

August 12, 2016

BY HAND

Mr. Jeff Harvey, Director
Stafford County Planning and Zoning
1300 Courthouse Road
Stafford, VA 22555



Re: George Washington Village
RC1400155 & Comp Plan Amendment Application # 15150549

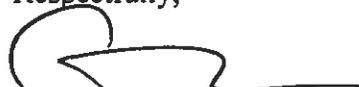
Dear Mr. Harvey:

I hope this finds you well. Enclosed please find the following revised application documents the above-referenced rezoning cases:

- Revised Rezoning Application pages with check to Stafford County for the readvertisement fee in the amount of \$1,560.00;
- Revised Comp Plan Amendment Application pages with check to Stafford County for the readvertisement fee in the amount of \$249.60;
- Owner's Notarized Consent;
- Legal description and proof of real estate taxes paid;
- Rezoning Impact Statement;
- Draft Proffer Statement;
- Comp Plan Impact Statement;
- GDP (12 copies);
- Regulating Plan;
- Neighborhood Design Standards;
- Boundary Plat (3 copies);
- Fiscal Impact Analysis; and
- CD containing pdfs of all documents
- FIA.

Please feel free to contact me with any questions and/or comments.

Respectfully,



Charles W. Payne, Jr.

Encls.

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> <u>15150549</u>
<u>George Washington Village</u>	<u>N/A</u>
PROJECT NAME	SECTION
<u>N/A; Variable</u>	<u>534.523</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>See Attached List</u>	<u>A-1; A-2; R-3 & M-1</u>
TAX MAP /PARCEL(S)	ZONING DISTRICT
<u>Between Courthouse Road (Rte 630) and Ramoth Church Road</u>	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
<u>Charles W. Payne, Jr. (Agent)</u>	<u>Hirschler Fleischer</u>
NAME	COMPANY
<u>725 Jackson Street Suite 200</u> <u>Fredericksburg</u> <u>VA</u> <u>22401</u>	
ADDRESS	CITY STATE ZIP
<u>540-604-2108</u> <u>540-604-2101</u>	<u>cpayne@hf-law.com</u>
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

<u>OWNER</u> (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>Mark Bowman</u>	<u>Augustine South Associates, LLC</u>
NAME	COMPANY
<u>P.O. Box 2648</u> <u>Stafford</u> <u>VA</u> <u>22554-2648</u>	
ADDRESS	CITY STATE ZIP
<u>703-366-1529</u> <u>703-257-3325</u>	<u>mbowman@garrettdevelopment.com</u>
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>Justin Troidl, PE</u>	<u>Bowman Consulting Group</u>
NAME	COMPANY
<u>650A Nelms Circle</u> <u>Fredericksburg</u> <u>VA</u> <u>22406</u>	
ADDRESS	CITY STATE ZIP
<u>540-371-0268</u> <u>540-372-3479</u>	<u>jtroidl@bowmanconsulting.com</u>
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> _____
<u>George Washington Village</u>	<u>N/A</u>
PROJECT NAME	SECTION
<u>N/A; Variable</u>	<u>534.523</u>
ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE
<u>See Attached List</u>	<u>A-1; A-2; R-3 & M-1</u>
TAX MAP / PARCEL(S)	ZONING DISTRICT
<u>Between Courthouse Road (Rte 630) and Ramoth Church Road</u>	
LOCATION OF PROJECT	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input type="checkbox"/>	
<u>Michael Urian (Applicant)</u>		<u>NVR, Inc.</u>	
NAME	CITY	COMPANY	STATE ZIP
<u>3926 Pender Drive #200</u>	<u>Fairfax</u>	<u>VA</u>	<u>22033</u>
ADDRESS	CITY	STATE	ZIP
<u>703-630-9007</u>		<u>MUrian@nvrinc.com</u>	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	

<u>OWNER</u> (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>	
NAME		COMPANY	
ADDRESS		STATE ZIP	
CITY		STATE ZIP	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	

<u>PROFESSIONAL (Engineer, Surveyor, etc.)</u>		Primary Contact Person <input type="checkbox"/>	
<u>Justin Troidl, PE</u>		<u>Bowman Consulting Group</u>	
NAME	CITY	COMPANY	STATE ZIP
<u>650A Nelms Circle</u>	<u>Fredericksburg</u>	<u>VA</u>	<u>22406</u>
ADDRESS	CITY	STATE	ZIP
<u>540-371-0268</u>	<u>540-372-3479</u>	<u>jtroidl@bowmanconsulting.com</u>	
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS	

Application Parcels

Tax Map 28	Lot #	Owner	Mailing Address	Zone	Inst #	Plat Reference
29	32	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	R-3	990008010	
ONLY A PORTION OF PARCEL 29-32 IS INCLUDED IN THE REZONING APPLICATION. SEE THE PLAT FOR ADDITIONAL INFORMATION						
29	36	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	110011657X	LR0600 38752
29	38A	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	110011657X	LR0600 38752
29	39C	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	110011657X	LR0600 38752
29	81	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	110011657X	LR0600 38752
29	82	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	110011657X	LR0600 38752
29	83	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	120016648	
Tax Map 38	Lot #	Owner	Mailing Address	Zone	Inst #	Plat Reference
38	1	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	110011657X	LR0600 38751
ONLY A PORTION OF PARCEL 38-1 IS INCLUDED IN THE REZONING APPLICATION. SEE THE PLAT FOR ADDITIONAL INFORMATION						
38	55	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	140010787	
38	58C	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	100015228X	PM0500 00018
38	58D	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A2	100015228X	PM0500 00018
38	66	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	M1	990008010	B690 P765
38	69	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838	
38	70	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838	
38	70A	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	A1	150000838	
38	71	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648 STAFFORD VA 22555-2648	M1	140010785	

Statements of Understanding

CONTROL OF PROPERTY: The applicant must be the property owner or the duly appointed agent for at least seventy five (75) percent of the property in the applicant's proposed amendment.

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a Comprehensive Plan amendment for review and approval as provided under the requirements and applicable provisions of the Stafford County Comprehensive Plan.


Signature of Owner/Co Owner

ANDREW S. GARRETT 06/02/2016
Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have submitted this application for a Comprehensive Plan amendment for review and approval as provided under the requirements and applicable provisions of the Stafford County Comprehensive Plan.


Signature of Applicant/Agent

JOE JENKINS 7/12/16
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

NAME OF PROJECT: George Washington Village SECTION: N/A

IS THIS APPLICATION SUBMITTED WITH ANOTHER APPLICATION? YES NO

Application Name/Type/Number (if known): George Washington Village/ Zoning Reclassification Application/ RC1400155

DETAILED DESCRIPTION OF PROJECT:

This shall be a mixed use community (P-TND) on 534.523 acres; SFD (818), Townhomes (300) and multi-family (750), which total 1,868 units; approx. 760,000 sq ft of commercial. The project is located in the George Washington Village UDA, has public water/sewer, recreational amenities and includes the construction of Mine Road between Courthouse Road and Ramoth Church Road.

COMPONENT(S) OF COMPREHENSIVE PLAN REQUESTED FOR AMENDMENT:

(for example: Land Use, Telecommunication, Transportation)

Land Use - George Washington Village UDA (to allow for residential development South of Accokeek Creek).

RATIONALE FOR THE REQUEST:

The current GWV-UDA accounts for all residential development occurring north of Accokeek Creek. However, the current breakdown of dwelling units in the GWV-UDA cannot be developed north of Accokeek Creek due to topography, natural resources, and planned infrastructure improvements.

GENERAL INFORMATION:

of Acres: 534.523

Current Land Use Plan Designation(s): George Washington Village UDA

Proposed Land Use Plan Designation(s), if applicable: N/A

- Within the Urban Service Area (USA)
- Amendment expands the Urban Service Area (USA)

Existing Infrastructure/Public Facilities: N/A

Proposed Infrastructure/Public Facilities: N/A

CHECK WHICH REQUIRED STUDIES HAVE BEEN SUBMITTED:

- Environmental Impact Assessment (EIA)
- Transportation Impact Statement (TIS)
- Utilities Impact Assessment (UIA)

Adjoining Property Owners

Tax Map	Lot #	Owner	Address	City, State & Zip
29	31A	GEORGE WASHINGTON'S FREDERICKSBURG FOUNDATION	1201 WASHINGTON AVENUE	FREDERICKSBURG, VA 22401-3747
29	32A	SIGMON JAMES L III & SUSAN C	155 KELSEY RD	STAFFORD, VA 22554-7011
29	32B	PROXMIRE JOSEPH	157 KELSEY RD	STAFFORD, VA 22554-7011
29	33 & 34	BLACKBURN TURNER A & ESTHELEEN H TRU	100 WOODBOURNE LN	STAFFORD, VA 22554-6928
29	37A	WATERS JON A & DENISE COOPER-WATERS	53 ZACHARY LANE	STAFFORD, VA 22554-7000
29	37B	WATTS ROBIN	55 SNOWBIRD LN	STAFFORD, VA 22554-7027
29	37D	HUNTER SANDRA A	63 ZACHARY LANE	STAFFORD, VA 22554-7000
29	38	SIDDIQUI UZAIR & RUBINA	7501 EVANS FORD RD	CLIFTON, VA 20124-1806
29	381B	LUCIANI YOUNGSHIN	854 COURTHOUSE RD	STAFFORD VA 22554-7005
29	38D	COURTNEY JAMES E & SONJA L	42 SNOWBIRD LANE	STAFFORD, VA 22554-7026
29	38G	CARPENTER LAWRENCE	34 SNOWBIRD LN	STAFFORD, VA 22554
29	38K	WHEATON GARY K & BRENDA G	56 SNOWBIRD LANE	STAFFORD, VA 22554-7026
29	38L	PICARIELLO RALPH & JOAN C	57 SNOWBIRD LANE	STAFFORD, VA 22554-7027
29	39-10	PIERSON INVESTMENTS LLC	PO BOX 128	PINEWOOD SC 29125-0128
29	39-11	ARCULARIUS JOHN & RHONDA M	115 KELSEY ROAD	STAFFORD, VA 22554-7011
29	39-12	EDINGTON DAVID L	117 KELSEY ROAD	STAFFORD, VA 22554-7011
29	39-13	OZOLS INDULIS & BEATRICE	119 KELSEY ROAD	STAFFORD, VA 22554-7011
29	39-14	KAPPUS DARLA	115 ROLLINSWOOD LANE	STAFFORD, VA 22554-7025
29	39-15	RITCHIE JASON M & KARENE E	125 ROLLINSWOOD LN	STAFFORD, VA 22554-7025
29	39-16	MASCHING DANIEL G	137 ROLLINSWOOD LANE	STAFFORD, VA 22554-7025
29	39-9	VIKLUND SHAWN MICHAEL & ERICA PALMER	111 KELSEY RD	STAFFORD, VA 22554-7011
29	39A	JENKINS JACK LAWRENCE	245 ELLISON RD	BELTON, SC 29627-9012
29	39F	WATTS VERNON S & WILMA J	142 ROLLINSWOOD LANE	STAFFORD, VA 22554-7024
29	39G	CARPENTER LAWRENCE	34 SNOWBIRD LN	STAFFORD, VA 22554-7026
29	39K	MOORE DAVID E & LORRIE L	47 ZACHARY LANE	STAFFORD, VA 22554-7000
29	39Z	BIAS DAVID W & SUSAN Y	144 ROLLINSWOOD LANE	STAFFORD, VA 22554-7024
29	72	NORTH STAFFORD ASSOCIATES LC	2407 COLUMBIA PIKE STE 200	ARLINGTON, VA 22204-4470
29	73A	DANHRES MICHAEL PAUL & MARY VERONICA	102 CEDAR LANE	STAFFORD, VA 22554-7014
29	73D	KHAN ANOWAR H	3301 ROSE LANE	FALLS CHRUCH, VA 22042-4012
29	73E	FAIRFAX JAY M	5 RENEE ROAD	STAFFORD, VA 22556-4538
29	73L	GARNER EMILY METTS & TODD LEE	74 CEDAR LN	STAFFORD, VA 22554-7012
29	78	FRITTER IRENE VASQUEZ & MARY IRENE MCCONKICIE	936 COURTHOUSE ROAD	STAFFORD, VA 22554-7008
29	78A	BEUCHERT LINDA D & PATRICK V JR	114 CEDAR LANE	STAFFORD, VA 22554-7014
29	79	YOGI HOSPITALITY LLC	8 LAKEWIND LN	STAFFORD, VA 22554-8500
29	80C	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648	STAFFORD, VA 22555-2648
29	J6BB	COLONIAL FORGE COMMUNITY ASSOC INC	10950 PIERSON DR STE 600	FREDERICKSBURG, VA 22408-8084
Tax Map	Lot #	Owner	Address	City, State & Zip
38	1A & 4	AUGUSTINE SOUTH ASSOCIATES LLC	PO BOX 2648	STAFFORD VA 22555-2648
38	2A	BRUNO JOSEPH M & ANNA MARIE	50 STONE LEDGE ROAD	NEWVILLE, PA 17241-9457
38	5-6	REEDY DEBORAH A & R CATHERINE PIPPIN	PO BOX 1746	STAFFORD VA 22555-1746
38	11	MARQUIS PROPERTIES LLC	10411 HALL INDUSTRIAL DR	FREDERICKSBURG, VA 22408-8761
38	33	RAMOTH ROAD INVESTORS LLC	PO BOX 7165	FREDERICKSBURG, VA 22404-7165
38	34E	CHESAPEAKE HOLDINGS CSG LLC	25 SOUTH CHARLES ST	BALTIMORE, MD 21201-3330

Adjoining Property Owners

Tax Map 29	Lot #	Owner	Address	City, State & Zip
38	54A	CARLYLE JOHN W & DEBORAH	1165 RAMOTH CHURCH RD	FREDERICKSBURG, VA 22406-4523
38	54B	CHURCHILL STEPHEN H & JILL KIRSTEN HODGES	27 KEY WAY	FREDERICKSBURG, VA 22406-4500
38	54C	HAMN LEONARD K & STEPHANIE N ALLEN	1087 RAMOTH CHURCH RD	FREDERICKSBURG, VA 22406-4521
38	54D	MOREAU DANIEL F & REGINA A	31 KEY WAY	FREDERICKSBURG, VA 22406-4500
38	54E	MORTON LAMON & HAILSTORK JAMES SPENCER JR	PO BOX BOX 534	FREDERICKSBURG, VA 22555-0534
38	54F	FINES OTIS & CYNTHIA	83 KEY WAY	FREDERICKSBURG, VA 22406-4500
38	54G	HAWKINS SYLVIA J	73 HAMLIN DRIVE	FREDERICKSBURG, VA 22405-3369
38	54H	LAMONDS HAROLD L JR & SIDDIKA MAWANI	59 KEY WAY	FREDERICKSBURG, VA 22406-4500
38	56	JMHC HOLDING LLC	PO BOX 8556	FREDERICKSBURG, VA 22404-8556
38	56A	VANISON JAMES ARCHIE & ADA F	2581 FIVE OAKS ROAD	VIENNA, VA 22181-5434
38	57	LIPPOR ENTERPRISES INC	275 W 231 ST STE 1030	BRONX, NY 10463-3903
38	58A	BERRYMAN STACEY HOWARD & BETTY I	1111 RAMOTH CHURCH ROAD	FALMOUTH, VA 22406-4523
38	58B	THOMAS CONRAD M	PO BOX 414	DUMFRIES, VA 22026-0414
38	59	LIPPOR ENTERPRISES INC	275 W 231 STREET STE 1030	BRONX, NY 10463-3903
38	60	MERCER PAULINE V	16 EDS LN	FREDERICKSBURG, VA 22406-4502
38	61	JACKSON GLORIA	1077 RAMOTH CHURCH ROAD	FREDERICKSBURG, VA 22406-4521
38	62A	GUPTA GANESH	9003 DOLSIE GROVE DR	LORTON, VA 22079-1702
38	62C	WALKER RAYMOND K & JERMAINE J	1067 RAMOTH CHURCH ROAD	STAFFORD, VA 22406-4521
38	63	TYLER BEATRICE	1051 RAMOTH CHURCH RD	FALMOUTH, VA 22406-4521
38	64	LUCAS GERALD W & GARNETTA V	68 POWHATAN TRAIL	FREDERICKSBURG, VA 22406-4541
38	65	TYLER FRANK A ESTATE	1072 WARMINSTER DRIVE	MIDLOTHIAN, VA 23113-2635
38	67	ACCOKEEK PROPERTY LLC	PO BOX 96	CLIFTON, VA 20124-0096
38	68 & 78	ACCAKEEK PARTNERSHIP	14319 DUMFRIES ROAD	INDEPENDENT HILL, VA 20112-3714
38	69A	COUNTY OF STAFFORD VIRGINIA	PO BOX 339	STAFFORD, VA 22555-0339
38	72 & 74	BORINSKY DANIEL H TRUSTEE & JAMES P COVEY TRUS	2080 OLD BRIDGE RD STE 203	LAKE RIDGE, VA 22192-2335

**COMPREHENSIVE PLAN AMENDMENT
TRANSPORTATION IMPACT ANALYSIS
DETERMINATION FORM**

RECEIVED BUT NOT OFFICIALLY SUBMITTED DATE: _____ INITIALS _____
OFFICIALLY SUBMITTED DATE: _____ INITIALS _____

Name of development George Washington Village
Type of development Mixed Use (P-TND)
Parcel # 29-32 (portion), 29-36, 29-38A, 29-39C, 29-81, 29-82,
29-83, 38-1 (portion), 38-55, 38-58C, 38-58D, 38-66,
Traffic Volume Calculations 38-69, 38-70, 38-70A, and 38-71

This site generates:

- _____ VPH (insert the highest VPH)
- _____ VPD on state controlled highways (insert highest volume).
- _____ Peak AM (VPH)
- _____ Peak PM (VPH)
- _____ Peak Saturday (VPH)
- _____ VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

**STAFFORD COUNTY, VIRGINIA
APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT
IMPACT STATEMENT**

Applicant: NVR, Inc.
Owner: Augustine South Associates, LLC
Amendment Request: Revisions to George Washington Village UDA
Project Name: George Washington Village
Date: August 12, 2016
File No. _____

I. Application Request

The Applicant hereby requests an amendment to a portion of the Stafford County, Virginia (“County”) Comprehensive Plan (the “Comp Plan”), specifically Chapter 3 “The Land Use Plan” dated August 16, 2016, to expand the Courthouse Target Growth Area (“Courthouse TGA”) south of Accokeek Creek and west of I-95 within a portion of the area currently designated as “Central Business District”, all as generally depicted on the Applicant’s generalized development plan titled “General Development Plan George Washington Village” dated April, 2014, as last revised August 12, 2016, and prepared by Bowman Consulting (the “GDP”). A copy of the GDP is enclosed for your convenience and marked as Exhibit A.

The Applicant respectfully requests that this Comprehensive Plan Amendment Application (the “CPA Application”) be considered in conjunction with the Applicant’s pending Rezoning Application RC-1400155 (the “Rezoning Application”) for the project known as “George Washington Village” or “GWV”, which includes a request for rezoning approximately 534.523 acres located within the Hartwood Magisterial District, as shown on the GDP, to Planned Development Traditional Neighborhood (“PTND”) classification.

GWV proposes a total of 1,868 residential units and approximately 758,000 square feet of commercial space. Pursuant to the GDP, the Applicant proposes 440 single family detached units within the proposed Comp Plan amendment area and includes a total of 134.83 acres known as County Tax Map Parcels 38-71, 38-66 and 38-55.

II. Rationale For Request

In general, TGAs are areas within the County where a greater concentration of residential and commercial growth is encouraged. TGAs will support a more intense, pedestrian and transit oriented form of development and allow citizens to live, work, shop and play in one area of the County. TGAs are also strategically located near major road arteries and within the urban service

area. TGAs are further encouraged to develop various types of housing types and include target densities as follows: 11-14 units to the acre for multifamily, 5-8 units to the acre for townhouses and 3-6 units to the acre for single family homes. Further, the commercial floor area ratio ("FAR") range for TGAs is 0.4 to 1.0, which encourages a greater urban type footprint.

More specifically under the Courthouse TGA, the Comp Plan encourages approximately 1,500 single family units, 750 townhouse units, 1,500 multifamily units with a total of 3,750 units and up to 5 million square feet of commercial space. We believe that GWV site, which is owned by one property owner, is more conducive to meet the County's density and commercial growth vision within the Courthouse TGA. In order for the Courthouse TGA to be a reality east of I-95, a developer would have to consolidate approximately 71 parcels to equal the proposed area of the GWV site. Consolidating parcels east of I-95 will also be a difficult task, and likely at an extraordinary cost making such an investment infeasible for any developer(s). Further, there are topography and natural resource challenges within the Courthouse TGA area located north of Accokeek Creek and west of I-95 that could hinder the vision of the Comp Plan in this area, including proposed densities and commercial footprints.

In order for the vision of the Stafford Central Planning Business District to occur, there is a need to extend Mine Road connecting Mine Road at the intersection of Courthouse to Centreport. To date, there is no plan on the part of the County to include the Mine Road extension as part of the County's six year planed Capital Improvement Projects ("CIP"). Thus, the private sector, with an incentive to do so, is more likely to extend Mine Road in this area, which will obviously create another major road artery within the interior segment of the County helping to create a third north-south lineal connection (e.g. other than I-95 and Rt. 1). This will occur only if mixed uses, including a concentration of residential uses, are allowed in the subject area described in this request.

The Applicant believes it is better long-term planning for the County to encourage more commercial uses at or near the I-95 and Courthouse Road interchange given the area's high visibility, access, improved infrastructure and proximity to growth. Doing so will attract more commercial users and facilitate commercial development in this corridor. Encouraging only commercial or industrial uses south of Accokeek Creek has not attracted viable commercial users to date, and is a pattern that is unlikely to change in the future. In this regard, the Owner of the GWV parcels has owned most of the industrial and commercial property in the area south of Accokeek Creek since 1999. Despite aggressively marketing the said properties for commercial and industrial uses, the Owner has experienced a lack of interest from potential users. These properties have poor visibility from, and access to, major thoroughfares and are too far from the greater residential density needed for successful business operations. The U.S. economy has also transitioned away from industrial and manufacturing businesses and is seeing growth in the technology, professional services, healthcare, energy and communication services fields. In addition, extensive distribution and freight uses in this area is likewise unlikely given the current congestion along I-95 in this area.

Residential uses south of Accokeek Creek are also consistent with past and current development patterns. The proposed amendment is consistent with current and projected future market conditions for this area, as the new development model is less suburban and more urban and

is further planning to conduct a more detailed field study to determine the existence of the Federal-listed threatened and State-listed endangered small whorled pogonia (*Isotria medeoloides*) on the subject parcels during the plant's flowering period of June 1st through July 20th.

A summary of the environmental impact analysis is attached hereto and incorporated herein as Exhibit B. Additionally, please refer to the Rezoning Application Impact Statement for additional environmental impact information.²

VI. Utilities Impact Statement & Analysis

The project is within the urban service area and thus has access to public water from an existing twelve inch watermain on Courthouse Road as well as an eight inch watermain on Ramoth Church Road. These existing watermains will be connected together to provide upgraded water pressures and fire flows. The project is anticipated to create a demand of 240 GPD per each residential unit; or around 448,300 GPD for the residential component. There are no anticipated capacity issues and all necessary infrastructure improvements will be installed to adequately serve the project. Access to public sewer is provided by an eighteen inch interceptor line that runs through portions of the development. The residential component of the project is projected to create a demand of 300 GPD per each residential unit; or around 560,400 GPD for the residential component. There is an existing pump station located south of Accokeek Creek that will serve the property. There are no anticipated capacity or treatment issues. All necessary infrastructure improvements will be installed, including upgrades to the pump station, to adequately serve the project. No changes to the County's Master Water and Sewer Plan are anticipated. Funding for these improvements will be provided by the Applicant or another approved alternative funding mechanism. Please refer to Sheets 15, 16 and 17 of the GDP.

VII. List of Exhibits The following exhibits are enclosed with this impact statement and application as material components to the same and are all incorporated herein by this reference:

1. Exhibit A. General Development Plan "George Washington Village" dated April, 2014, as last revised August 12, 2016, and prepared by Bowman Consulting (the "GDP").
2. Exhibit B. Environmental Analysis

² The CRPA study should be complete prior to the final rezoning public hearing

EXHIBIT A

EXHIBIT B

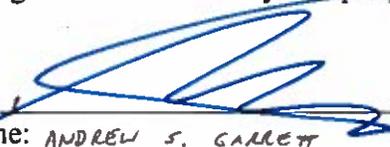
8119723-2 041376.00001

**STAFFORD COUNTY REZONING & COMPREHENSIVE PLAN AMENDMENT
APPLICATIONS
OWNER'S NOTARIZED CONSENT**

We, the undersigned, do hereby authorize the applicant, NVR, Inc., or its successors and assigns (collectively "Applicant"), to file on my behalf all rezoning, conditional use permit, special use permit, comprehensive plan amendment, or other land use or permitting applications necessary to rezone and develop the Tax Map Parcels listed in the applications from Agricultural-1, Agricultural-2, Residential-3 and/or Light Industrial (M-1) to P-TND or other zoning designation as the Applicant may reasonably determine, and further authorize the Applicant, at its sole cost and expense, to procure, file and provide all necessary studies, application content regarding said property, any proffer statements, plans and other application materials, and to undertake all other actions necessary to obtain approval for all of the same.

OWNERS ACKNOWLEDGMENT & CONSENT

Augustine South Associates, LLC
a Virginia limited liability company

By: 
Name: ANDREW S. GARRETT
Title: PRESIDENT OF ANDREW S. GARRETT, INC., MANAGER

STATE/Commonwealth of Virginia,
CITY/COUNTY OF Stafford, to wit:

The foregoing instrument was acknowledged before me this 2 day of June, 2016, by Andrew Garrett, manager of Augustine South Associates, LLC, on behalf of said company.



Notary Public

My Commission expires: May 31, 2018
Notary Registration number: 7586481



**METES AND BOUNDS DESCRIPTION
OF THE PERIMETER OF PART 1 BEING TAX MAP PARCELS
38-55, 38-71, 38-66, 38-58C, 38-58D, 38-69, 38-70 AND 38-70A**

BEGINNING AT A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF RAMOTH CHURCH ROAD, STATE ROUTE 628, VARIABLE WIDTH RIGHT-OF-WAY, SAID IRON PIPE ALSO BEING THE SOUTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF JMHC HOLDING LLC (TM 38-56); THENCE DEPARTING SAID RAMOTH CHURCH ROAD AND CONTINUING WITH SAID JMHC HOLDING LLC, PART AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF VANISON (TM 38-56A), IN PART

N 04°16'48" W 2553.25 FEET TO A POINT; THENCE CONTINUING WITH SAID VANISON, IN PART, AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF LIPPOR ENTERPRISES, INC (TM 38-57), IN PART

N 61°38'22" W, 765.70 FEET TO A POINT; THENCE CONTINUING WITH SAID LIPPOR ENTERPRISES, INC THE FOLLOWING TWO (2) COURSES:

S 09°00'43" E, 544.28 FEET TO A POINT; THENCE

S 06°44'20" E, 739.20 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF BERRYMAN (TM 38-58A); THENCE DEPARTING SAID LIPPOR ENTERPRISES, INC AND CONTINUING WITH SAID BERRYMAN THE FOLLOWING TWO (2) COURSES:

N 79°20'41" W, 104.79 FEET TO A POINT; THENCE

S 06°44'20" E, 580.01 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF THOMAS (TM 38-58B); THENCE DEPARTING SAID BERRYMAN AND CONTINUING WITH SAID THOMAS, IN PART, AND SAID BERRYMAN, IN PART

S 83°13'27" W, 123.79 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID BERRYMAN AND IN THE EASTERLY LINE OF OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF LIPPOR ENTERPRISES, INC (TM 38-59); THENCE DEPARTING SAID BERRYMAN AND CONTINUING WITH SAID LIPPOR ENTERPRISES, INC

N 08°00'15" W, 1242.73 FEET TO A POINT; THENCE CONTINUING WITH SAID LIPPOR ENTERPRISES, INC, THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF MERCER (TM 38-60), THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF JACKSON (TM 38-61), THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF WALKER (TM 38-62C), THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF GUPTA (TM 38-62A) ALL IN PART

S 72°59'17" W, 915.36 FEET TO A POINT, SAID POINT BEING CORNER TO SAID GUPTA, THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF TYLER (TM 38-63) AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF MARQUIS PROPERTIES, LLC (TM 38-11); THENCE DEPARTING SAID GUPTA AND TYLER AND CONTINUING WITH SAID MARQUIS PROPERTIES, LLC, IN PART, AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF LUCAS (TM 38-64), IN PART

S 73°04'46" W, 757.32 FEET TO A POINT, SAID POINT BEING CORNER TO SAID LUCAS AND SAID MARQUIS PROPERTIES, LLC AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF REEDY AND PIPPIN (TM 38-5-6) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF AUGUSTINE SOUTH ASSOCIATES LLC (TM 38-4); THENCE DEPARTING SAID LUCAS, SAID MARQUIS PROPERTIES, LLC AND SAID REEDY & PIPPIN AND CONTINUING WITH SAID AUGUSTINE SOUTH ASSOCIATES LLC

N 05°41'41" E, 227.37 FEET TO A POINT, SAID POINT BEING CORNER TO SAID AUGUSTINE SOUTH ASSOCIATES LLC AND CORNER TO OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF TYLER (38-65); THENCE DEPARTING SAID AUGUSTINE SOUTH ASSOCIATES LLC AND CONTINUING WITH SAID TYLER

N 73°04'46" E, 718.96 FEET TO A POINT; THENCE

Bowman

CONSULTING

N 03°45'44" W, 1279.73 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF ACCOKEEK PARTNERSHIP (TM 38-68); THENCE DEPARTING SAID TYLER (TM 38-65) AND CONTINUING WITH SAID ACCOKEEK PARTNERSHIP, LANDS NOW OR FORMERLY STANDING IN THE NAME OF METTS (TM 38-69) THE FOLLOWING TWO (2) COURSES:

S 61°36'36" E, 236.00 FEET TO A POINT; THENCE

N 35°21'46" E, 4908.17 FEET TO A POINT, SAID POINT BEING CORNER TO SAID ACCOKEEK PARTNERSHIP AND IN THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF GARNER (TM 29-73L); THENCE DEPARTING SAID ACCOKEEK PARTNERSHIP AND CONTINUING WITH SAID GARNER, LANDS NOW OR FORMERLY STANDING IN THE NAME OF DANHIRES (TM 29-73A), LANDS NOW OR FORMERLY STANDING IN THE NAME OF FAIRFAX (TM 29-73E) AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF FRITTER & McCONKCIE (TM 29-78), ALL IN PART,

S 51°19'45" E, 582.61 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF SAID FRITTER & McCONKCIE AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF BEUCHERT (TM 29-78A); THENCE DEPARTING SAID FRITTER & McCONKCIE AND CONTINUING WITH SAID BEUCHERT THE FOLLOWING THREE (3) COURSES:

S 36°28'15" W, 220.07 FEET TO A POINT; THENCE

S 51°04'01" E, 594.49 FEET TO A POINT; THENCE

N 35°13'30" E, 220.40 FEET TO A POINT, SAID POINT BEING CORNER TO SAID BEUCHERT AND IN THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF YOGI HOSPITALITY, LLC (TM 29-79); THENCE DEPARTING SAID BEUCHERT AND CONTINUING WITH SAID YOGI HOSPITALITY, LLC

S 53°31'00" E, 90.49 FEET TO A POINT, SAID POINT BEING CORNER TO SAID YOGI HOSPITALITY, LLC AND CORNER TO OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-80C); THENCE DEPARTING SAID YOGI HOSPITALITY, LLC AND CONTINUING WITH SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-80C)

S 51°02'49" E, 1022.35 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-80C) CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF ACCAKEEK PARTNERSHIP (TM 38-68); THENCE DEPARTING SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-80C) AND CONTINUING WITH SAID ACCAKEEK PARTNERSHIP

S 36°26'59" W, 3201.76 FEET TO A POINT, SAID POINT BEING AT OR NEAR THE CENTER OF ACCOKEEK CREEK; THENCE CONTINUING WITH SAID ACCAKEEK PARTNERSHIP ALONG THE MEANDERS OF ACCOKEEK CREEK THE FOLLOWING SEVENTEEN (17) COURSES:

S 39°59'03" E, 47.02 FEET TO A POINT; THENCE

S 88°17'23" E, 152.92 FEET TO A POINT; THENCE

N 72°09'24" E, 51.89 FEET TO A POINT; THENCE

S 19°51'10" E, 58.05 FEET TO A POINT; THENCE

S 48°36'04" E, 190.03 FEET TO A POINT; THENCE

S 88°13'45" E, 66.51 FEET TO A POINT; THENCE

S 69°55'37" E, 54.45 FEET TO A POINT; THENCE

S 23°42'58" W, 37.95 FEET TO A POINT; THENCE

S 59°08'22" W, 88.56 FEET TO A POINT; THENCE

S 16°02'59" W, 55.67 FEET TO A POINT; THENCE

S 30°24'38" E, 39.52 FEET TO A POINT; THENCE

N 82°02'44" E, 36.83 FEET TO A POINT; THENCE

N 65°59'16" E, 55.85 FEET TO A POINT; THENCE

S 89°55'16" E, 55.82 FEET TO A POINT; THENCE

S 16°08'14" E, 73.81 FEET TO A POINT; THENCE

Bowman

CONSULTING

S 66°14'55" E, 71.47 FEET TO A POINT; THENCE

S 84°09'50" E, 28.35 FEET TO A POINT, SAID POINT BEING AT OR NEAR THE CENTER OF ACCOKEEK CREEK AND ALSO BEING IN THE SOUTHERLY LINE OF OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF ACCAKEEK PARTNERSHIP (TM 38-78) AND THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF DANIEL H. BORINSKY TRUSTEE AND JAMES P. COVEY TRUSTEE AND LOTTIE SUMMEY (BORINSKY TRUSTEE) (TM 38-74); THENCE DEPARTING SAID ACCAKEEK PARTNERSHIP (TM 38-78) AND CONTINUING WITH SAID BORINSKY TRUSTEE (TM 38-74), IN PART, AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF DANIEL H. BORINSKY TRUSTEE AND JAMES P. COVEY TRUSTEE (BORINSKY-COVEY TRUSTEE) (TM 38-72), IN PART

S 46°53'03" W 1290.83 FEET TO A POINT; THENCE CONTINUING WITH SAID BORINSKY-COVEY TRUSTEE (TM 38-72)

S 60°25'02" E, 371.98 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF SAID BORINSKY-COVEY TRUSTEE AND BEING THE NORTHWESTERN CORNER OF THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF HAWKINS (TM 38-54G); THENCE DEPARTING SAID BORINSKY-COVEY TRUSTEE (TM 38-72) AND CONTINUING WITH SAID HAWKINS, LANDS NOW OR FORMERLY STANDING IN THE NAME OF FINES (TM 38-54F), LANDS NOW OR FORMERLY STANDING IN THE NAME OF HAILSTORK & MORTON (TM 38-54E), LANDS NOW OR FORMERLY STANDING IN THE NAME OF LAMONDS AND MAWANI (38-54H), LANDS NOW OR FORMERLY STANDING IN THE NAME OF MOREAU (TM 38-54D), LANDS NOW OR FORMERLY STANDING IN THE NAME OF ALLEN AND HAMN (TM 38-54C), LANDS NOW OR FORMERLY STANDING IN THE NAME OF HODGES AND CHURCHILL (TM 38-54B) AND LANDS OF NOW OR FORMERLY STANDING IN THE NAME CARLYLE (TM 38-54A), ALL IN PART,

S 20°46'58" W 2121.94 FEET TO A POINT, SAID POINT BEING ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF RAMOTH CHURCH ROAD; THENCE DEPARTING SAID CARLYLE AND CONTINUING WITH SAID RAMOTH CHURCH ROAD

N 65°07'34" W, 266.96 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 335.07353 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT TWO HUNDRED BY ONE HUNDRED NINETY FOOT (200x190) LOT, SAID TO CONTAIN 38,000 SQ. FEET, CONVEYED TO THE COUNTY OF STAFFORD (TM 38-69A), VIRGINIA BY INSTRUMENT NUMBER LR 090005077 AND IDENTIFIED AS SEWAGE PUMP STATION LOT, AS SHOWN ON PLAT ENTITLED, "VACATION AND DEDICATION OF VARIOUS EASEMENTS ON THE LAND OF THOMAS METTS & JUDITH METTS AND THE LAND OF STAFFORD ASSOCIATES LIMITED PARTNERSHIP" DATED FEBRUARY 19, 2009, PREPARED BY ODYSSEY ASSOCIATES, INC., RECORDED IN INSTRUMENT PM 090000039, AMONG THE LAND RECORDS OF STAFFORD COUNTY, VIRGINIA.

COMPRISING A TOTAL AREA OF 334.20117 ACRES, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION
OF THE PERIMETER OF PART 2 BEING TAX MAP PARCELS
29-39C, 29-36, 29-81, 38-1 (PART), 29-32 (PART), 29-82 AND 29-83**

BEGINNING AT A POINT, SAID POINT BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF KELSEY ROAD, STATE ROUTE 759 (50' WIDE RIGHT-OF-WAY) AND CORNER TO PARK PARCEL, SECTION 1, ROLLINSWOOD SOUTH AS RECORDED IN PLAT BOOK 7 AT PAGE 266; THENCE DEPARTING SAID KELSEY ROAD AND CONTINUING WITH SAID PARK PARCEL

S 71°18'19" E, 488.34 FEET TO A POINT, SAID POINT BEING CORNER TO SAID PARK PARCEL AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF SIDDIQUI (TM 29-38); THENCE DEPARTING SAID PARK PARCEL AND CONTINUING WITH SAID SIDDIQUI

S 15°47'48" W, 18.75 FEET TO A POINT, SAID POINT BEING CORNER TO SAID SIDDIQUI AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THEN NAME OF CARPENTER (TM 29-39G) AND CORNER TO OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF CARPENTER (TM 29-38G); THENCE DEPARTING SAID SIDDIQUI AND SAID CARPENTER (TM 29-38G) AND CONTINUING WITH SAID CARPENTER (TM 29-39G) THE FOLLOWING TWO (2) COURSES:

N 84°59'09" W, 179.32 FEET TO A POINT; THENCE

S 03°34'31" E, 489.92 FEET TO A POINT, SAID POINT BEING CORNER TO SAID CARPENTER (TM 29-39G) AND SAID OTHER LANDS OF CARPENTER (TM 29-38G) AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF COURTNEY (TM 29-38D); THENCE DEPARTING SAID CARPENTER (TM 29-39G AND TM 29-38G) AND CONTINUING WITH SAID COURTNEY

S 63°15'14" E, 398.33 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF SAID CARPENTER AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF MOORE (TM 29-39K); THENCE DEPARTING SAID COURTNEY AND CONTINUING WITH SAID MOORE, IN PART, LANDS NOW ORE FORMERLY STANDING IN THE NAME OF WATERS (29-37A), IN PART, LANDS NOW OR FORMERLY STANDING IN THE NAME OF HUNTER, IN PART

S 28°01'11" W, 980.32 FEET TO A POINT, SAID POINT BEING CORNER TO SAID HUNTER; THENCE CONTINUING WITH SAID HUNTER, IN PART, LANDS NOW OR FORMERLY STANDING IN THE NAME OF KHAN (TM 29-73D), IN PART

S 54°00'24" E, 119.55 FEET TO A POINT, SAID POINT BEING CORNER TO SAID KHAN; THENCE CONTINUING WITH SAID KHAN

S 48°44'43" E, 387.11 FEET TO A POINT AT OR NEAR THE CENTER OF BALLS BRANCH AND IN THE SOUTHERLY LINE OF SAID KHAN AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF ACCOKEEK PROPERTY LLC (TM 38-67); THENCE DEPARTING SAID KHAN AND CONTINUING WITH SAID ACCOKEEK PROPERTY LLC ALONG THE GENERAL MEANDERS OF SAID BALLS BRANCH THE FOLLOWING SEVENTY (70) COURSES:

- S 06°41'56" W 47.59 FEET TO A POINT; THENCE
- S 38°04'09" W 62.44 FEET TO A POINT; THENCE
- S 30°30'32" W 50.84 FEET TO A POINT; THENCE
- S 73°15'08" W 21.50 FEET TO A POINT; THENCE
- S 19°28'29" W 49.33 FEET TO A POINT; THENCE
- S 07°44'16" W 74.58 FEET TO A POINT; THENCE
- S 18°45'25" E 66.09 FEET TO A POINT; THENCE
- S 25°42'19" W 17.72 FEET TO A POINT; THENCE
- N 85°49'06" W 43.91 FEET TO A POINT; THENCE
- S 08°49'12" W 17.95 FEET TO A POINT; THENCE
- S 75°44'28" W 114.70 FEET TO A POINT; THENCE
- S 64°20'48" W 41.63 FEET TO A POINT; THENCE

Bowman

CONSULTING

S 32°30'24" W 53.16 FEET TO A POINT; THENCE
S 51°39'49" W 54.77 FEET TO A POINT; THENCE
S 78°34'23" W 40.64 FEET TO A POINT; THENCE
S 21°55'28" W 19.07 FEET TO A POINT; THENCE
S 63°33'31" W 27.37 FEET TO A POINT; THENCE
N 60°53'20" W 45.89 FEET TO A POINT; THENCE
N 18°07'47" E 22.01 FEET TO A POINT; THENCE
N 46°00'28" W 32.76 FEET TO A POINT; THENCE
N 70°57'35" W 35.40 FEET TO A POINT; THENCE
N 09°25'44" W 24.00 FEET TO A POINT; THENCE
S 59°02'39" W 25.36 FEET TO A POINT; THENCE
N 53°09'51" W 28.35 FEET TO A POINT; THENCE
S 84°52'15" W 18.19 FEET TO A POINT; THENCE
N 65°55'15" W 34.54 FEET TO A POINT; THENCE
N 04°10'57" E 13.67 FEET TO A POINT; THENCE
S 83°04'46" W 59.13 FEET TO A POINT; THENCE
N 83°56'43" W 86.86 FEET TO A POINT; THENCE
S 57°34'37" W 28.88 FEET TO A POINT; THENCE
S 21°10'59" E 18.68 FEET TO A POINT; THENCE
S 59°33'17" W 44.61 FEET TO A POINT; THENCE
N 50°44'43" W 24.77 FEET TO A POINT; THENCE
S 72°12'37" W 58.10 FEET TO A POINT; THENCE
S 39°24'41" W 25.39 FEET TO A POINT; THENCE
N 65°57'32" W 20.94 FEET TO A POINT; THENCE
S 76°03'38" W 42.89 FEET TO A POINT; THENCE
S 69°04'04" W 89.67 FEET TO A POINT; THENCE
S 20°15'48" W 56.10 FEET TO A POINT; THENCE
S 25°47'42" W 50.00 FEET TO A POINT; THENCE
S 65°38'58" W 30.62 FEET TO A POINT; THENCE
S 39°33'56" W 610.06 FEET TO A POINT; THENCE
S 03°38'13" W 35.79 FEET TO A POINT; THENCE
S 70°32'35" W 65.23 FEET TO A POINT; THENCE
S 00°11'53" W 39.84 FEET TO A POINT; THENCE
S 39°17'50" E 86.28 FEET TO A POINT; THENCE
S 20°39'33" W 83.50 FEET TO A POINT; THENCE
S 68°50'06" E 28.78 FEET TO A POINT; THENCE
S 23°53'56" W 39.75 FEET TO A POINT; THENCE
S 47°14'04" W 32.80 FEET TO A POINT; THENCE
S 60°57'40" W 28.91 FEET TO A POINT; THENCE
S 67°54'13" W 74.46 FEET TO A POINT; THENCE
S 60°44'52" W 31.17 FEET TO A POINT; THENCE
N 88°25'15" W 28.19 FEET TO A POINT; THENCE
N 19°17'35" W 25.53 FEET TO A POINT; THENCE
N 61°32'09" W 68.46 FEET TO A POINT; THENCE
N 51°36'18" W 28.21 FEET TO A POINT; THENCE
S 77°19'49" W 81.97 FEET TO A POINT; THENCE
S 60°42'48" W 50.88 FEET TO A POINT; THENCE
S 32°55'41" W 59.87 FEET TO A POINT; THENCE
S 15°22'06" E 57.31 FEET TO A POINT; THENCE
S 84°41'14" E 16.02 FEET TO A POINT; THENCE
S 26°18'19" E 71.71 FEET TO A POINT; THENCE
S 24°56'29" E 68.62 FEET TO A POINT; THENCE

Bowman

CONSULTING

N 86°22'11" E 27.25 FEET TO A POINT; THENCE
S 42°12'01" E 28.26 FEET TO A POINT; THENCE
S 02°30'07" E 61.29 FEET TO A POINT; THENCE
S 50°55'08" E 71.04 FEET TO A POINT; THENCE
N 73°34'32" W 143.60 FEET TO A POINT; THENCE

S 25°54'20" W 262.09 FEET TO A POINT, SAID POINT BEING AT OR NEAR THE CENTER OF SAID BALLS BRANCH AND IN THE WESTERLY LINE OF SAID ACCOKEEK PROPERTY LLC AND IN THE EASTERLY LINE OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF AUGUSTINE SOUTH ASSOCIATES LLC (TM 38-1); THENCE DEPARTING SAID BALLS BRANCH AND SAID ACCOKEEK PROPERTY LLC AND RUNNING THROUGH SAID AUGUSTINE SOUTH ASSOCIATES LLC THE FOLLOWING TWO (2) COURSES:

N 57°27'38" W 1053.29 FEET TO A POINT; THENCE

N 47°32'50" W 1212.61 FEET TO A POINT, SAID POINT BEING IN THE EASTERLY LINE OF OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32-PART); THENCE CONTINUING WITH SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32-PART) THE FOLLOWING TWO (2) COURSES:

N 22°08'24" E 60.42 FEET TO A POINT; THENCE

N 07°08'03" E 118.25 FEET TO A POINT, SAID POINT BEING AT OR NEAR THE CENTER OF ACCOKEEK CREEK CORNER TO SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32) AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF BLACKBURN (TM 29-34); THENCE DEPARTING SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32-PART) AND CONTINUING WITH SAID BLACKBURN ALONG THE GENERAL MEANDERS OF ACCOKEEK CREEK THE FOLLOWING TWELVE (12) COURSES:

N 13°39'27" E 58.67 FEET TO A POINT; THENCE
N 21°26'00" E 349.67 FEET TO A POINT; THENCE
N 06°20'00" W 65.80 FEET TO A POINT; THENCE
N 33°23'41" W 41.94 FEET TO A POINT; THENCE
N 87°47'58" E 80.12 FEET TO A POINT; THENCE
N 11°42'47" E 68.19 FEET TO A POINT; THENCE
N 33°37'43" W 51.24 FEET TO A POINT; THENCE
N 36°54'57" E 64.95 FEET TO A POINT; THENCE
N 08°00'01" E 52.68 FEET TO A POINT; THENCE
S 54°06'51" W 59.18 FEET TO A POINT; THENCE
N 09°10'03" W 181.80 FEET TO A POINT; THENCE

N 13°36'08" E 42.97 FEET TO A POINT, SAID POINT BEING AT OR NEAR THE CENTER OF SAID ACCOKEEK CREEK AND IN THE EASTERLY LINE OF SAID BLACKBURN AND IN THE WESTERLY LINE OF OTHER LANDS NOW OR FORMERLY STANDING IN THE NAME OF AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32); THENCE DEPARTING SAID ACCOKEEK CREEK AND SAID BLACKBURN AND RUNNING THROUGH SAID AUGUSTINE SOUTH ASSOCIATES LLC (TM 29-32)

N 49°21'24" E 817.06 FEET TO A POINT, SAID POINT BEING CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF PROXMIRE (TM 29-32B); THENCE CONTINUING WITH SAID PROXMIRE THE FOLLOWING TWO (2) COURSES:

N 81°24'34" E 569.99 FEET TO A POINT; THENCE

N 13°08'24" E 275.31 FEET TO A POINT, SAID POINT BEING CORNER TO SAID PROXMIRE AND CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF SIGMON (TM 29-32A); THENCE DEPARTING SAID PROXMIRE AND CONTINUING WITH SAID SIGMON THE FOLLOWING FOUR (4) COURSES:

N 11°30'00" W 79.00 FEET TO A POINT; THENCE
N 37°12'24" W 144.55 FEET TO A POINT; THENCE
N 46°19'50" W 94.98 FEET TO A POINT; THENCE

Bowman

CONSULTING

N 70°00'38" W 60.61 FEET TO A POINT; THENCE CONTINUING WITH SAID SIGMON, IN PART, LOTS 16 AND 15 OF AFORESAID SECTION 1, ROLLINSWOOD SOUTH, BOTH IN PART

N 35°09'52" E 552.31 FEET TO A POINT, SAID POINT BEING CORNER TO SAID LOT 15 AND CORNER TO LOTS 14 AND 13 OF SAID SECTION 1, ROLLINSWOOD SOUTH; THENCE DEPARTING SAID LOTS 15 AND 14 AND CONTINUING WITH SAID LOT 13 THE FOLLOWING TWO (2) COURSES:

S 55°15'35" E 122.61 FEET TO A POINT; THENCE

N 86°32'10" E 438.16 FEET TO A POINT, SAID POINT BEING CORNER TO SAID LOT 13 AND CORNER TO AFORESAID RIGHT-OF-WAY OF KELSEY ROAD; THENCE DEPARTING SAID LOT 13 AND CONTINUING WITH SAID KELSEY ROAD THE FOLLOWING THREE (3) COURSES:

S 45°48'38" E 50.00 FEET TO A POINT; THENCE

429.09 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT WITH A RADIUS OF 992.48 FEET, A CENTRAL ANGLE OF 24°46'18", AND A CHORD BEARING AND DISTANCE OF N 31°48'13" E, 425.76 FEET TO A POINT; THENCE

N 19°25'04" E 247.42 FEET TO THE POINT OF BEGINNING, CONTAINING 195.23033 ACRES OF LAND MORE OR LESS.

LESS AND EXCEPT CEMETERY PARCEL LOCATED ALONG THE NORTHERLY LINE OF TAX MAP PARCEL 29-81 CONTAINING 0.01011 ACRES, MORE OR LESS.

COMPRISING A TOTAL AREA OF 195.22022 ACRES, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION
OF PART 3 BEING
TAX MAP PARCEL 29-38A**

COMMENCING AT THE INTERSECTION OF CEDAR LANE AND COURTHOUSE ROAD, STATE ROUTE 630, VARIABLE WIDTH RIGHT-OF-WAY, THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF COURTHOUSE ROAD IN A NORTHWESTERLY DIRECTION 490' TO THE POINT OF BEGINNING; THENCE DEPARTING THE SOUTHERN BOUNDARY OF COURTHOUSE ROAD AND RUNNING WITH THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF KAHN, TAX MAP 27-73D. THE FOLLOWING FOUR (4) COURSES:

S 68°11'13" W 472.46' TO A POINT OF CURVATURE; THENCE 220.07' ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT WITH A RADIUS OF 320.43', A CENTRAL ANGLE OF 39°21'03", AND A CHORD BEARING AND DISTANCE OF

S 87°51'44" W, 215.77' TO A POINT; THENCE

N 72°26'32" W 83.62' TO A POINT; THENCE

N 57°07'51" W 190.40' TO A POINT; SAID POINT BEING THE NORTHWESTERN CORNER OF KAHN AND THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF WATTS, TAX MAP 29-37B; THENCE, CONTINUING WITH THE LANDS OF WATTS,

N 67°31'27" W 79.67' TO A POINT; SAID POINT BEING THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY STANDING IN THE NAME OF WHEATON, TAX MAP 29-38K; THENCE DEPARTING THE LANDS OF WATTS AND CONTINUING WITH THE LANDS OF WHEATON, IN PART, AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF PICARIELLO, TAX MAP 29-38L, IN PART,

N 67°11'05" E 342.81' TO A POINT; SAID POINT BEING THE NORTHEASTERN CORNER TO SAID PICARIELLO AND THE NORTHWESTERN CORNER OF A CEMETERY PARCEL RECORDED AT DEED BOOK 29 PAGE 266 AND DEED BOOK 141 PAGE 560 AMONG THE LAND RECORDS OF STAFFORD COUNTY, AND THE SOUTHWESTERN CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF LUCIANI, TAX MAP 28-38-1B; THENCE DEPARTING SAID PICARIELLO AND THE CEMETERY PARCEL AND CONTINUING WITH SAID LUCIANI,

N 72°58'24" E 423.71' TO A POINT OF CURVATURE IN THE SOUTHERLY RIGHT-OF-WAY OF COURTHOUSE ROAD; THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF COURTHOUSE ROAD THE FOLLOWING TWO (2) COURSES:

240.94' ALONG THE ARC OF A CURVE NON-TANGENT TO PREVIOUS COURSE DEFLECTING TO THE LEFT WITH A RADIUS OF 3625.00', A CENTRAL ANGLE OF 3°48'30", AND A CHORD BEARING AND DISTANCE OF

S 46°07'16" E, 240.90' TO A POINT; THENCE

S 48°01'31" E 97.84' TO THE POINT OF BEGINNING, CONTAINING 5.13624 ACRES, MORE OR LESS.

LESS AND EXCEPT SAID CEMETERY PARCEL CONTAINING 0.03452 ACRES, MORE OR LESS.

COMPRISING A TOTAL AREA OF 5.10173 ACRES, MORE OR LESS.

Diana Lupe

From: Dianna Graves
Sent: Tuesday, April 26, 2016 3:13 PM
To: Diana Lupe
Subject: FW: George Washington Village Pending Application; RC 1400155

From: Jeff A. Harvey [<mailto:JHarvey@staffordcountyva.gov>]
Sent: Tuesday, April 26, 2016 3:08 PM
To: Charlie Payne
Cc: Dianna Graves
Subject: FW: George Washington Village Pending Application; RC 1400155

Charlie:

Please see the cost estimates for readvertisement.

Thanks,

Jeff

From: Stacie J. Stinnette
Sent: Tuesday, April 26, 2016 3:06 PM
To: Jeff A. Harvey
Cc: Mike J. Zuraf; Denise F. Knighting
Subject: RE: George Washington Village Pending Application; RC 1400155

With a little help from Denise, we came up with the following (approximate amounts):

GW Village Rezoning - \$1,560.00

GW Village Comp Plan Amendment - \$249.60

We went by the ads that were placed back in December 2014 and March 2015 respectively.

Thanks,
Stacie

From: Jeff A. Harvey
Sent: Tuesday, April 26, 2016 10:57 AM
To: Stacie J. Stinnette
Cc: Mike J. Zuraf; Denise F. Knighting
Subject: FW: George Washington Village Pending Application; RC 1400155
Importance: High

Stacie:



FIELD ACCOUNT

11700 PLAZA AMERICA DRIVE RESTON, VA 20190

781992 06B

32334 - COUNTY OF STAFFORD

06/17/2016

VENDOR ACCOUNT	INVOICE NUMBER	INVOICE DATE	CO	DIV	CM	LOT	U	PH/A	ACCT	AMOUNT
	HS00000068	06-07-16	31	WAS	GG				11L	249.60
<i>Comp Plan Amendment</i>										
COMP PLAN AMENDMENT APPLICATION FEE										

COUNTY OF STAFFORD
 1300 COURTHOUSE ROAD
 P.O. BOX 339
 STAFFORD VA 22555-0339

REMITTANCE ADVICE

DETACH BEFORE DEPOSITING CHECK

THE FRONT OF THIS CHECK CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT.

Bank of America, N.A.
 Atlanta, Dekalb County, Georgia



RYAN HOMES FIELD ACCOUNT
 NVHOMES
 NVR BUILDING MATERIALS
 FOX RIDGE HOMES
 HEARTLAND HOMES

781992

84-127
811

DATE 06/17/16
 VENDOR # 32334
 CHECK # 781992

PAY

*****249.60

EXACTLY:
 TWO HUNDRED FORTY NINE DOLLARS AND 60 CENTS

PAY TO THE ORDER OF:
 COUNTY OF STAFFORD

VOID AFTER 90 DAYS

NVR, INC.
 CHECK NOT VALID OVER \$25,000.00

AUTHORIZED SIGNATURE

⑈ 781992 ⑈ ⑆ 061112788⑆ 329 905 9230 ⑈