

VOLUNTARY PROFFER STATEMENT

Applicant: Drees Homes of DC, Inc. (“Applicant”)
Property: Tax Map Parcel 43-74A, containing a total of approximately 12.78 acres subject to this rezoning request (the “Property”)
Owner: Raymond & Aria B. Orris (“Owner”)
Project Name: “Orris Estates” (“Project”)
Rezoning Request: From A-1 to R-1
CUP Request: Cluster subdivision in the R-1 District
Date: June 29, 2020
File No.: RC20 _____

1. General Requirements.

(a) The following proffers are being made pursuant to sections 15.2-2298, 15.2-2303, and 15.2-2303.4, et al. of the Code of Virginia (1950), as amended, and section 28-161, et seq. of the Stafford County Zoning Ordinance. The proffers provided herein are the only proffered conditions offered in this rezoning application and are being provided in accordance with section 15.2-2303.4, et al., of the Code of Virginia 1950, as amended (the “Proffers”). If the Proffers are approved, any prior proffers that affect the Property are hereby superseded by the Proffers, and said prior proffers are thus of no further legal force and effect. In addition, and notwithstanding the foregoing, the Proffers are conditioned upon and become effective only in the event the above-referenced rezoning and conditional use permit application file numbers are approved (including through applicable appeal periods) by the Stafford County Board of Supervisors (“County”).

(b) The Property will be generally developed in accordance with that certain generalized development plan titled “Generalized Development Plan – Orris Estates, Tax Map #: 43-74A, Falmouth-Hartwood Magisterial District, Hartwood Election District, Stafford County, Virginia,” dated June 3, 2020, prepared by Bowman Consulting, which plan is attached hereto and marked as **Exhibit A** (the “GDP”).

(c) The Property shall be rezoned to the Suburban Residential (R-1) zoning district to allow a cluster subdivision including no more than 28 single-family detached dwelling units (“Units”).

2. Architecture & Materials. For purposes of this rezoning, the architectural design and features of the Units shall be in general accordance with the architectural renderings, attached as

Exhibit B. In regard to this Section 2, the Renderings depict only (1) a commitment to a general type, character, and quality of architectural design and details; and (2) the general types of architectural and decorative elements and features.

3. **Cash Contribution.** For purposes of this rezoning, the Applicant agrees to pay cash proffers in the aggregate amount of \$475,752.13, all as described and allocated more particularly below. For purposes of the schools cash proffer, the current school attendance zones impacted by the Project are Rocky Run Elementary School, Gayle Middle School, and Colonial Forge High School. For purposes of the public safety cash proffer, the current fire and rescue station serving the Property is Station #6 (Hartwood). For the purpose of calculating these cash proffers, the number of applicable residential units has been reduced to reflect the four (4) by-right single family detached units that could be developed under the existing A-1 zoning, which by-right units are exempted under applicable State Code.

The foregoing cash proffer contributions shall be allocated based on the following County public facilities after the by-right distribution:

- (a) **Schools: \$393,862** (\$14,066 per Unit × 28 Units)
- (b) **Public Safety: \$81,890.52** (\$2,924.66 × 28 Units)

These cash proffers are also subject to annual increases, with the first increase occurring two (2) years after the date of final County approval of this proffer statement. Such increases shall be calculated by multiplication of the Marshall-Swift Index and not the Consumer Price Index of the Department of Labor Statistics for the current year by the original per Unit cash proffer amount.

The above applicable cash proffers shall be paid on a per Unit basis after the final inspection and before the County's approval of any certificate of occupancy for each Unit.

[AUTHORIZED SIGNATURES TO FOLLOW]

APPLICANT ACKNOWLEDGMENT & CONSENT

Drees Homes of DC, Inc.,
a Maryland corporation

By: _____
Name: _____
Title: _____

COMMONWEALTH/STATE OF _____
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged on this the ____ day of _____,
2020, by _____, as _____ of Drees Homes of
DC, Inc., a Maryland corporation, on behalf of the corporation.

Notary Public

My Commission expires: _____
Notary Registration Number: _____

OWNER ACKNOWLEDGMENT & CONSENT

Raymond Orris

COMMONWEALTH/STATE OF _____,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2020, by Raymond Orris.

Notary Public

My Commission expires: _____

Notary Registration number:

SEAL:

OWNER ACKNOWLEDGMENT & CONSENT

Aria B. Orris

COMMONWEALTH/STATE OF _____, ,
CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____,
2020, by Aria B. Orris.

Notary Public

My Commission expires: _____

Notary Registration number:

SEAL:

EXHIBIT A

Generalized Development Plan

EXHIBIT B

Renderings