

PROFFER STATEMENT

RC 20 _____

Applicant: VM Stafford LC
Record Owner: Bruce D. Patterson, Mark Edward Rogers, Carla R. Badger, Carol D. Farmer, Kellard L. Patterson, Jr., Charles A. and Angela F. Fox, Blue Ridge Associates LC, VM Stafford LC
Property: Tax Map Parcels 37 30 (portion), 37 30C, 37 78 and 37 79, consisting of approximately 177.96 acres (collectively, the "Property")
Project Name: Project Clover
Rezoning Request: From A-1, Agricultural, and M-1, Light Industrial, to M-1, Light Industrial

Date: June 25, 2020

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, which shall supersede all other proffers made prior hereto (including the proffers approved with 092-11, Centreport). In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. The proffers shall run with the Property and be binding upon all future assignees, successors, grantees or lessees therefore, except as otherwise may be specifically set forth herein.

For purposes of reference in this Proffer Statement, the "GDP" shall be that plan prepared by Bohler Engineer entitled, "Generalized Development Plan for VM Stafford LC – Project Clover," dated June 25, 2020 (sheet 3 of 3).

USE AND DEVELOPMENT

1. Generalized Development Plan - The subject Property shall be developed in general conformance with the GDP, subject to changes approved by the County in connection with site plan review.
2. Site Layout - For purposes of the final site plan (which will supersede the GDP after County approval), proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, waste facilities, parking areas, recreational and open space areas, public road locations, private driveways, road and travelway locations, buffers, interparcel connectors, RPAs and wetland areas, utility locations, storm water

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management facilities, and dimensions of undeveloped areas shown on the GDP may be relocated and/or amended from time to time by the Applicant to address final development, engineering, and design requirements and/or compliance with federal or state agency regulations including, but not limited to, VDOT, DEQ, Army Corps of Engineers, etc., and compliance with the requirements of the County's development regulations and design standards manual.

TRANSPORTATION

3. Access - Access to the Property shall be provided as shown on the GDP, subject to VDOT and County approval at the time of site plan.
4. Transportation Improvements - The Applicant shall make the following transportation improvements as part of development of the Property:
 - a. Centreport Parkway - The Applicant shall make the following improvements on Centreport Parkway:
 - i. Install a traffic signal at the intersection of Centreport Parkway and Mountain View Road.
 - ii. Extend the northbound left storage bay by approximately 50 feet at the Mountain View Road intersection.
 - iii. Optimize signal offsets at the I-95 southbound ramps.
 - iv. Adjust signal timings at the I-95 northbound ramps.
 - v. Install a southbound left turn lane at Site Entrance 1.
 - vi. Install a southbound left turn lane at Site Entrance 2.
 - vii. Install an eastbound left turn lane at Site Entrance 3.
 - b. Route 1 - The Applicant shall make the following improvements on Route 1:
 - i. Adjust signal timings to the intersection of Route 1 and American Legion Road and Route 1 and Eskimo Hill Road.
 - ii. Restripe the westbound approach to support a westbound left and a shared westbound left and right configuration at the intersection of Route 1 and Centreport Parkway.
5. Transportation Improvement Phasing - Due to the size and scale of the project, the transportation improvements referenced above may occur in multiple phases.