATED 84 SPACES
PROPOSED TOTAL SPACES	282 + 17 + 84 = 383 SPACES

*NOTES:
 • DRIVEWAYS/GARAGES PROVIDE THE REQUIRED PARKING SPACES PER STAFFORD COUNTY ORDINANCE. ONE-SIDED STREET PARKING PER VDOT REQUIREMENTS PROVIDES ADDITIONAL PARKING.
 • PARKING CALCULATION IDENTIFIED HEREIN SUBJECT TO CHANGE, BUT AT NO POINT SHALL AMOUNT TO LESS THAN 115% OF THE REQUIRED PARKING AS DESCRIBED UNDER THE NEIGHBORHOOD DESIGN STANDARDS.

TRAFFIC IMPACT ANALYSIS - VEHICLES PER DAY	
INTERSECTION "A" (LEELAND RD.)	762
INTERSECTION "B"	227
INTERSECTION "C"	405
INTERSECTION "D"	130

NOTE:
 • VPD NUMBERS TAKEN FROM TRAFFIC IMPACT ANALYSIS REPORT CONDUCTED BY RAMEY KEMP ASSOCIATES ON JULY 9, 2020.

PROJECT DATA	
SITE INFORMATION:	
TAX MAP #	46-79, 46-79H, 46-80 (PORTION THEREOF)
DEEDBOOK/PAGE	194/494, W816/666, 132/392
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ZONING	EXISTING: A-1, PROPOSED: R-2
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PHONE	(540) 899-3825

ROW DEDICATION
1.167 ACRES

T.M. 46-80
FLUPPO LILLIAN G
(PORTION THEREOF AS MARKED)
3 ACRES TO BE SUBDIVIDED
NOT INCLUDED IN REZONING

T.M. 46-80
JPI-CLIFT FARM, LLC
(CONTRACT PURCHASER)
(PORTION THEREOF)
40.2414 ACRES
BEFORE ROW DEDICATION

T.M. 46-79, 79H
JPI-CLIFT FARM, LLC
(CONTRACT PURCHASER)
13.6661 ACRES
BEFORE ROW DEDICATION

ROBERT A. ROWLETTE &
NATHALIE J. ROWLETTE
TM 46-79G
INSTR. #070001844
ZONING: A-1
USE: RESIDENTIAL

TIMOTHY B. DIEHR &
LORI B. DIEHR
TM 46-79D
INSTR. #180009551
ZONING: A-1
USE: RESIDENTIAL

SEAN R. & IRIS W. PYLES
INSTR. UNK
TM 46-78B
ZONING: A-1
USE: RESIDENTIAL

ERIC RUDENSHOLD &
ABIGAIL CARTER
TM 46-78A
INSTR. #90016021
ZONING: A-1
USE: RESIDENTIAL

DANIEL VALENZUELA
TM 46-79E
INSTR. #210035433
ZONING: A-1
USE: RESIDENTIAL

WEST REVOCABLE TRUST
TM 46-80G670
INSTR. #070001844
ZONING: A-1
USE: RESIDENTIAL

PETER & BRIGETTE RHYNE
TM 46-80A
DB 786; PG 330
ZONING: A-1
USE: RESIDENTIAL

HICKORY RIDGE
TM 46-80B
INSTR. #040009198
ZONING: CA
USE: OPEN SPACE

NATHAN A. MACEY &
TAMARA E. MACEY
LOT 347
SECTION ELEVEN
HICKORY RIDGE
TM 46-11-347
INSTR. #180006840
ZONING: A-1
USE: RESIDENTIAL

ROBERT & CRISTAL KASPER
LOT 348
SECTION ELEVEN
HICKORY RIDGE
TM 46-11-348
INSTR. #040049201
ZONING: A-1
USE: RESIDENTIAL

WALLACE D. CLARK
LOT 349
SECTION ELEVEN
HICKORY RIDGE
TM 46-11-349
INSTR. #050099870
ZONING: A-1
USE: RESIDENTIAL

GREGORY R. COX
LOT 350
SECTION ELEVEN
HICKORY RIDGE
TM 46-11-350
INSTR. #050099870
ZONING: A-1
USE: RESIDENTIAL

PARCEL "A"
SECTION ELEVEN
HICKORY RIDGE
TM 46-11-A
INSTR. #150008685
ZONING: A-1
USE: OPEN SPACE

DENNIS L. CAMPBELL JR.
& CHRISTINE S.R.
TM 46-59A
INSTR. #04002615
ZONING: A-1
USE: RESIDENTIAL

JPI-CLIFT FARM, LLC
RECORDED DATED
OCTOBER 2020
TM 46-58
INSTR. #200028264
ZONING: A-1
USE: VACANT

GENERALIZED DEVELOPMENT PLAN
CLIFT FARM
FALMOUTH ELECTION DISTRICT
STAFFORD COUNTY, VA

Revisions:	Description	Date
No. 1	STAFF COMMENTS	12/7/22

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

UTILITIES PLAN

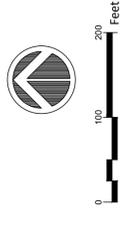
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Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE



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EMAIL	jjarrell@jarrellinc.com
PHONE	(540) 899-3825

NOTE:
PUMP STATION TO BE LOCATED IN THE MOST ADVANTAGEOUS LOCATION FOR SYSTEM PERFORMANCE; TO MAXIMIZE OFFSITE SUPPORT, AND TO LESSEN IMPACT ON NEIGHBORS.



GENERALIZED DEVELOPMENT PLAN
CLIFT FARM
 FALMOUTH ELECTION DISTRICT
 STAFFORD COUNTY, VA

Revisions:	Description	Date
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SANITARY CONNECTION

Project number: RC20153640
 Date: FEBRUARY 18, 2022
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 Checked by: JWE



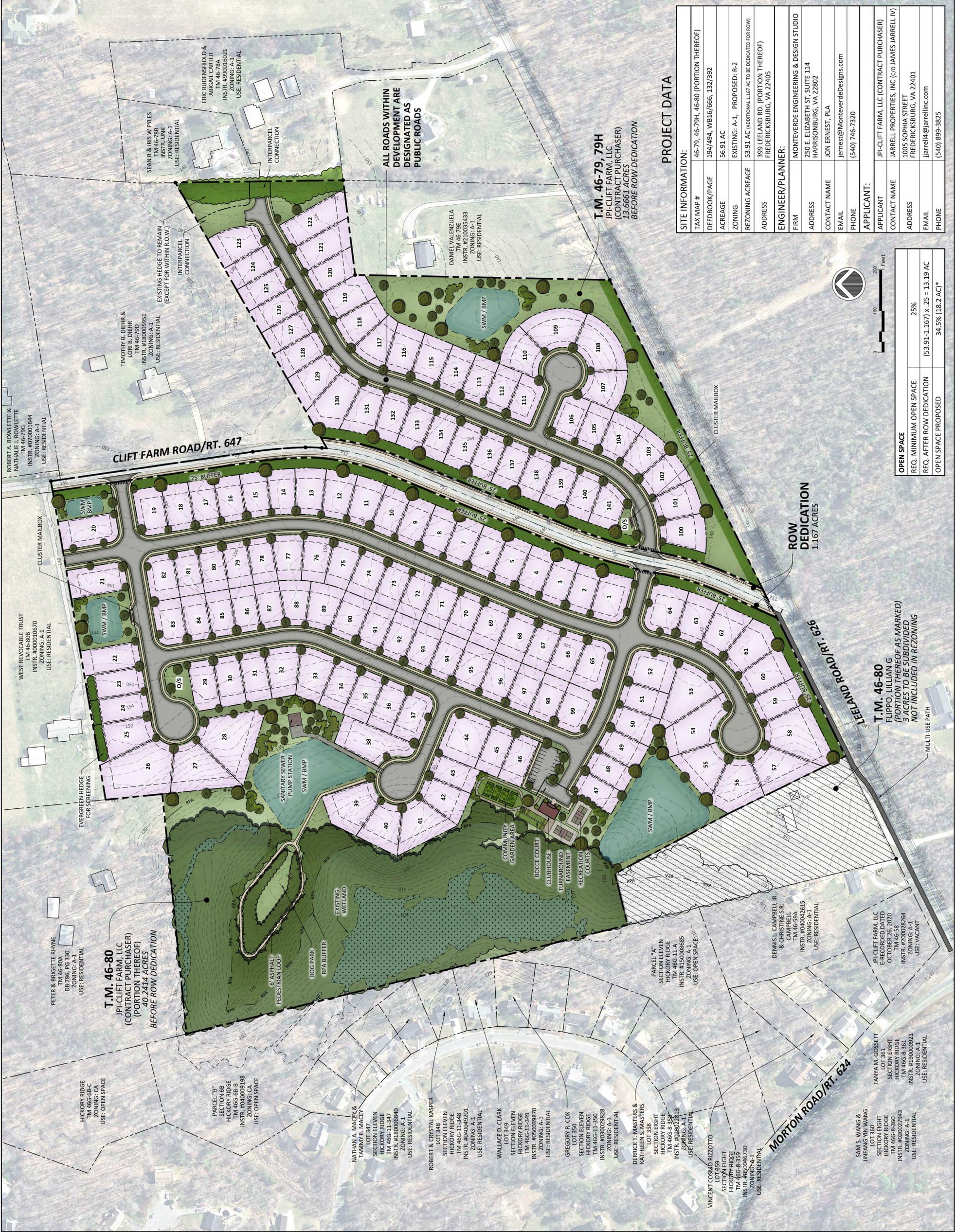
GENERALIZED DEVELOPMENT PLAN CLIFT FARM STAFFORD COUNTY, VA FALMOUTH ELECTION DISTRICT

Revisions:	Description	Date
1	STAFF COMMENTS	12/7/22

Project number:	RC20153640
Date:	FEBRUARY 18, 2022
Drawn by:	JMO
Checked by:	JWE

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

ILLUSTRATIVE
SITE PLAN



PROJECT DATA

SITE INFORMATION:	
TAX MAP #	46-79, 46-79H, 46-80 (PORTION THEREOF)
DEEDBOOK/PAGE	194/494, WB16/666, 132/392
ACREAGE	56.91 AC
ZONING	EXISTING: A-1, PROPOSED: R-2
REZONING ACREAGE	53.91 AC (ADDITIONAL 1.167 AC TO BE DEDICATED FOR ROW)
ADDRESS	399 LEELEND RD. (PORTION THEREOF) FREDERICKSBURG, VA 22405
ENGINEER/PLANNER:	
FIRM	MONTEVERDE ENGINEERING & DESIGN STUDIO
ADDRESS	250 E. ELIZABETH ST, SUITE 114 HARRISONBURG, VA 22802
CONTACT NAME	JON ERNEST, PLA
EMAIL	jernest@MonteverdeDesigns.com
PHONE	(540) 746-7320
APPLICANT:	
APPLICANT	JPI-CLIFT FARM, LLC (CONTRACT PURCHASER)
CONTACT NAME	JARRELL PROPERTIES, INC (C/O JAMES JARRELL IV)
ADDRESS	1005 SOPHIA STREET FREDERICKSBURG, VA 22401
EMAIL	jjarrell@jarrellinc.com
PHONE	(540) 899-3825

OPEN SPACE	
REQ. MINIMUM OPEN SPACE	25%
REQ. AFTER ROW DEDICATION	(53.91-1.167) x .25 = 13.19 AC
OPEN SPACE PROPOSED	34.5% (18.2 AC)



T.M. 46-80
JPI-CLIFT FARM, LLC
(CONTRACT PURCHASER)
(PORTION THEREOF)
40.2414 ACRES
BEFORE ROW DEDICATION

T.M. 46-80
FLIPPO LULLIAN G
(PORTION THEREOF AS MARKED)
3 ACRES TO BE SUBDIVIDED
NOT INCLUDED IN REZONING

ROW DEDICATION
1.167 ACRES

T.M. 46-79, 79H
JPI-CLIFT FARM, LLC
(CONTRACT PURCHASER)
13.6661 ACRES
BEFORE ROW DEDICATION

EXHIBIT B

Senior Housing Design Standards

CLIFT FARM SENIOR HOUSING STANDARDS

October 18, 2022



Design Standards

At the time of initial purchase, for units which building permits have not yet been issued, the Builder shall make available, upon request, to each purchaser additional options or option packages to facilitate the owner or owners aging in place.

I. Siting Location within the County

1. Located within the Urban Services Area.
2. Located within .59 miles from Leeland Station VRE and near adjacent to the Leeland TGA.
3. Approximately 1.5 miles to restaurants, grocery, and retail at Woodlawn Shopping Center, and approximately 2.5 miles to Chatham Shopping Center
4. Located approximately 5 miles from the Stafford MWHC Hospital, and approximately 4 miles to Fredericksburg MWHC
5. Located along safe roadways, built to VDOT modern design standards. Within last 10 years Leeland Road has been improved and repaved.
6. Located within 3 miles of two fire stations and within 4 miles of a third fire station.
7. Located within approximately 2 miles of Chichester Park, approximately 3 miles of Pratt Park and Saint Clair Brooks Park. Community will also have onsite walking trails, dog park, community garden and active recreation courts.
8. Located adjacent to existing residential development of Hickory Ridge, and near adjacent to Leeland Station mixed use TGA.
9. Bike / Pedestrian trail would run the frontage of Clift Farm, along Leeland Road, eventually being a part of the network that the County has outlined in it's Comprehensive Plan.

II. Site Design / Layout

10. One monument sign shall be provided and constructed with brick as the primary material.
11. The monument sign shall be located adjacent to the main entrance into the project.
12. A landscaped main entrance shall be provided at the main entrance of the project on the east-side of Clift Farm Rd.
13. Safe convenient comfortable access shall be provided for pedestrians between the building and exterior parking areas and other amenities via sidewalks and areaways.
14. The main entrance to the Community Building will have an automatic push

- button opener on it and a basic security system.
15. Continuous walkways, suitable for walking, scooters, and wheelchairs from the building entrance shall be provided to the sidewalks connecting to parking areas or other site amenities. The walkway shall be clearly defined as a pedestrian walkway.
 16. Handicap ramps/access shall be provided from each access from parking lot to sidewalk at the Community Building.
 17. Will be achieved by building mounted lighting, parking lot lighting and/or ground level lighting.
 18. If additional lighting is needed to achieve increased visibility, we will add to the ground-level.
 19. Designated wheelchair access shall be provided near every multifamily building entrance in conformance with ADA requirements.
 20. All sidewalks internal to the project shall be broom finished concrete, or equivalent non-slip product to provide a non-slip surface.
 21. Parking will be provided on lot, in garage (if applicable), on one-side of the street, as well as the Community Building's parking lot.
 22. Project is not currently in the vicinity of a FRED transit route.
 23. Accessible outdoor landscaped areas and patio space shall be provided at the Community Building achieved via sidewalks, walkways and areaways. Open space, a fenced dog park, a community garden, walking trails and recreation courts will be provided.
 24. A front porch, rear patio and landscaping shall be offered for every single family detached dwelling.
 25. An internal sidewalk network will be constructed within the community and, connect from the project to internal project trails and the Leeland Rd Bike / Ped Trail.
 26. A minimum of 2 benches will be provided at the Community Building, including more solitary seating areas to larger social areas.
 27. A minimum of 2 sets of 4 top tables and chairs will be included in common outdoor patio area.
 28. A minimum of 2 benches will be provided along pedestrian pathways.
 29. The Community Center and its ancillary outdoor areas have been designed with the target market, size, and scope of the development.
 30. The following recreational amenities will be included: (i) community center with a meeting/multipurpose room and restroom, (ii) a minimum of two tennis courts with pickle ball court markings, (iii) a minimum of two bocce ball courts, and (iv) a Community Garden Area.
 31. The recreational amenities will be provided with seating for observation.
 32. Retaining walls: Any required retaining walls will be located in common areas, or in HOA maintained easements. Efforts will be made to not require any retaining walls.

III. Building Features

33. Architectural Design – Not Applicable.
 34. Not Applicable.
 35. Not Applicable.
 36. Garages that are provided or optioned, will meet the single-stall and double stall requirements of this section
 37. Rain gutters will be provided with a local industry standard debris cover.
- Building Entry Areas:
38. Not Applicable.
 39. Not Applicable.
 40. Centralized mailboxes will be provided and be accessible with ADA ramping, unless the Postmaster allows for individual mailboxes or other arrangements.
 41. Not Applicable.
 42. Not Applicable.
 43. Not Applicable.
 44. Not Applicable.
 45. Not Applicable.
 46. The Community Center will serve as the primary common area of the community.
 47. Not Applicable.
 48. Not Applicable.
 49. Not Applicable.
 50. Not Applicable.
 51. Not Applicable.
 52. Not Applicable.
 53. Not Applicable.
 54. Not Applicable.
 55. A sprinkler system will be offered as a buyer's option on all home sales.
 56. Not Applicable.
 57. Not Applicable.
 58. Not Applicable.
 59. Not Applicable.

IV Unit Features

60. Clear pass to the front door from driveway will be provided
61. Outside of the front door, or accessible garage door will be a 25 square footage area clear of obstructions and door swing that are level for easy entry.
62. Motion detection lights will be available via buyer's option
63. Accessible peephole or other method of inside viewing will be available as buyer's option
64. Inside front door, or accessible garage door will be a 25 square footage area clear of obstructions and door swing.
65. Front door or accessible garage door will have a minimum measurement of 36" with no step.

66. Weather protection shall be provided at each front house entrance.
- 67-70 An accessible bathroom or half bathroom will be provided on the main floor, with the following criteria:
 67. Minimum 42" Hallway serving the accessible bathroom
 68. 36" wide bathroom door
 69. ADA turnaround provided
 70. Toilets will be installed 30" from the centerline to the adjacent wall for transfers, if requested
 71. Transfer area for toilets, if requested
 72. Comfort height toilet will be provided, as buyer's option
 73. Additional framing in the bathrooms walls adjacent to toilets and shower enclosures to provide for future grab bars and fixtures
 74. As buyer's option, installation of at least one grab bar in the tub or shower that meets ADA
 75. Towel bars will be reinforced with additional strength, in an industry standard manner.
 76. As buyer's option, a flexible hand held and / or heigh adjustable shower head extension
 77. As buyer's option, an offset shower and tub valves that are ADA compliant
 78. A hot and cold water mixing valve will be provided at each faucet, or an entire whole house tempering valve.
 79. As buyer's option, knee space can be provided for adjustable sink and vanity heights
 80. Each sink will have additional horizontal countertop adjacent to the sink bowl
 81. Mirror placement will be able to be adjusted to the top of the vanity top
 82. As buyer's option, an adjustable or movable seat will be provided
 83. As buyer's option, a wheelchair accessible shower / tub will be installed
 84. If a shower is installed without a curb, a sealed waterproof drain will be provided.
 85. As buyer's option, a walk-in bath tub will be installed
 86. Outlets will be center located 18" or more from the floor level, unless areas of installation prevent this location
 87. Light rocker or touch switches and thermostat controls will be located 44-48" from the floor level, unless areas of installation prevent this location
 88. Bottom of circuit panel will not exceed more than 36" off the floor level
 89. As buyer's option, switches will be lighted
 90. Within the identified kitchen area or adjacent transition area, a 5' circle of clear floor space will be provided.
 91. As buyer's option, accessible work surfaces will be offered to meet

- the needs of each homeowner
92. As buyer's option, variable height work services will be offer to meet the needs of each homeowner
 93. Pull out shelves, where applicable will be offered in base cabinets
 94. As buyer's option, ADA appliances will be offered
 95. Stove controls will be front mounted at counter top height
 96. As buyer's option, oven will be offered with side-swinging door
 97. As buyer's option, contrasting color counter edge will be offered for visually impaired
 98. As buyer's option, accessibility features for upper cabinets will be provided.
 99. A pantry will be provided to maximize storage
 100. As buyer's option a raised dishwasher will be offered
 101. Handrails will be provided on both sides of the stairs
 102. Interior and exterior stairs will have adequate lighting for visibility at night
 103. Non-slip stair treads will be offered, via low pile carpet, a non-slip texture sealed, painted or otherwise applied to the treads.
 104. As buyer's option, stair treads will be finished in high contrast colors for increased visibility
 105. Within the identified master bedroom, will be an area for 60" or greater, turnaround.
 106. In the master bedroom, closet doors will be 32" or greater
 107. As buyer's option, lower height storage will be offered in closet
 108. All doors, faucets and other daily use mechanisms will use levels and easy grasp handles which are ADA compliant
 109. Windows identified as view windows will have sill heights from floor level no higher than 36"
 110. If washers and dryers are offered, also offered will be pedestals to lift them off the floor level at least 13"
 111. As buyer's option non-skid and non-glare surfaces will be offered
 112. As buyer's option, contrasting floor and wall covers will be offered
 113. Hard surface and low-pile carpet will be secured along all edges
 114. Adequate lighting will be provided
 115. Space for elevator installation, additions and/ or stair-chair lifts will be available for residents to age in place
 116. From the main level of the house, there will be a minimum of 2 no step, accessible egresses
 117. House number will be easily visible from the street
 118. Windows identified for emergency egress, will be easy open and close with a fist
 119. Window locks will be between 19 and 54 inches from the floor, if applicable to the particular window
 120. As buyer's option, houses will be pre-wired for the hearing impaired

121. As buyer's option, reinforced floors for bariatric needs will be offered
122. Smoke alarms and carbon monoxide detectors will be provided with 10-year lithium batteries

V. *Operations / Management*

123. Not Applicable.
124. Not Applicable.
125. The Community Center will be a location to host local businesses and community organizations, at the scheduling and discretion of the Clift Farm Home Owner's Association

EXHIBIT C

Neighborhood Design Standards

CLIFT FARM
NEIGHBORHOOD DEVELOPMENT STANDARDS
(NOVEMBER 22, 2022)

The single family houses that are constructed in Clift Farm Subdivision shall meet the following design criteria:

- a. Each house shall utilize front porches, raised stoops, or other architectural features to define the entry to a home.
- b. Mass, scale, and style of buildings within a block should be similar.
- c. Setbacks for dwellings should be consistent along a street.
- d. Provide slight variations in roof lines from one building to the next to avoid the appearance of a continuous roof plane.
- e. Avoid long, unadorned wall planes, which make buildings appear larger.
- f. Openings above the first story, as seen from the principal street, should not exceed fifty (50) percent of the total building wall area, with each façade being calculated independently.
- g. Pitched roofs, if provided, should be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
- h. The Base of the buildings should consist of brick, stone or other masonry materials.
- i. Parking and driveways should be designed to avoid sidewalks from being blocked by overhanging vehicles.
- j. Avoid large expanses of asphalt and provide landscaping in front of homes.