



WALSH COLUCCI  
LUBELEY & WALSH PC

Jonelle Cameron  
(703) 680-4664 Ext. 5132  
jcameron@thelandlawyers.com  
Fax: (703) 680-6067

November 7, 2023

**Via Hand Delivery**  
**and email (SMeyer@pwcgov.org)**

Scott Meyer  
Prince William County Planning Office  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

Re: Rezoning #REZ2022-00022, Devlin Technology Park  
Eleventh Submission Comment Response Letter

Dear Mr. Meyer:

As a follow-up to agency comments received to date, please find the following resubmission materials:

1. A copy of the Narrative Statement dated November 6, 2023;
2. A redline copy of the Narrative Statement dated, November 6, 2023, compared against the Narrative Statement dated July 1, 2022;
3. A copy of the Proffer Statement dated November 6, 2023;
4. A redline copy of the Proffer Statement dated November 6, 2023, compared against the Proffer Statement dated September 13, 2023; and
5. Twelve (12) full size copies and one (1) reduction of the General Development Plan (GDP) entitled "Devlin Technology Park," prepared by Land Design Consultants, Inc., last revised November 6, 2023.

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM  
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

The following are the Applicant's responses to the case planner summary letter and agency comments that they received. Please note that only weaknesses or items to be addressed are listed below.

<b>Parks and Recreation, dated October 27, 2023</b>	
<b>Agency Comment</b>	<b>Applicant's Response</b>
<p>Overall, we recommend only minor edits to the proffers, assuming that the proposal to dedicate Landbay A as a park is ultimately approved by the BOCS. The changes that DPR would like to see if the park dedication comes to fruition are:</p> <ul style="list-style-type: none"> <li>• Rename the "Pedestrian Trail Easement" to simply "Trail Easement". DPR often allows bicycle use on our natural surface trails and we wouldn't want this label to imply that bicyclists are prohibited from using the trail once it is developed by DPR.</li> <li>• Clarify that the subject trail easement shall not extend east of the powerlines – only on Landbay B – as predicated by the decisions regarding the dedication of Landbay A. If Landbay A is dedicated as County-owned parkland then the trail easement is not needed across Landbay A and does not need to be limited to the west side of the transmission lines only.</li> </ul>	<ul style="list-style-type: none"> <li>• Please see the GDP addressing this comment.</li> <li>• Please see Proffer 34 addressing this comment.</li> </ul>

<b>Watershed Management, dated October 17, 2023</b>	
<b>Agency Comment</b>	<b>Applicant's Response</b>
<b>I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan</b>	
<p><b>Natural Resources</b></p> <p>4.1 (Updated Comment) This site has been the subject of several rezoning proposals for more than a decade. The site contains a long segment of the Piney Branch RPA, a perennial stream with associated wetlands.</p> <p>The Aura data center (REZ2017-00023) approved to the northwest and the Gainesville Technology Park data center (REZ2020-00011) to the north have both proffered to preserve substantial forested area outside of and abutting the Piney Branch RPA and floodplain, helping to create a significant stream valley preservation corridor.</p> <p>With this submission the Applicant has proposed in Proffer #35 to dedicate Landbay A to the County "for parks and recreational purposes." This could be in accordance with EN-3.7 that encourages fee simple dedication to preserve open spaces in already developed areas in order to provide natural areas, protect environmentally sensitive resources, preserve wildlife habitat and ensure a scenic appearance over time. See also EN-1.3, EN-1.5, EN-10; DES-12.1&amp; 12.3, DES-13; EN-3.13. Staff recommends the Applicant address the following to ensure conservation of natural resources as a long-term use on Landbay A:</p> <p>a. Specifying in Proffer #35 that the use of Landbay A will be for passive recreational uses. This will link the</p>	<p>a. Parks and Recreation is the proper agency to determine the type of recreation on the site. The Parks,</p>

<p>preserved forested areas noted above together to form a better stream valley corridor.</p> <p>b. Rezone the land to a district more suitable for passive recreational uses than the M-2 district. For example, A-1.</p> <p>c. Remove the proposal to include it in the Data Center Opportunity Zone Overlay District since this is inconsistent with a park/recreational use.</p> <p>d. Show a minimum 50' wide buffer along the existing single-family detached, institutional, and industrial uses along the western and northern sides of Landbay A. (ZO 32-250.32; DCSM 802.12, Table 8-1)</p> <p>e. Commit to removing the small paved area with storage containers in Landbay A so that it may return to a natural state.</p>	<p>Recreation, and Open Space Master Plan identifies system opportunities and goals in each planning district. Specifically, for Planning District 4, the Parks, Recreation, and Open Space Master Plan identifies the needs to “continue to explore development of an indoor, local use sports facility in this PPD and explore ways to partner with the United States Tennis Association who is considering relocation to Prince William County” and “seek public/private partnership opportunities to establish new baseball fields.” The Applicant is proposing this park dedication in accordance with the Master Plan.</p> <p>b. The existing zoning request is not being changed with this proposal.</p> <p>c. The existing zoning request is not being changed with this proposal.</p> <p>d. The County can provide the required buffer at the time of the PFR review for the proposed park once the final uses are determined.</p> <p>e. All equipment and materials will be removed prior to the dedication.</p>
<p>4.2 (Repeat Comment) There are 15.46 acres of ER (Environmental Resource) onsite. The Applicant is proposing to disturb 6.76 acres of ER, including steep slopes surrounding an intermittent channel in the southwestern end of the site that to date has</p>	<p>Repeat Response: As previously indicated, the centrally located stream channel is approximately 370' from the University Boulevard right-of-way. The area between the channel and the road cannot be practically utilized in the proposed industrial</p>

<p>been preserved on each previously proposed development. This proposed disturbance is not consistent with EN-5.1. Please revise the limits of disturbance to show the steep slopes around the intermittent stream protected. This is a distance of about 100' from the stream edge and a distance of approximately 600' from the property line upstream.</p>	<p>use. The resulting combined area of the requested disturbance reduction and the land between the channel and road would result in approximately 6.2 acres of land taken from the application. The subject channel is approximately 60 ft. from Linton Hall Road. The requested preservation area would remove approximately 6 acres of usable area from the application due to the gap between the channel and the road. Additionally, the channel aligns with the existing sanitary sewer easement on the adjacent property. The applicant must construct sanitary sewer in this area to utilize the existing easement. The sanitary sewer construction is further limited by an existing gas line and 30' easement at the downstream end of the channel.</p>
<p>4.3 No updated ECA was provided with this submission, therefore the 3rd submission comment is repeated here. On the ECA (ZO 32-700.21.6; EN-1.2, Reference Manual):</p> <ul style="list-style-type: none"> <li>a. Please increase the weight of the line showing the Environmental Resource (ER) to make it readily readable.</li> <li>b. There is a lot going on onsite and adjacent to the property at the southwestern corner along the transmission line corridor. Please provide a blow-up of this area with all utilities and easements clearly shown and labeled. The 1:250 scale makes deciphering this area impossible.</li> </ul>	<p>This comment was previously addressed with the last submission. Please note ER is only required for residential projects. In addition, the Applicant previously provided an easement exhibit.</p>
<p><b>Landscaping</b></p> <p>4.4 (Updated Comment) With this submission the proposed buffer along Linton Hall Road has been increased to 200' in width. This is consistent with the BOCS discussion on February 7, 2023. In some</p>	

<p>areas this 200' width is entirely occupied by mature hardwood forest. At places the width of the mature forest shrinks to approximately 120' in width with the remainder in early regrowth from logging. However, the following questions need to be addressed and the plan and/or proffers revised accordingly:</p> <p>a. Proffer #11.a would allow disturbance and development for access to a proposed swm facility in the buffer. This could significantly impact the value of this buffer. Staff recommends the Applicant delete reference to the swm facility from this proffer.</p> <p>b. It is unclear if the sidewalk proposed along Linton Hall Road is outside the buffer. Please make it clear that the sidewalk will be located outside the 200' buffer.</p>	<p>a. As previously responded to, this proffer was changed to say "and access to stormwater management facilities." The Applicant does not know the exact location of the stormwater management facilities therefore, this language must remain. However, Proffer 29 states that "to the greatest extent practicable, stormwater management facilities will be located in areas that are already disturbed.</p> <p>b. The sidewalk is located within the right-of-way.</p>
<p>4.5 A 200' wide buffer is proposed adjacent to Devlin Road. The buffer is proposed to remain undisturbed with some notable exceptions that may have major impacts on the width, character and sufficiency of the buffer.</p> <p>There is an existing overhead utility running parallel to Devlin Road along this site which will almost certainly be relocated further to the east and into the area identified as this buffer when Devlin Road is widened. This needs to be taken into consideration. Additionally, Proffer #11.b. allows for:</p> <p>a. The Devlin Entrance Road which may run parallel to Devlin Road to run within the 200' buffer having potentially major</p>	<p>This proffer has been the same with the exception of increasing the buffer from 100 ft. to 200 ft. This proffer will remain unchanged.</p>

<p>impacts the extent of which are not identified.</p> <p>b. The access road(s) to proposed swm facilities to be in the buffer. These should be accessible from within the development envelope.</p> <p>c. Grading and clearing for the widening of Devlin Road to clear within the buffer.</p> <p>Staff recommends:</p> <p>a. The proposed language for items a. through c. above be removed from the proffer.</p> <p>b. New language allow only for crossing of the buffer for the Devlin Road Entrance as near to perpendicular as possible.</p> <p>c. The Applicant commit to designing the location of the 200' wide buffer to accommodate the relocation of the existing overhead utility outside of the buffer.</p>	
<p>4.6 A 100' wide buffer is proposed on Sheet 4 of 4 for the Amberleigh Station subdivision. Provision of this needs clarification and improvement:</p> <p>a. The "Open Space &amp; Buffer Plan" shows the buffer tapering from 100' to 0'. It appears the intent is to provide 100' of buffer along the edge of the proposed substation location to where it makes a 90° jog. Please change the graphic accordingly.</p> <p>b. The access road(s) to proposed swm facilities to be in the buffer. These should be accessible from within the development envelope.</p>	<p>a. Please see the revised GDP addressing this comment. The 100' buffer is provided where the property boundary is closer to proposed development. Where the property boundary departs, the buffer tapers away. The taper facilitates grading for substation areas.</p> <p>b. As previously responded to, this proffer was changed to say "and access to stormwater management facilities." The Applicant does not know the exact location of the stormwater management facilities therefore, this language must remain. However, Proffer 29 states that</p>


<p>c. A funnel shaped area of clearing is proposed. What is the purpose of this? It does not appear to be related to any of the exceptions listed in the proffer.</p>	<p>“to the greatest extent practicable, stormwater management facilities will be located in areas that are already disturbed.</p> <p>c. The funnel shaped area allows for construction of sanitary sewer necessary to cross the existing gas transmission line and reach the existing off-site sewer easement.</p>
<p>4.7 The proposed limits of clearing and grading at the 100’ buffer proposed abutting the commercial shopping center indicate the existing forest cover in this area will be preserved. However, this is not mentioned in Proffer #11.e. Please add preservation of the existing forest cover to this proffer.</p>	<p>This is unnecessary considering (1) it is shown outside of the limits of clearing and grading; and (2) there is an exception in the event a garden is requested.</p>
<p><b>II. Site Specific Concerns</b></p>	
<p>4.8 Regarding proposed proffers:</p> <p>a. Proffer #11.b. regarding the Devlin Road 100’ buffer.</p> <p>i. Since no proposed swm facilities appear to be accessible from the Devlin Road side, staff recommends the language about “access to stormwater management facilities” be deleted.</p> <p>ii. See Comment #4.5 above for additional recommended edits to this proffer.</p> <p>b. (Repeat Comment) Proffer #11.d for the 50’ buffer along University Blvd., the proposed language refers to this as a “Landscape Area”. Staff believes the intent of this language is for the Applicant to install parallel utilities in this 50’ width.</p>	<p>a. As previously responded to, this proffer has been changed to say and access to stormwater management facilities. The Applicant does not know the exact location of the stormwater management facilities Furthermore, Proffer 29 states that “to the greatest extent practicable, stormwater management facilities will be located in areas that are already disturbed.</p> <p>b. These seem to be old comments that no longer apply. Please see the previous responses and proffers.</p>



<p>Allowing parallel utilities would not create a 50' wide landscape area or buffer.</p> <p>Staff recommends the Applicant revise the language to provide a "<i>Within the 50' wide buffer adjacent to University Blvd., the buffer shall be planted with 320 plant units per 100 linear feet and at a minimum shall include trees and shrubs. No utilities or associated easements shall be located within the 50' buffer except for minimal perpendicular crossings.</i>"</p> <p>c. Within the 50' wide buffer adjacent to University Blvd., the buffer shall be planted with 320 plant units per 100 linear feet and at a minimum shall include trees and shrubs. No utilities or associated easements shall be located within the 50' buffer except for minimal perpendicular crossings."</p> <p>i. (Repeat Comment) With the electric line corridor running the full length of the wester side of the site it seems entirely practicable to pull electricity from those lines without encroaching into the tree save areas identified on Sheet 4 of 4. Where would electric lines running to and from the existing power lines impact preservation areas? Please delete the language allowing clearing in buffer tree save areas for electric lines.</p> <p>ii. The pedestrian easement along Linton Hall road does not appear to be located in preservation areas so this provision appears unnecessary. Please delete it.</p> <p>d. Proffer #27.e. would allow changes to the location, height and size of proposed substations. This is of concern given the</p>	<p>c. These seem to be old comments that no longer apply. Please see the previous responses and proffers.</p> <p>d. This proffer is the same proffer that existed at the previous Board public hearing. The Planning Commission recommended</p>
--	---

<p>100' buffer proposed between the substation and Amberleigh Station at the southwestern end of the site. Staff recommends this proffer be revised to commit to providing a 100' wide buffer between the substation and the powerline right-of-way in keeping with the additional comment on this buffer above.</p>	<p>approval of this application with this language and this language was not brought up as a concern at the Board Public hearing. This language will remain.</p>
<p><b>III. Conflicts with Minimum Development Standards</b></p>	
<p>4.9 The landscaping requirement for Interior Parking Lot Landscaping is not shown to be met on the GDP. Please proffer to meet this minimum DCSM requirement (DCSM 802.44).</p>	<p>This Proffer is unnecessary because meeting the DCSM is a requirement.</p>

We trust these responses address your comments. Please do not hesitate to contact me if you have any questions or need additional information. Thank you for your assistance in connection with this application.

Very truly yours,  
WALSH, COLUCCI, LUBELEY & WALSH, P.C.  
  
Jonelle M. Cameron

JMC/mac

cc:

## Devlin Technology Park

### Rezoning Narrative Statement

GPINs: 7496-51-8372, 7496-63-4146 & 7496-65-8860 (the "Property")  
(269.85 Acres)

November 6, 2023

### REQUEST

Stanley Martin Homes, LLC, as the owner and "Applicant", is requesting to rezone the Property from PMR, Planned Mixed Residential to M-2, Light Industrial, to allow for the development of 3,526,530.48 square feet of data center uses, to modify the building height for data center buildings from 60 feet to 81 feet (including any rooftop mechanical equipment and rooftop screening walls), to include electric substations pursuant to Section Pursuant to § 32-201.12(a)(2) of the Zoning Ordinance, and to request an extension of the Data Center Opportunity Zone Overlay District to include the Property identified as GPINs: 7496-51-8372, 7496-63-4146, and 7496-65-8860. The proposed building height increase will allow for design changes that facilitate building construction that meets current data center industry standards. The requested Public Facilities Review for the electric substations will provide the needed infrastructure for the proposed data center use.

### LAND USE AND ZONING

The Property is zoned PMR, and is designated as I-3, Industrial with a T-3 Transect. The Property abuts properties that are zoned M-2, Light Industrial R-4, Residential, R-4C, Residential Cluster, A-1, Agricultural, B-1, General Business, and PF, Public Facility (Chris Yung Elementary). The Property is not currently in the Data Center Opportunity Zone Overlay District (hereinafter, the "Data Center Overlay"), but, as noted above, the Applicant is requesting that the current limits of Data Center Overlay be extended from the west, and include the Property. The proposed amendments will be consistent with the existing zoning in the immediate area and with the Comprehensive Plan.

### COMMUNITY DESIGN

Development of the Property will be consistent and in harmony with development in this area of the County. The architectural details for the data center are proffered. The Applicant is also proffering landscape buffers that far exceed the current County buffer standards which will aid in screening the uses against abutting residential properties, and Chris Yung Elementary School. In addition, the Applicant has proffered a principal data center building setback that limits the location of a principal data center building so that it is not closer than 500 feet from an existing principal residential dwelling or 2,200 feet from the existing Chris Yung Elementary School.

### CULTURAL RESOURCES

A Cultural Resource Assessment and Record Check was completed on February 8, 2022, and is made part of this application. A Phase I cultural resource study is not required at this time.

## ECONOMIC DEVELOPMENT

The proposed rezoning contemplates appropriate infill industrial development in an area of the County that currently accommodates heavy and light industrial uses. Business(es) associated with the future development of the Property will generate needed jobs for those employed in industrial sectors. Tax revenues produced by the use of the Property, including BPOL tax, real estate taxes and sales taxes, will result in a positive economic benefit to the County. This rezoning is to allow for data centers which is a Targeted Industry in Prince William County.

## ENVIRONMENT

Please see the Environmental Constraints Analysis (ECA), prepared by TNT Environmental, dated February 8, 2022, last revised May 28, 2022, for more information regarding the environmental features of the site.

## FIRE AND RESCUE

The Property is expected to be served by Station 25, Linton Hall. Station 25 is within the 4 minute travel time for Basing Life Support and Fire and within the 8 minute travel time for Advanced Life Support. Station 25 is currently under workload capacity. Based on the anticipated nature of the development, there will be minimal impact on existing fire and rescue services. However, the Applicant has proffered \$0.61 per square foot of building area to be used for fire and rescue purposes.

## HOUSING

The proposed rezoning will have no impact on housing.

## LIBRARIES

The development of this site will have no impact on the library element of the Comprehensive Plan.

## PARKS AND OPEN SPACE

The Property is located within Planning Park District 4. The Parks, Recreation, and Open Space Master Plan identifies needs within Planning Park District 4 which include to “continue to explore development of an indoor, local use sports facility in this PPD and explore ways to partner with the United States Tennis Association who is considering relocation to Prince William County” and “seek public/private partnership opportunities to establish new baseball fields.”

The original residential rezoning anticipated significant open space components including a clubhouse with bathhouse, swimming pool, two tot lots, and multipurpose courts and/or tennis courts that were for the private use of the residents of the neighborhood and proffered 50 memberships to the Pool Facilities to the residents of Amberleigh Station, Silver Leaf, Crossman Creek, and Lanier Farms subdivisions. In addition, the Applicant was proposing to pay a monetary contribution of \$5,591 per residential unit to Prince William County to be used for parks purposes. The Applicant

recognizes that the County anticipated these proffer dollars in planning for future parks in this area and also recognizes the need for new parks and recreation in Planning District 4. The Applicant's proposed dedication of land for park use and monetary proffers for development of a park are being offered as a replacement for some of the park proffers that were included in the residential zoning.

### SCHOOLS

The proposed rezoning will have no impact on schools.

### TELECOMMUNICATIONS

The proposed development and use will have no impact on telecommunications in the area.

### TRANSPORTATION

The proposed development will reduce the weekday daily vehicular trips by 1,357 trips as compared to the residential use that was previously approved.

### WATER AND SEWER

The Property will be served by public water and sewer.

### WAIVERS/MODIFICATIONS

Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the Applicant is requesting a modification to the building height standard in the M-2 District from 60 feet to 81 feet (including any rooftop mechanical equipment and rooftop screening walls). Please see the waiver/modification request form and waiver narrative provided with this application.

Justification: This modification is requested in order to provide for development of the subject property with similar or compatible building height that is allowed on an abutting property, GPIN 7496-47-2202, pursuant to REZ 2017-00023, Aura Development, and GPIN 7496-43-8199, pursuant to REZ2020-00022, Hunter Property.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

1. For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and

Applicant response: The Applicant is requesting a maximum structure height for data centers not to exceed 81 feet (including any rooftop mechanical equipment and rooftop screening walls) and the Applicant has provided a proffer reflecting this maximum height.

2. The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and

Applicant response: The Property is currently zoned Planned Mixed Residential, PMR and the Applicant is seeking a rezoning to M-2. The height modification only applies to data centers.

3. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and

Applicant response: The Property is located within a primarily industrial center of the County, which includes similarly zoned properties. The Applicant's request for additional height will be in keeping with adjacent properties, and, because the Applicant is providing significant buffer area between the proposed development area of the Property and the adjacent neighbors, the height will not adversely impact adjacent or nearby properties. In addition, the Applicant has proffered to limit the building height to 81 feet (including any rooftop mechanical equipment and rooftop screening walls) and proffered a principal data center building setback that limits the location of a principal data center building so that it is not closer than 500 feet from an existing principal residential dwelling or 2,200 feet from the existing Chris Yung Elementary School.

4. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and

Applicant response: The Applicant met with the Fire Marshal's office to discuss the proposed building height for the project. As a result, the Applicant has included a proffer specifically vetted by the Fire Marshal's office, which addresses their concerns. The Applicant will continue to work with the County Fire Marshal's office as part of this application process and/or site plan review to obtain written certification.

5. All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and

Applicant response: The Applicant has met all other requirements of this chapter.

6. The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Applicant response: The Applicant reached out to the Manassas Airport and the proposed height has no impact on the Airport because the transitional surface is approximately 400 feet above ground level in the vicinity of the Property.

## Devlin Technology Park

### Rezoning Narrative Statement

GPINs: 7496-51-8372, 7496-63-4146 & 7496-65-8860 (the "Property")  
(269.85 Acres)

~~July 1, 2022~~

November 6, 2023

### REQUEST

Stanley Martin Homes, LLC, as the owner and "Applicant", is requesting to rezone the Property from PMR, Planned Mixed Residential to M-2, Light Industrial, to allow for the development of ~~up to 4.25 million~~ 3,526,530.48 square feet of data center ~~space~~uses, to modify the building height for data center buildings from ~~60' to 105'~~ feet to 81 feet (including any rooftop mechanical equipment and rooftop screening walls), to include ~~an~~ electric ~~substation(s)~~ substations pursuant to Section Pursuant to § 32-201.12(a)(2) of the Zoning Ordinance, and to request an extension of the Data Center Opportunity Zone Overlay District to include the Property. ~~The Property is located on the west side of Devlin Road between Linton Hall Road and proposed University Boulevard, and is identified as GPINs: 7496-51-8372, 7496-63-4146, and 7496-65-8860.~~ The proposed building height increase will allow for design changes that facilitate building construction that meets current data center industry standards. The requested Public Facilities Review for the electric ~~substation~~ substations will provide the needed infrastructure for the proposed data center use.

### LAND USE AND ZONING

The Property is zoned PMR, and is designated as ~~Suburban Residential Low (SRL) and Environmental Resource (ER) on the County Long Range Land Use Plan Map. The Applicant has concurrently filed an out-of-turn Comprehensive Plan Amendment to change the long range designation to Flexible Use Employment Center (FEC), and Environmental Resource (ER)-3.~~ Industrial with a T-3 Transect. The Property abuts properties that are zoned M-2, Light Industrial R-4, Residential, R-4C, Residential Cluster, A-1, Agricultural, B-1, General Business, and PF, Public Facility (Chris Yung Elementary). The Property is not currently in the Data Center Opportunity Zone Overlay District (hereinafter, the "Data Center Overlay") ~~-~~ but, as noted above- the Applicant is requesting that the current limits of Data Center Overlay be extended from the west, and include the Property. The proposed amendments will be consistent with the existing zoning in the immediate area and with the Comprehensive Plan.

### COMMUNITY DESIGN

Development of the Property will be consistent and in harmony with development in this area of the County. The architectural details for the data center are proffered. The Applicant is also proffering ~~certain~~ landscape buffers that far exceed the current County buffer standards which will aid in screening the uses against abutting residential properties, and Chris Yung Elementary School. In addition, the Applicant has proffered a principal data center building setback that limits the location of a principal data center

[building so that it is not closer than 500 feet from an existing principal residential dwelling or 2,200 feet from the existing Chris Yung Elementary School.](#)

### CULTURAL RESOURCES

A Cultural Resource Assessment and Record Check was completed on February 8, 2022, and is made part of this application. A Phase I cultural resource study is not required at this time.

### ECONOMIC DEVELOPMENT

The proposed rezoning contemplates appropriate infill industrial development in an area of the County that currently accommodates heavy and light industrial uses. Business(es) associated with the future development of the Property will generate needed jobs for those employed in industrial sectors. Tax revenues produced by the use of the Property, including BPOL tax, real estate taxes and sales taxes, will result in a positive economic benefit to the County. This rezoning is to allow for data centers which is a Targeted Industry in Prince William County.

### ENVIRONMENT

Please see the Environmental Constraints Analysis (ECA), prepared by TNT Environmental, dated February 8, 2022, last revised May 28, 2022, for more information regarding the environmental features of the site.

### FIRE AND RESCUE

The Property is expected to be served by Station 25, Linton Hall. Station 25 is within the 4 minute travel time for Basing Life Support and Fire and within the 8 minute travel time for Advanced Life Support. Station 25 is currently under workload capacity. Based on the anticipated nature of the development, there will be minimal impact on existing fire and rescue services. However, the Applicant has proffered \$0.61 per square foot of ~~gross floor~~ [building](#) area to be used for fire and rescue purposes.

### HOUSING

The proposed rezoning will have no impact on housing.

### LIBRARIES

The development of this site will have no impact on the library element of the Comprehensive Plan.

### PARKS AND OPEN SPACE

~~The proposed rezoning will have no impact on parks and open space.~~



[The Property is located within Planning Park District 4. The Parks, Recreation, and Open Space Master Plan identifies needs within Planning Park District 4 which include to “continue to explore development of an indoor, local use sports facility in this PPD and explore ways to partner with the United States Tennis Association who is considering relocation to Prince William County” and “seek public/private partnership opportunities to establish new baseball fields.”](#)

[The original residential rezoning anticipated significant open space components including a clubhouse with bathhouse, swimming pool, two tot lots, and multipurpose courts and/or tennis courts that were for the private use of the residents of the neighborhood and proffered 50 memberships to the Pool Facilities to the residents of Amberleigh Station, Silver Leaf, Crossman Creek, and Lanier Farms subdivisions. In addition, the Applicant was proposing to pay a monetary contribution of \\$5,591 per residential unit to Prince William County to be used for parks purposes. The Applicant recognizes that the County anticipated these proffer dollars in planning for future parks in this area and also recognizes the need for new parks and recreation in Planning District 4. The Applicant’s proposed dedication of land for park use and monetary proffers for development of a park are being offered as a replacement for some of the park proffers that were included in the residential zoning.](#)

## SCHOOLS

The proposed rezoning will have no impact on schools.

## TELECOMMUNICATIONS

The proposed development and use will have no impact on telecommunications in the area.

## TRANSPORTATION

The proposed development will reduce the weekday daily vehicular trips by 1,357 trips as compared to the residential use that was previously approved.

## WATER AND SEWER

The Property will be served by public water and sewer.

## WAIVERS/MODIFICATIONS

Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the Applicant is requesting a modification to the building height standard in the M-2 District from 60 feet to ~~105 feet for data center buildings~~ [81 feet \(including any rooftop mechanical equipment and rooftop screening walls\)](#). Please see the waiver/modification request form and waiver narrative provided with this application.

**Justification:** This modification is requested in order to provide for development of the subject property with similar or compatible building height that is allowed on an abutting ~~properties~~[property](#), GPIN 7496-47-2202, pursuant to REZ 2017-00023, Aura Development, and GPIN 7496-43-8199, pursuant to REZ2020-00022, Hunter Property.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

1. For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and

**Applicant response:** The Applicant is requesting a maximum structure height for data centers not to exceed ~~105-81~~ feet ~~and to (including any rooftop mechanical equipment and rooftop screening walls) and~~ the Applicant has provided a proffer reflecting this maximum height.

2. The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and

**Applicant response:** The ~~subject property~~[Property](#) is currently zoned Planned Mixed Residential, PMR and the Applicant is seeking a rezoning to M-2. The height modification only applies to data centers.

3. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and

**Applicant response:** The ~~subject property~~[Property](#) is located within a primarily industrial center of the County, which includes ~~hundreds of~~ similarly zoned properties. The ~~Applicants~~[Applicant's](#) request for additional height will be in keeping with adjacent properties, and, because the Applicant is providing significant buffer area between the proposed development area of the Property and the adjacent neighbors, the height will not adversely impact adjacent or nearby properties. In addition, the Applicant has proffered to limit the building height to ~~80' for those areas within 400' of Linton Hall Road, Devlin Road, Chris Yung Elementary School and the portions of the Lanier Farms and Amberleigh Station Subdivisions that are located on the west side of Devlin Road~~[31 feet \(including any rooftop mechanical equipment and rooftop screening walls\) and proffered a principal data center building setback that limits the location of a principal data center building so that it is not closer than 500 feet from an existing principal residential dwelling or 2,200 feet from the existing Chris Yung Elementary School.](#)

4. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and

Applicant response: The Applicant met with the Fire Marshal's office to discuss the proposed building height for the project. As a result—the Applicant has included a proffer specifically vetted by the Fire Marshal's office, which addresses their concerns. The Applicant will continue to work with the County Fire Marshal's office as part of this application process and/or site plan review to obtain written certification.

5. All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and

Applicant response: The Applicant has ~~meet~~-met all other requirements of this chapter.

6. The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Applicant response: The Applicant reached out to the Manassas Airport and the proposed height has no impact on the Airport because the transitional surface is approximately 400 feet above ground level in the vicinity of the Property.

## PROFFER STATEMENT

RE: REZ2022-00022, Devlin Technology Park  
Record Owner: Stanley Martin Homes, LLC  
Applicant: Stanley Martin Homes, LLC  
Property: GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860 (the  
"Property")  
Brentsville Magisterial District  
±269.85 acres  
PMR, Planned Mixed Residential to M-2, Light Industrial

Date: November 6, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #REZ2016-00029, 8008 Devlin Road. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with Rezoning #REZ2016-00029 shall remain in full force and effect on the Property.

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 shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by Land Design Consultants entitled "Devlin Technology Park," dated February 11, 2022, last revised November 6, 2023.

### USE & DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with final site plan review.
2. Use Parameters: The Property shall be developed in accordance with the M-2, Light Industrial Zoning District and the Data Center Opportunity Zone Overlay District regulations. The foregoing shall not preclude consolidation of the Property

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 2 of 22

with any adjacent property or preclude the development of an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). All uses permitted in the M-2 Zoning District shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:

- a. Bus Station, commercial.
  - b. Flea market.
  - c. Heliport.
  - d. Helistop.
  - e. Marina.
  - f. Racetrack (equestrian or motorized).
  - g. Radio or TV broadcasting station.
  - h. Railroad passenger station.
  - i. Ranges, shooting, indoor or outdoor.
  - j. Recycling collection points.
  - k. Trade or convention center.
  - l. Stadium or arena, indoor or outdoor.
  - m. Water transportation facility.
  - n. Mobile home or trailer court.
  - o. Labor camp.
  - p. Junkyard or stockyard; provided that this shall not preclude the temporary use of construction trailers, or staging areas for construction materials during periods of construction, reconstruction, or maintenance.
  - q. Landfill, garbage dump, or other facility for the dumping, disposing, incinerating, or reduction of garbage, exclusive of garbage compactors located within or near any building.
  - r. Heavy or chemical intensive manufacturing (including, but not limited to steel production or chemical or petrochemical manufacturing) or operations which store explosive chemicals.
3. Data Center Opportunity Zone Overlay District: Approval of this rezoning shall constitute a modification of the Data Center Opportunity Zone Overlay District map boundary to fully include the Property.
  4. Floor Area Ratio: Pursuant to Section 32-400.04 of the Zoning Ordinance, the maximum floor area ratio (“FAR”) for any data center/data center associated use on the Property may be up to 0.30 FAR. The floor area ratio (“FAR”) shall be

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 3 of 22

calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each final site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

5. Height: Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the maximum height of any data center building (including any rooftop mechanical equipment and rooftop screening walls) on Landbay B shall be limited to eighty one feet (81') in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.
6. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements have been satisfied upon full buildout.

**COMMUNITY DESIGN**

7. Materials for Front Façade: The primary materials utilized for the front façade of any building within Landbay B, facing and within two hundred feet (200') of Devlin Road, Linton Hall Road, and University Boulevard shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, architectural poured-in-place or precast concrete panels, or architectural metal panels, but not plain concrete block. Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.
8. Data Center Design Standards; Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (F) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four of the design elements listed therein on principal building facades and include a minimum of 20% fenestration on any building façade facing and visible from

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 4 of 22

Amberleigh Station, Silverleaf or University Boulevard. In addition, data center buildings shall be in general conformance with the architectural renderings entitled "Building Elevations," dated August 24, 2022.

9. Screening of Loading and Service Areas: In addition to screening and landscaping requirements set forth in Section 32-400.08 of the Zoning Ordinance, all loading and service areas located within two hundred feet (200') of and visible from University Boulevard shall be screened with plantings or other methods acceptable to Prince William County to mitigate visibility from Devlin Road, Linton Hall Road, and/or University Boulevard.
10. Screening of Mechanical Equipment: If visible from Devlin Road, Linton Hall Road, or University Boulevard, ground level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
11. Landscaped Buffers: The Applicant shall provide landscaped buffers on the Property as substantially shown on the GDP and in accordance with the following:
  - a. Within the two hundred foot (200') wide buffer adjacent to Linton Hall Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, existing access to the high voltage transmission line, and the grading for installation of sidewalk. The purpose is to retain natural forest conditions, and, if needed, to supplement the two hundred foot (200') buffer so that the overall buffer contains the equivalent of 1,200 plant units per 100 linear feet. The final location and design shall be determined at final site plan.
  - b. Within the two hundred foot (200') wide buffer adjacent to Devlin Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, the Devlin Road entrance road (which may be parallel to Devlin Road), and grading for the widening of Devlin Road. The purpose is to retain natural forest conditions, and, if needed, to supplement the two hundred foot (200') buffer so that the overall buffer contains the equivalent of 1,200 plant units per 100

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 5 of 22

linear feet. The final location and design shall be determined at final site plan.

- c. Within the one hundred foot (100') wide buffer adjacent to Amberleigh Station, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, and access to stormwater management facilities. The purpose is to retain natural forest conditions, and, if needed, to supplement the one hundred foot (100') buffer so that the overall buffer contains the equivalent of 600 plant units per 100 linear feet.
  - d. Within the one hundred foot (100') wide landscape area adjacent to University Boulevard, the landscape area shall be planted at a rate of 600 plant units per 100 linear feet, and shall include trees, shrubs, ornamental grasses, and/or perennials.
  - e. Within the fifty-foot (50') wide buffer adjacent to GPIN 7496-73-7984, which is owned by the County to be used for future right-of-way, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, and minimal perpendicular utility crossings. The purpose is to retain natural forest conditions, and, if needed, to supplement the fifty foot (50') buffer so that the overall buffer contains 320 plant units per 100 linear feet.
  - f. Within the one hundred foot (100') wide buffer adjacent to the commercial center the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, and access to stormwater management facilities. The purpose is to retain natural forest conditions, and, if needed, to supplement the one hundred foot (100') buffer so that the overall buffer contains the equivalent of 600 plant units per 100 linear feet. Notwithstanding the above, in the event the owner of GPIN 7496-61-5407 requests that a Community Garden be located in the area generally shown on the GDP, the Applicant shall only be required to provide a sixty-five foot (65') wide buffer adjacent to GPIN 7496-61-5407 and an area 35' x 311' may be cleared to provide for the Community Garden.
12. Plantings: Supplemental plantings in buffers and landscaped areas shall be planted with plant species indigenous to Virginia and drought resistant.



**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 6 of 22

13. Outside Storage: Notwithstanding Section 32-400.12 of the Zoning Ordinance, outside storage associated with a flex industrial use shall not be allowed on the Property within five hundred feet (500') of a residentially zoned property.
14. Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
15. Sustainability Measures: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer or the appropriate County official, determine if site/building sustainability measures are appropriate for such development located in Landbay B. If they are appropriate, such measures shall be incorporated into the applicable site plan or building documents. Such measures may include, but are not limited to, the following:
  - a. Use of available recycled aggregate materials;
  - b. Aeration of ponds using solar power;
  - c. Recycling of construction material waste as accepted by recycling markets;
  - d. Use of available high recycled content construction materials;
  - e. LED site and interior lighting; or
  - f. Heat reflective roofing materials.
16. Noise: Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on Landbay B, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on Landbay B, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 7 of 22

(in industrial zoning districts). These maximum sound levels are a cumulative limit for the entire site, meaning that the maximum sound levels control regardless of the number of buildings being operated on Landbay B. Such levels shall be measured at the Landbay B boundary or at any point within any other property affected by the noise using the methodology outlined in Proffer 19 below. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above. Furthermore, substations shall not be subject to the levels enumerated above or Proffer 17 below.

17. Prominent Discrete Tone Noise: For any source of sound that has a prominent discrete tone component, the levels established by Proffer 16 above shall be reduced by 3 dBA. The term “prominent discrete tone” shall be defined as an instance when one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by:
  - a. 5 dB for center frequencies of 500 Hz and above;
  - b. 8 dB for center frequencies between 160 and 400 Hz; or
  - c. 15 dB for center frequencies less than or equal to 125 Hz.
18. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 16 or Proffer 17 above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.
19. Sound / Noise Measurements: Sound or noise measurements shall be taken to confirm compliance with Proffer 16 and Proffer 17 six (6) months after a final

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 8 of 22

occupancy permit is issued and then, upon request of the County, whenever there has been a change in the operations or use of the buildings on the project that could reasonably be expected to affect compliance with Proffer 16 and Proffer 17. There will be no more than one set of sound or noise measurements required in any one calendar year pursuant to the sentence above. Any sound or noise measurement must be conducted by a professional third-party acoustical consultant who has knowledge and experience taking such measurements (“Acoustical Consultant”). The Acoustical Consultant shall measure sound or noise with sound level meters which meet the standards prescribed by the ANSI: Type 1 or Type 2. The Acoustical Consultant shall only use sound level meters and other instruments that have been maintained in calibration and good working order. The Acoustical Consultant shall calibrate the sound level meter the time of any noise measurement. The Acoustical Consultant shall only record measurements which were taken so as to provide a proper representation of the noise source and shall note and exclude extraneous noise events. During the measurement, the Acoustical Consultant will position the microphone so as not to create any unnatural enhancement or diminution of the measured noise and will use a windscreen for the microphone. Sound level measurements shall be based on the “Leq” during the measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source. During a measurement interval, the “Lmax” associated with facilities within Landbay B may exceed the sound level limits of Proffers 16 and 17 above, but not by more than 15 dB(A). For the purposes of this section, the “Lmax” means the maximum sound over a measurement interval determined by using a sound level meter set to “fast” response time, and “Leq” means the equivalent sound level, that is the constant sound level in a given time.

20. Sound Studies: Prior to the approval of each final site plan for Landbay B, that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type shown on said site plan. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to issuance of a building permit. In addition, the Applicant shall conduct subsequent Sound Studies six (6) months after issuance of each occupancy permit to ensure compliance with Proffer 16 and Proffer 17 above.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 9 of 22

21. Sound Barriers: Sound barriers shall be constructed on Landbay B in the locations shown on the GDP. The height and location of the Sound barriers shall be constructed in accordance with the mitigation measures provided in the Sound Study or as otherwise determined in consultation with the Director of Planning. Said sound barriers shall be constructed prior to issuance of an occupancy permit for those buildings that are located within 350 feet of the sound barrier.
  
22. Pre-Blast Notices and Inspections:
  - a. In the event blasting is required during the course of construction on Landbay B, the Applicant shall prepare a blasting schedule and provide it to the Lanier Farms, Amberleigh Station, and Silver Leaf Estates Home Owners' Association Boards, to the Principal of Chris Yung Elementary School, to the Directors of the Bristow Montessori School, and to the Bristow Commons property management company not later than ten (10) days prior to the first blasting event. In addition, prior to the first blasting event, the Applicant shall offer Pre-Blast Construction Surveys to residential home owners within the Amberleigh Station community and Silver Leaf Estates community, as well as to those properties located within 500 feet of the Property and to Chris Yung Elementary School. Documentation demonstrating compliance of this proffer shall be provided to the Director of Planning prior to any blasting occurring on the Property.
  
  - b. Coordination with Chris Yung Elementary School: In the event blasting is required during the course of construction on Landbay B, the Applicant shall coordinate with the Principal of Chris Yung Elementary School regarding the time and date of the blasting and shall perform such blasting work that limits disruption to classes of Chris Yung Elementary School.
  
23. Post-Blast Inspections: In the event, the Applicant is notified of damage to a home or structure that was included in the Pre-Blast Construction Surveys, the Applicant shall perform a follow-up survey. In the event damage associated with a blasting event is confirmed, the Applicant shall make such repairs necessary to ensure the home or structure is restored to the pre-blast condition. Blast damage claims by affected property owners must be made no later than three (3) months from the final blasting event on Landbay B. Documentation demonstrating compliance of this proffer shall be provided to the Director of Planning prior to release of the performance bond associated with the site plan under which the blasting occurred.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 10 of 22

24. Data Center Cooling Systems: Cooling systems for data center buildings located on Landbay B shall be equipped with closed loop cooling systems or air cooling systems that provide efficient and optimized water consumption. Compliance with this proffer shall be evidenced prior to the issuance of a building permit.
  
25. Principal Data Center Building Setback: Notwithstanding what is shown on the GDP, the “APPROXIMATE DATA CENTER BUILDING LIMIT” location may be modified so long as any principal data center building shall not be located within (i) five hundred feet (500') of an existing principal residential dwelling; or (ii) two thousand two hundred feet (2,200') from the existing Chris Yung Elementary School principal building. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall apply to the distance between principal residential dwelling units or the principal Chris Yung Elementary School building existing at the time of this rezoning and any principal data center building. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall only apply to principal data center walls, cooling units, and cooling unit enclosures on Landbay B. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall not apply to public facilities (such as substations or transformers), parking lots, retaining walls, a security guard stations, security gates, fences, stormwater facilities, sound walls, travelways, etc. Other setbacks shall apply in accordance with the Zoning Ordinance.

**CULTURAL RESOURCES**

26. If not already satisfied with Rezoning #REZ2016-00029, the Applicant shall complete the following:
  - a. In the event the findings of the Phase I studies submitted to the County indicate that further investigation is warranted to justify a Phase II or Phase III investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II and/or Phase III investigation in connection with such sites and resources to the extent that they are located on the Property and located in an area proposed to be disturbed in connection with development of the Property. Prior to the submission of the final site/subdivision plan that includes any such significant site, the Applicant shall retain a qualified professional archeologist to conduct the Phase II evaluation and the scope of work shall be approved by the Planning Director or its designee. All reports shall be submitted to the County prior to the issuance of the first land disturbance permit in the area that includes any such significant site.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 11 of 22

- b. A mitigation plan shall be prepared for each site that has been determined to be significant as a result of a Phase II survey and is proposed to be disturbed in connection with development of the Property. The mitigation plan shall be submitted to the County for review and approval with the submission of the final site/subdivision plan for any portion of the Property that includes any such significant site. Mitigation measures may include Phase III data recovery. Data recovery shall be carried out by a qualified archeologist and shall be approved by the Planning Director or its designee. All mitigation measures shall be completed prior to the issuance of the first land disturbance permit for any area that includes any such significant site.
  
- c. The Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations undertaken in connection with the Phase I, Phase II, and Phase III investigations completed to date on the Property which the Applicant has in its possession. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. The Applicant shall pay to the County a curation fee identical to the Virginia Department of Historical Resources' curation fee at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

**ELECTRIC SUBSTATION**

- 27. At the sole discretion of the Applicant, electric substations of approximately ten (10) acres in size each (hereinafter, the "Substations") shall be permitted on Landbay B to serve data center uses, as follows:
  - a. A maximum of three (3) Substations shall be permitted on Landbay B without a separate public facilities review and determination. Said substations shall be located east of the high voltage transmission line.
  
  - b. The Substations may consist of approximately 300-475 kV transmission voltage switching stations containing structures of varying heights.
  
  - c. The Substations shall be enclosed by a chain link security fence up to twelve feet (12') in height.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 12 of 22

- d. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facilities identified thereon shall be deemed approved and not subject to a separate public facilities review and determination.
- e. Adjustments to the foregoing standards in this proffer and/or location, number, size, and height of the Substations may be proposed by the Applicant and allowed by the Planning Director without the need for an amendment to the proffers and/or GDP or approval of a public facilities review.

**ENVIRONMENT**

- 28. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the final site plan.
- 29. Stormwater Management Facilities (“SWM”) and Best Management Practices (“BMPs”) for the Property shall be provided for each phase as the site is developed. Final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.
- 30. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with final site plan approval.
- 31. The Applicant shall limit clearing and grading to within those areas depicted on the GDP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of the installation and maintenance of crossings for: utility connections, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental planting as approved by the County. Clearing allowed pursuant to

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 13 of 22

this Proffer shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

**FIRE AND RESCUE**

32. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.
33. For buildings with a building height higher than sixty feet (60'), the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal's Office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

**PARKS AND RECREATION**

34. Trail Easement: If requested by the County, as part of the first final site plan approval for the Property, and at no cost to the County, the Applicant shall provide, to the Board of County Supervisors, pedestrian connectivity for parks and recreational uses, an eighteen foot (18') wide permanent trail easement on the Property (the "Trail Easement"), and a thirty foot (30') wide temporary construction easement ("Construction Easement"), (collectively the "Easements"). The purpose of the Trail Easement is to provide a natural surface trail connection between Linton Hall Road and the northern property line of the Property, and GPIN 7496-47-2202 or GPIN 7496-88-1217. The Trail Easement and Construction Easement shall be located generally as shown on the GDP. The final alignment and location of the Trail Easement and Construction Easement shall be determined by the Applicant, in consultation with the County's Department of Parks and Recreation, provided that neither Easements will extend east of the high voltage transmission easement or into the development area of the Property on Landbay B. The obligation to construct and maintain the Trail Easement and Construction Easement will be the responsibility of the Grantee of the Easements.



**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 14 of 22

35. Public Park Dedication: The Applicant shall dedicate Landbay A to the Prince William Board of County Supervisors for future passive and active parks and recreational purposes, which the County may build an indoor recreational facility. The conveyance of Landbay A as part of the dedication shall be subject to providing any easements that may be required by the Applicant, the County or utility providers for the development of Landbay B (collectively “Landbay B Development Easements.” The development and maintenance of said improvements within the Landbay B Development Easements shall be the responsibility of the grantee of said easement. Said dedication shall be made five (5) business days following the receipt of the “Plan Approval Letter” from Development Services for the first final site plan on the Property.
36. Parks & Recreation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William County Board of County Supervisors in the amount of \$5,000,000 to be used for the development of the public park / recreation facilities as outlined in Proffer 35 above. Said payment shall be made as a condition of the first final site plan approval for Landbay B.

**TRANSPORTATION**

37. Access: Subject to Prince William County Department of Transportation (“PWCDOT”) and the Virginia Department of Transportation (“VDOT”) approval, access to Landbay B may be provided via two (2) entrances: one (1) entrance from Devlin Road and one (1) entrance from University Boulevard, as generally shown on the GDP. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). The existing driveway access points on Linton Hall Road, which are used to service the high voltage transmission line and other utilities, shall remain in service, and said access points may be used for construction vehicles during construction on the Property.
38. University Boulevard Improvements:
- a. University Boulevard Right-of-Way Dedication and Extension: As shown on the GDP, the Applicant shall dedicate, at no cost to the County, right-of-way, up to one hundred twenty-eight feet (128') wide for the future extension of University Boulevard (the “University Boulevard ROW”) and associated right and left turn lanes at the entrances to the Property. The GDP depicts a general alignment for the extension of University Boulevard through the Property. The alignment is conceptual and may be revised by the PWCDOT

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 15 of 22

and/or VDOT, without amending these Proffers and/or the GDP. Dedication of the University Boulevard ROW shall be made at the time of and in connection with the first final site plan approval for Landbay B or when otherwise requested in writing by the County and/or VDOT. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for Landbay B, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication.

- b. Construction: If not already done by others, the Applicant shall construct access to the uses on the Property and a temporary turn-around (the "University Boulevard Access Improvements"), both by means of a public road located within the University Boulevard ROW. The University Boulevard Access Improvements will be constructed as a public road meeting the design standards of a half-section of a modified MA-1 road in conformance with the DCSM. In the event the County receives funding for construction of the University Boulevard project, and proceeds with the construction of the University Boulevard extension as shown on the GDP before the Applicant has started or completed the University Boulevard Access Improvements, the Applicant and the County shall coordinate with each other to finalize the road design and timing of construction so that the Applicant's access to the Property, as shown on the GDP, is provided throughout the County's construction of University Boulevard
- c. Reimbursement to Prince William County: In the event the County determines that it will complete the construction of University Boulevard, west of Devlin Road to Wellington Road, the Applicant shall be relieved of its obligations to complete any improvements to University Boulevard. However, the Applicant shall be required to reimburse the County for the cost of construction of the University Boulevard Access Improvements described in Proffer 38.b., such reimbursement to be made prior to the issuance of final site plan approval for the first site plan that requires access to University Boulevard. The Applicant shall provide a cost estimate, to be reviewed and approved by the County, to determine the reimbursement the Applicant shall pay to the County for the cost of construction of University Boulevard to the access into the Property in the event the County decides to complete the project.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 16 of 22

- d. Signalization: If not already installed by others, as a condition of final site plan approval, which includes the road extension providing access to the Property from University Boulevard, the Applicant shall be responsible for the design, modification, and installation of the fourth leg of the traffic signal at the intersection of University Boulevard and Devlin Road. Said signal shall include preemptive and pedestrian equipment as required by PWCDOT. In addition, at the time of final site plan review, the Applicant shall coordinate with PWCDOT with respect to County Project #21C17001 and shall, if warranted, provide additional analysis of the University Boulevard and Devlin Road intersection to determine if additional mitigation measures are needed (unless constructed by others).
- e. Easements: The Applicant shall grant, at no cost to the County and/or VDOT, temporary and permanent drainage and utility easements where required for SWM for the County's University Boulevard project so long as the location of said easements do not have a materially adverse impact on development of the Property.

39. Devlin Road Improvements:

- a. Devlin Road (South of University Boulevard): The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right-of-way along the Devlin Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Devlin Road, including, but not limited to, any permanent or temporary easements required for utilities, utility relocation, and stormwater management, plus additional right-of-way as necessary for right and left turn lanes at the access point to Landbay B from Devlin Road, in the location as generally shown on the GDP. Said right-of-way and/or easements shall be dedicated to the County prior to or concurrent with the approval of the first final site plan for Landbay B that includes the Devlin Road improvements (or such later date approved by PWCDOT). In the event PWCDOT requests the dedication of right-of-way and/or easements prior to the Applicant filing a final site plan for the portion of Landbay B that includes the Devlin Road improvements, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication.
- b. Construction of Devlin Road Entrance Turn Lanes: As a condition of final site plan approval for the plan that includes the Devlin Road entrance, the

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 17 of 22

Applicant shall construct left and right turn lanes at said entrance subject to PWCDOT and VDOT approval or, if requested by PWCDOT, escrow the funds for said turn lanes. The escrow amount shall be based upon an estimate provided by the County.

- c. Southbound Left Turn Lane: The Applicant shall provide an extension of the southbound Devlin Road left turn lane to Linton Hall Road within the existing concrete median in order to provide approximately ninety feet (90') of additional storage subject to PWCDOT and VDOT approval.

40. Linton Hall Road Improvements:

- a. Linton Hall Road Turn Lane: Within existing right-of-way the Applicant shall construct, subject to County and VDOT approval, an extension of the existing eastbound left turn lane on Linton Hall Road, at its intersection with Devlin Road, to increase available storage to an ultimate five hundred and seventeen foot (517') turn lane with a ninety five foot (95') taper, subject to PWCDOT and VDOT approval. The ultimate length of the turn lane and taper is subject to engineering design and constraints. The Applicant shall complete the construction of the Linton Hall Improvements prior to issuance of the first building permit (or such later time as approved by the PWCDOT). For purposes of this proffer, "complete" shall mean that the improvements are constructed in accordance with approved plans and open to traffic, but not necessarily accepted into the State system for maintenance. The Linton Hall Improvements shall be subject to modifications as set forth in these proffers and/or as may be approved by the PWCDOT and/or VDOT.
- b. Linton Hall Road Dedication: The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right-of-way along the Linton Hall Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Linton Hall Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant filing a final site plan for the Property that includes the Linton Hall Road improvements, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication. Said right-of-way shall be dedicated to the County prior to or concurrent with the approval of the first final site plan for the Property (or such later date approved by PWCDOT).

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 18 of 22

- c. Linton Hall Road Sidewalk: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct: (i) a five foot (5') wide sidewalk along the Linton Hall Road frontage of the Property; and (ii) a five foot (5') sidewalk, on the off-site portion of Linton Hall Road, to connect to the existing sidewalk at Amberleigh Station, subject to obtaining the necessary right-of-way and/or easements needed for the off-site sidewalk. Said improvements shall be constructed prior to issuance of the first building permit (or such later time as approved by the PWCDOT).
41. Eminent Domain: In the event the Applicant is not able to acquire off-site right-of-way and associated easement required in order to provide the sidewalk along Linton Hall Road, the Applicant shall request the County to acquire the right-of-way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:
- a. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.
  - b. Plats, plans, and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.
  - c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property shall be based on the following:
    - i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
    - ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
  - d. A 60 year title search of each involved property.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 19 of 22

- e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.
  - f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.
  - g. An agreement signed by Applicant's representative and approved by the County Attorney's Office whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.
42. Transportation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2.50 per square foot of building area constructed on Landbay B. Said contribution shall be used for the Devlin Road South widening project or other transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on Landbay B.
43. Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each data center building constructed on Landbay B, unless waived or reduced by Prince William County Department of Transportation at final site plan review.
44. Bus Stop: As a condition of approval of the last final site plan for Landbay B, the Applicant shall coordinate and consult with the Potomac and Rappahannock Transportation Commission ("PRTC") to determine if a bus shelter is desired on Devlin Road, University Boulevard, or Linton Hall Road. If it is determined a bus

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 20 of 22

shelter is needed, the Applicant shall construct a bus shelter along one of the aforesaid road frontages of the Property. The design of the bus shelter shall conform to the applicable PRTC standards and shall be located in an area acceptable to the Applicant and PRTC. If it is determined that such a bus shelter is not needed, the Applicant shall be released from the obligation to construct the bus shelter.

45. Interparcel Connection: In the event that Landbay B is developed for a use other than data centers or secured campus, an interparcel connection shall be provided to the Bristow Commons Shopping Center, in a location that is mutually agreeable to both property owners.

**WATER AND SANITARY SEWER**

46. All development on the Property shall be connected to public water and sewer service. The Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.

**MISCELLANEOUS**

47. For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.
48. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18)

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

November 6, 2023

Page 21 of 22

months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

**WAIVERS/MODIFICATIONS**

49. Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings shall not exceed eighty one feet (81') subject to Proffer 5 above.

**[SIGNATURE ON FOLLOWING PAGE]**



**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes LLC

Page 22 of 22

**SIGNATURE PAGE**

**STANLEY MARTIN HOMES, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

## PROFFER STATEMENT

RE: REZ2022-00022, Devlin Technology Park  
Record Owner: Stanley Martin Homes, LLC  
Applicant: Stanley Martin Homes, LLC  
Property: GPINs 7496-51-8372, 7496-63-4146, and 7496-65-8860 (the  
"Property")  
Brentsville Magisterial District  
±269.85 acres  
PMR, Planned Mixed Residential to M-2, Light Industrial

Date: ~~October 13~~November 6, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #REZ2016-00029, 8008 Devlin Road. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with Rezoning #REZ2016-00029 shall remain in full force and effect on the Property.

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 shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by Land Design Consultants entitled "Devlin Technology Park," dated February 11, 2022, last revised ~~September 13~~November 6, 2023.

### USE & DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with final site plan review.
2. Use Parameters: The Property shall be developed in accordance with the M-2, Light Industrial Zoning District and the Data Center Opportunity Zone Overlay

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 2 of 22

District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or preclude the development of an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual (“DCSM”). All uses permitted in the M-2 Zoning District shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:

- a. Bus Station, commercial.
  - b. Flea market.
  - c. Heliport.
  - d. Helistop.
  - e. Marina.
  - f. Racetrack (equestrian or motorized).
  - g. Radio or TV broadcasting station.
  - h. Railroad passenger station.
  - i. Ranges, shooting, indoor or outdoor.
  - j. Recycling collection points.
  - k. Trade or convention center.
  - l. Stadium or arena, indoor or outdoor.
  - m. Water transportation facility.
  - n. Mobile home or trailer court.
  - o. Labor camp.
  - p. Junkyard or stockyard; provided that this shall not preclude the temporary use of construction trailers, or staging areas for construction materials during periods of construction, reconstruction, or maintenance.
  - q. Landfill, garbage dump, or other facility for the dumping, disposing, incinerating, or reduction of garbage, exclusive of garbage compactors located within or near any building.
  - r. Heavy or chemical intensive manufacturing (including, but not limited to steel production or chemical or petrochemical manufacturing) or operations which store explosive chemicals.
3. Data Center Opportunity Zone Overlay District: Approval of this rezoning shall constitute a modification of the Data Center Opportunity Zone Overlay District map boundary to fully include the Property.
  4. Floor Area Ratio: Pursuant to Section 32-400.04 of the Zoning Ordinance, the maximum floor area ratio (“FAR”) for any data center/data center associated use

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 3 of 22

on the Property may be up to 0.30 FAR. The floor area ratio (“FAR”) shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each final site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

5. Height: Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the maximum height of any data center building (including any rooftop mechanical equipment and rooftop screening walls) on Landbay B shall be limited to eighty one feet (81') in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.
6. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements have been satisfied upon full buildout.

**COMMUNITY DESIGN**

7. Materials for Front Façade: The primary materials utilized for the front façade of any building within Landbay B, facing and within two hundred feet (200') of Devlin Road, Linton Hall Road, and University Boulevard shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, architectural poured-in-place or precast concrete panels, or architectural metal panels, but not plain concrete block. Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.
8. Data Center Design Standards; Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (F) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four of the design elements listed therein on principal building facades and include a

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 4 of 22

minimum of 20% fenestration on any building façade facing and visible from Amberleigh Station, Silverleaf or University Boulevard. In addition, data center buildings shall be in general conformance with the architectural renderings entitled “Building Elevations,” dated August 24, 2022.

9. Screening of Loading and Service Areas: In addition to screening and landscaping requirements set forth in Section 32-400.08 of the Zoning Ordinance, all loading and service areas located within two hundred feet (200') of and visible from University Boulevard shall be screened with plantings or other methods acceptable to Prince William County to mitigate visibility from Devlin Road, Linton Hall Road, and/or University Boulevard.
10. Screening of Mechanical Equipment: If visible from Devlin Road, Linton Hall Road, or University Boulevard, ground level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
11. Landscaped Buffers: The Applicant shall provide landscaped buffers on the Property as substantially shown on the GDP and in accordance with the following:
  - a. Within the two hundred foot (200') wide buffer adjacent to Linton Hall Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, existing access to the high voltage transmission line, and the grading for installation of sidewalk. The purpose is to retain natural forest conditions, and, if needed, to supplement the two hundred foot (200') buffer so that the overall buffer contains the equivalent of 1,200 plant units per 100 linear feet. The final location and design shall be determined at final site plan.
  - b. Within the two hundred foot (200') wide buffer adjacent to Devlin Road, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, access to stormwater management facilities, the Devlin Road entrance road (which may be parallel to Devlin Road), and grading for the widening of Devlin Road. The purpose is to retain natural forest conditions, and, if needed, to supplement the two hundred foot (200') buffer so that the overall buffer contains the equivalent of 1,200 plant units per 100

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 5 of 22

linear feet. The final location and design shall be determined at final site plan.

- c. Within the one hundred foot (100') wide buffer adjacent to Amberleigh Station, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, and access to stormwater management facilities. The purpose is to retain natural forest conditions, and, if needed, to supplement the one hundred foot (100') buffer so that the overall buffer contains the equivalent of 600 plant units per 100 linear feet.
  - d. Within the one hundred foot (100') wide landscape area adjacent to University Boulevard, the landscape area shall be planted at a rate of 600 plant units per 100 linear feet, and shall include trees, shrubs, ornamental grasses, and/or perennials.
  - e. Within the fifty-foot (50') wide buffer adjacent to GPIN 7496-73-7984, which is owned by the County to be used for future right-of-way, the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, and minimal perpendicular utility crossings. The purpose is to retain natural forest conditions, and, if needed, to supplement the fifty foot (50') buffer so that the overall buffer contains 320 plant units per 100 linear feet.
  - f. Within the one hundred foot (100') wide buffer adjacent to the commercial center the buffer shall remain undisturbed except for the removal or chipping-in-place of dead and dying trees, supplemental plantings, minimal perpendicular utility crossings, and access to stormwater management facilities. The purpose is to retain natural forest conditions, and, if needed, to supplement the one hundred foot (100') buffer so that the overall buffer contains the equivalent of 600 plant units per 100 linear feet. Notwithstanding the above, in the event the owner of GPIN 7496-61-5407 requests that a Community Garden be located in the area generally shown on the GDP, the Applicant shall only be required to provide a sixty-five foot (65') wide buffer adjacent to GPIN 7496-61-5407 and an area 35' x 311' may be cleared to ~~provid~~provide for the Community Garden.
12. Plantings: Supplemental plantings in buffers and landscaped areas shall be planted with plant species indigenous to Virginia and drought resistant.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 6 of 22

13. Outside Storage: Notwithstanding Section 32-400.12 of the Zoning Ordinance, outside storage associated with a flex industrial use shall not be allowed on the Property within five hundred feet (500') of a residentially zoned property.
14. Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
15. Sustainability Measures: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer or the appropriate County official, determine if site/building sustainability measures are appropriate for such development located in Landbay B. If they are appropriate, such measures shall be incorporated into the applicable site plan or building documents. Such measures may include, but are not limited to, the following:
  - a. Use of available recycled aggregate materials;
  - b. Aeration of ponds using solar power;
  - c. Recycling of construction material waste as accepted by recycling markets;
  - d. Use of available high recycled content construction materials;
  - e. LED site and interior lighting; or
  - f. Heat reflective roofing materials.
16. Noise: Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on Landbay B, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on Landbay B, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 7 of 22

(in industrial zoning districts). These maximum sound levels are a cumulative limit for the entire site, meaning that the maximum sound levels control regardless of the number of buildings being operated on Landbay B. Such levels shall be measured at the Landbay B boundary or at any point within any other property affected by the noise using the methodology outlined in Proffer 19 below. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above. Furthermore, substations shall not be subject to the levels enumerated above or Proffer 17 below.

17. Prominent Discrete Tone Noise: For any source of sound that has a prominent discrete tone component, the levels established by Proffer 16 above shall be reduced by 3 dBA. The term “prominent discrete tone” shall be defined as an instance when one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by:
  - a. 5 dB for center frequencies of 500 Hz and above;
  - b. 8 dB for center frequencies between 160 and 400 Hz; or
  - c. 15 dB for center frequencies less than or equal to 125 Hz.
18. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 16 or Proffer 17 above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.
19. Sound / Noise Measurements: Sound or noise measurements shall be taken to confirm compliance with Proffer 16 and Proffer 17 six (6) months after a final



**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 8 of 22

occupancy permit is issued and then, upon request of the County, whenever there has been a change in the operations or use of the buildings on the project that could reasonably be expected to affect compliance with Proffer 16 and Proffer 17. There will be no more than one set of sound or noise measurements required in any one calendar year pursuant to the sentence above. Any sound or noise measurement must be conducted by a professional third-party acoustical consultant who has knowledge and experience taking such measurements (“Acoustical Consultant”). The Acoustical Consultant shall measure sound or noise with sound level meters which meet the standards prescribed by the ANSI: Type 1 or Type 2. The Acoustical Consultant shall only use sound level meters and other instruments that have been maintained in calibration and good working order. The Acoustical Consultant shall calibrate the sound level meter the time of any noise measurement. The Acoustical Consultant shall only record measurements which were taken so as to provide a proper representation of the noise source and shall note and exclude extraneous noise events. During the measurement, the Acoustical Consultant will position the microphone so as not to create any unnatural enhancement or diminution of the measured noise and will use a windscreen for the microphone. Sound level measurements shall be based on the “Leq” during the measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source. During a measurement interval, the “Lmax” associated with facilities within Landbay B may exceed the sound level limits of Proffers 16 and 17 above, but not by more than 15 dB(A). For the purposes of this section, the “Lmax” means the maximum sound over a measurement interval determined by using a sound level meter set to “fast” response time, and “Leq” means the equivalent sound level, that is the constant sound level in a given time.

20. Sound Studies: Prior to the approval of each final site plan for Landbay B, that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type shown on said site plan. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to issuance of a building permit. In addition, the Applicant shall conduct subsequent Sound Studies six (6) months after issuance of each occupancy permit to ensure compliance with Proffer 16 and Proffer 17 above.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 9 of 22

21. Sound Barriers: Sound barriers shall be constructed on Landbay B in the locations shown on the GDP. The height and location of the Sound barriers shall be constructed in accordance with the mitigation measures provided in the Sound Study or as otherwise determined in consultation with the Director of Planning. Said sound barriers shall be constructed prior to issuance of an occupancy permit for those buildings that are located within 350 feet of the sound barrier.
22. Pre-Blast Notices and Inspections:
- a. In the event blasting is required during the course of construction on Landbay B, the Applicant shall prepare a blasting schedule and provide it to the Lanier Farms, Amberleigh Station, and Silver Leaf Estates Home Owners' Association Boards, to the Principal of Chris Yung Elementary School, to the Directors of the Bristow Montessori School, and to the Bristow Commons property management company not later than ten (10) days prior to the first blasting event. In addition, prior to the first blasting event, the Applicant shall offer Pre-Blast Construction Surveys to residential home owners within the Amberleigh Station community and Silver Leaf Estates community, as well as to those properties located within 500 feet of the Property and to Chris Yung Elementary School. Documentation demonstrating compliance of this proffer shall be provided to the Director of Planning prior to any blasting occurring on the Property.
  - b. Coordination with Chris Yung Elementary School: In the event blasting is required during the course of construction on Landbay B, the Applicant shall coordinate with the Principal of Chris Yung Elementary School regarding the time and date of the blasting and shall perform such blasting work that limits disruption to classes of Chris Yung Elementary School.
23. Post-Blast Inspections: In the event, the Applicant is notified of damage to a home or structure that was included in the Pre-Blast Construction Surveys, the Applicant shall perform a follow-up survey. In the event damage associated with a blasting event is confirmed, the Applicant shall make such repairs necessary to ensure the home or structure is restored to the pre-blast condition. Blast damage claims by affected property owners must be made no later than three (3) months from the final blasting event on Landbay B. Documentation demonstrating compliance of this proffer shall be provided to the Director of Planning prior to release of the performance bond associated with the site plan under which the blasting occurred.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 10 of 22

24. Data Center Cooling Systems: Cooling systems for data center buildings located on Landbay B shall be equipped with closed loop cooling systems or air cooling systems that provide efficient and optimized water consumption. Compliance with this proffer shall be evidenced prior to the issuance of a building permit.
25. Principal Data Center Building Setback: Notwithstanding what is shown on the GDP, the “APPROXIMATE DATA CENTER BUILDING LIMIT” location may be modified so long as any principal data center building shall not be located within (i) five hundred feet (500') of an existing principal residential dwelling; or (ii) two thousand two hundred feet (2,200') from the existing Chris Yung Elementary School principal building. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall apply to the distance between principal residential dwelling units or the principal Chris Yung Elementary School building existing at the time of this rezoning and any principal data center building. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall only apply to principal data center walls, cooling units, and cooling unit enclosures on Landbay B. The “APPROXIMATE DATA CENTER BUILDING LIMIT” shall not apply to public facilities (such as substations or transformers), parking lots, retaining walls, a security guard stations, security gates, fences, stormwater facilities, sound walls, travelways, etc. Other setbacks shall apply in accordance with the Zoning Ordinance.

**CULTURAL RESOURCES**

26. If not already satisfied with Rezoning #REZ2016-00029, the Applicant shall complete the following:
- a. In the event the findings of the Phase I studies submitted to the County indicate that further investigation is warranted to justify a Phase II or Phase III investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II and/or Phase III investigation in connection with such sites and resources to the extent that they are located on the Property and located in an area proposed to be disturbed in connection with development of the Property. Prior to the submission of the final site/subdivision plan that includes any such significant site, the Applicant shall retain a qualified professional archeologist to conduct the Phase II evaluation and the scope of work shall be approved by the Planning Director or its designee. All reports shall be submitted to the County prior to the issuance of the first land disturbance permit in the area that includes any such significant site.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 11 of 22

- b. A mitigation plan shall be prepared for each site that has been determined to be significant as a result of a Phase II survey and is proposed to be disturbed in connection with development of the Property. The mitigation plan shall be submitted to the County for review and approval with the submission of the final site/subdivision plan for any portion of the Property that includes any such significant site. Mitigation measures may include Phase III data recovery. Data recovery shall be carried out by a qualified archeologist and shall be approved by the Planning Director or its designee. All mitigation measures shall be completed prior to the issuance of the first land disturbance permit for any area that includes any such significant site.
  
- c. The Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, and other records recovered and produced as a result of the excavations undertaken in connection with the Phase I, Phase II, and Phase III investigations completed to date on the Property which the Applicant has in its possession. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*. The Applicant shall pay to the County a curation fee identical to the Virginia Department of Historical Resources' curation fee at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

**ELECTRIC SUBSTATION**

- 27. At the sole discretion of the Applicant, electric substations of approximately ten (10) acres in size each (hereinafter, the "Substations") shall be permitted on Landbay B to serve data center uses, as follows:
  - a. A maximum of three (3) Substations shall be permitted on Landbay B without a separate public facilities review and determination. Said substations shall be located east of the high voltage transmission line.
  
  - b. The Substations may consist of approximately 300-475 kV transmission voltage switching stations containing structures of varying heights.
  
  - c. The Substations shall be enclosed by a chain link security fence up to twelve feet (12') in height.

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 12 of 22

- d. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facilities identified thereon shall be deemed approved and not subject to a separate public facilities review and determination.
- e. Adjustments to the foregoing standards in this proffer and/or location, number, size, and height of the Substations may be proposed by the Applicant and allowed by the Planning Director without the need for an amendment to the proffers and/or GDP or approval of a public facilities review.

**ENVIRONMENT**

- 28. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the final site plan.
- 29. Stormwater Management Facilities (“SWM”) and Best Management Practices (“BMPs”) for the Property shall be provided for each phase as the site is developed. Final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.
- 30. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with final site plan approval.
- 31. The Applicant shall limit clearing and grading to within those areas depicted on the GDP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of the installation and maintenance of crossings for: utility connections, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental planting as approved by the County. Clearing allowed pursuant to

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 13 of 22

this Proffer shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

**FIRE AND RESCUE**

32. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.
33. For buildings with a building height higher than sixty feet (60'), the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal's Office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

**PARKS AND RECREATION**

34. ~~Pedestrian~~ Trail Easement: If requested by the County, as part of the first final site plan approval for the Property, and at no cost to the County, the Applicant shall provide, to the Board of County Supervisors, pedestrian connectivity for parks and recreational uses, an eighteen foot (18') wide permanent trail easement on the Property (the "~~Pedestrian~~ Trail Easement"), and a thirty foot (30') wide temporary construction easement ("Construction Easement"), (collectively the "Easements"). The purpose of the ~~Pedestrian~~ Trail Easement is to provide a natural surface ~~pedestrian~~ trail connection between Linton Hall Road and the northern property line of the Property, and GPIN 7496-47-2202 or GPIN 7496-88-1217. The ~~Pedestrian~~ Trail Easement and Construction Easement shall be located generally as shown on the GDP. The final alignment and location of the ~~Pedestrian~~ Trail Easement and Construction Easement shall be determined by the Applicant, in consultation with the County's Department of Parks, ~~and Recreation and Tourism~~, provided that neither Easements will extend east of the high voltage transmission easement or into the development area of the Property on Landbay B. The

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 14 of 22

obligation to construct and maintain the ~~Pedestrian~~-Trail Easement and Construction Easement will be the responsibility of the Grantee of the Easements.

35. Public Park Dedication: ~~As a condition of first final site plan approval in Landbay B, the~~ The Applicant shall dedicate Landbay A to the Prince William Board of County Supervisors for future passive and active parks and recreational purposes, which ~~will include the County may build~~ an indoor recreational facility. The conveyance of Landbay A as part of the dedication shall be subject to providing any easements that may be required by the Applicant, the County or utility providers for the development of Landbay B (collectively “Landbay B Development Easements.” The development and maintenance of said improvements within the Landbay B Development Easements shall be the responsibility of the grantee of said easement. Said dedication shall be made five (5) business days following the receipt of the “Plan Approval Letter” from Development Services for the first final site plan on the Property.
36. Parks & Recreation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William County Board of County Supervisors in the amount of \$5,000,000 to be used for the development of the public park / recreation facilities as outlined in Proffer 35 above. Said payment shall be made as a condition of the first final site plan approval for Landbay B.

**TRANSPORTATION**

37. ~~36.~~Access: Subject to Prince William County Department of Transportation (“PWCDOT”) and the Virginia Department of Transportation (“VDOT”) approval, access to ~~the Property~~ Landbay B may be provided via ~~three (3)~~ two (2) entrances: one (1) entrance from Devlin Road and ~~two one (21) entrances~~ entrance from University Boulevard, as generally shown on the GDP. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). The existing driveway access points on Linton Hall Road, which are used to service the high voltage transmission line and other utilities, shall remain in service, and said access points may be used for construction vehicles during construction on the Property.
38. ~~37.~~University Boulevard Improvements:
- a. University Boulevard Right-of-Way Dedication and Extension: As shown on the GDP, the Applicant shall dedicate, at no cost to the County, right-of-

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 15 of 22

way, up to one hundred twenty-eight feet (128') wide for the future extension of University Boulevard (the "University Boulevard ROW") and associated right and left turn lanes at the entrances to the Property. The GDP depicts a general alignment for the extension of University Boulevard through the Property. The alignment is conceptual and may be revised by the PWCDOT and/or VDOT, without amending these Proffers and/or the GDP. Dedication of the University Boulevard ROW shall be made at the time of and in connection with the first final site plan approval for Landbay B or when otherwise requested in writing by the County and/or VDOT. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant processing a site plan for Landbay B, the Applicant shall provide the dedication at no cost, but shall not be responsible for the preparation of the documents necessary for said dedication.

- b. Construction: If not already done by others, the Applicant shall construct access to the uses on the Property and a temporary turn-around (the "University Boulevard Access Improvements"), both by means of a public road located within the University Boulevard ROW. The University Boulevard Access Improvements will be constructed as a public road meeting the design standards of a half-section of a modified MA-1 road in conformance with the DCSM. In the event the County receives funding for construction of the University Boulevard project, and proceeds with the construction of the University Boulevard extension as shown on the GDP before the Applicant has started or completed the University Boulevard Access Improvements, the Applicant and the County shall coordinate with each other to finalize the road design and timing of construction so that the Applicant's access to the Property, as shown on the GDP, is provided throughout the County's construction of University Boulevard
- c. Reimbursement to Prince William County: In the event the County determines that it will complete the construction of University Boulevard, west of Devlin Road to Wellington Road, the Applicant shall be relieved of its obligations to complete any improvements to University Boulevard. However, the Applicant shall be required to reimburse the County for the cost of construction of the University Boulevard Access Improvements described in Proffer ~~37.b~~38.b, such reimbursement to be made prior to the issuance of final site plan approval for the first site plan that requires access to University Boulevard. The Applicant shall provide a cost estimate, to be



**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 16 of 22

reviewed and approved by the County, to determine the reimbursement the Applicant shall pay to the County for the cost of construction of University Boulevard to the access into the Property in the event the County decides to complete the project.

- d. Signalization: If not already installed by others, as a condition of final site plan approval, which includes the road extension providing access to the Property from University Boulevard, the Applicant shall be responsible for the design, modification, and installation of the fourth leg of the traffic signal at the intersection of University Boulevard and Devlin Road. Said signal shall include preemptive and pedestrian equipment as required by PWCDOT. In addition, at the time of final site plan review, the Applicant shall coordinate with PWCDOT with respect to County Project #21C17001 and shall, if warranted, provide additional analysis of the University Boulevard and Devlin Road intersection to determine if additional mitigation measures are needed (unless constructed by others).
- e. Easements: The Applicant shall grant, at no cost to the County and/or VDOT, temporary and permanent drainage and utility easements where required for SWM for the County's University Boulevard project so long as the location of said easements do not have a materially adverse impact on development of the Property.

39. ~~38.~~ Devlin Road Improvements:

- f.a. Devlin Road (South of University Boulevard): The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right-of-way along the Devlin Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Devlin Road, including, but not limited to, any permanent or temporary easements required for utilities, utility relocation, and stormwater management, plus additional right-of-way as necessary for right and left turn lanes at the access point to Landbay B from Devlin Road, in the location as generally shown on the GDP. Said right-of-way and/or easements shall be dedicated to the County prior to or concurrent with the approval of the first final site plan for Landbay B that includes the Devlin Road improvements (or such later date approved by PWCDOT). In the event PWCDOT requests the dedication of right-of-way and/or easements prior to the Applicant filing a final site plan for the portion of Landbay B that includes the Devlin Road improvements, the

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 17 of 22

Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication.

- ~~g.b.~~ Construction of Devlin Road Entrance Turn Lanes: As a condition of final site plan approval for the plan that includes the Devlin Road entrance, the Applicant shall construct left and right turn lanes at said entrance subject to PWCDOT and VDOT approval or, if requested by PWCDOT, escrow the funds for said turn lanes. The escrow amount shall be based upon an estimate provided by the County.
- ~~h.c.~~ Southbound Left Turn Lane: The Applicant shall provide an extension of the southbound Devlin Road left turn lane to Linton Hall Road within the existing concrete median in order to provide approximately ninety feet (90') of additional storage subject to PWCDOT and VDOT approval.

40. ~~39.~~ Linton Hall Road Improvements:

- ~~i.a.~~ Linton Hall Road Turn Lane: Within existing right-of-way the Applicant shall construct, subject to County and VDOT approval, an extension of the existing eastbound left turn lane on Linton Hall Road, at its intersection with Devlin Road, to increase available storage to an ultimate five hundred and seventeen foot (517') turn lane with a ninety five foot (95') taper, subject to PWCDOT and VDOT approval. The ultimate length of the turn lane and taper is subject to engineering design and constraints. The Applicant shall complete the construction of the Linton Hall Improvements prior to issuance of the first building permit (or such later time as approved by the PWCDOT). For purposes of this proffer, "complete" shall mean that the improvements are constructed in accordance with approved plans and open to traffic, but not necessarily accepted into the State system for maintenance. The Linton Hall Improvements shall be subject to modifications as set forth in these proffers and/or as may be approved by the PWCDOT and/or VDOT.
- ~~j.b.~~ Linton Hall Road Dedication: The Applicant shall reserve and dedicate, at no cost to Prince William County or VDOT, right-of-way along the Linton Hall Road frontage of the Property, up to a maximum of sixty-four feet (64') in width from the existing centerline of Linton Hall Road. In the event PWCDOT requests the dedication of right-of-way prior to the Applicant filing a final site plan for the Property that includes the Linton Hall Road improvements, the Applicant shall provide the dedication at no cost but shall

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 18 of 22

not be responsible for the preparation of the documents necessary for said dedication. Said right-of-way shall be dedicated to the County prior to or concurrent with the approval of the first final site plan for the Property (or such later date approved by PWCDOT).

~~k.c.~~ Linton Hall Road Sidewalk: Subject to PWCDOT and VDOT approval, within existing right-of-way or right-of-way to be dedicated by the Applicant, the Applicant shall construct: (i) a five foot (5') wide sidewalk along the Linton Hall Road frontage of the Property; and (ii) a five foot (5') sidewalk, on the off-site portion of Linton Hall Road, to connect to the existing sidewalk at Amberleigh Station, subject to obtaining the necessary right-of-way and/or easements needed for the off-site sidewalk. Said improvements shall be constructed prior to issuance of the first building permit (or such later time as approved by the PWCDOT).

41. ~~40.~~ Eminent Domain: In the event the Applicant is not able to acquire off-site right-of-way and associated easement required in order to provide the sidewalk along Linton Hall Road, the Applicant shall request the County to acquire the right-of-way and easements by means of its condemnation powers at Applicant's expense. Applicant's request shall be in writing and shall comply in all respects with the County's Eminent Domain Policy. Said request shall be made to the appropriate County agency and shall be accompanied by the following:

~~l.a.~~ l.a. The names of the record owners, the property addresses, tax map parcel numbers, and GPIN numbers for each landowner from whom such right-of-way and/or easements are sought.

~~m.b.~~ m.b. Plats, plans, and profiles showing the necessary right-of-way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property.

~~n.c.~~ n.c. Pursuant to Virginia Code § 25.1-417, a determination of the value of the Property shall be based on the following:

- i. If the assessed value is less than \$25,000, then the value shall be determined by assessment records or other objective evidence; or
- ii. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right-of-way and easements to be

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 19 of 22

acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.

~~e.d.~~ e.d. A 60 year title search of each involved property.

~~p.e.~~ p.e. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right-of-way and/or easements, at a cost of at least the appraised value of the involved property interests.

~~e.f.~~ e.f. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof.

~~r.g.~~ r.g. An agreement signed by Applicant's representative and approved by the County Attorney's Office whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The agreement shall specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant shall pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within 15 days of the award.

42. ~~41.~~ Transportation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$2.50 per square foot of building area constructed on Landbay B. Said contribution shall be used for the Devlin Road South widening project or other transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on Landbay B.

43. ~~42.~~ Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each data center building constructed on Landbay B, unless waived or

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 20 of 22

reduced by Prince William County Department of Transportation at final site plan review.

44. ~~43.~~ Bus Stop: As a condition of approval of the last final site plan for Landbay B, the Applicant shall coordinate and consult with the Potomac and Rappahannock Transportation Commission ("PRTC") to determine if a bus shelter is desired on Devlin Road, University Boulevard, or Linton Hall Road. If it is determined a bus shelter is needed, the Applicant shall construct a bus shelter along one of the aforesaid road frontages of the Property. The design of the bus shelter shall conform to the applicable PRTC standards and shall be located in an area acceptable to the Applicant and PRTC. If it is determined that such a bus shelter is not needed, the Applicant shall be released from the obligation to construct the bus shelter.

45. ~~44.~~ Interparcel Connection: In the event that Landbay B is developed for a use other than data centers or secured campus, an interparcel connection shall be provided to the Bristow Commons Shopping Center, in a location that is mutually agreeable to both property owners.

**WATER AND SANITARY SEWER**

46. ~~45.~~ All development on the Property shall be connected to public water and sewer service. The Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.

**MISCELLANEOUS**

47. ~~46.~~ For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

48. ~~47.~~ In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes, LLC

~~October 13~~ November 6, 2023

Page 21 of 22

(18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

**WAIVERS/MODIFICATIONS**

49. ~~48.~~ Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings shall not exceed eighty one feet (81') subject to Proffer 5 above.

**[SIGNATURE ON FOLLOWING PAGE]**

**Proffer Statement**

REZ2022-00022, Devlin Technology Park

Stanley Martin Homes LLC

Page 22 of 22

**SIGNATURE PAGE**

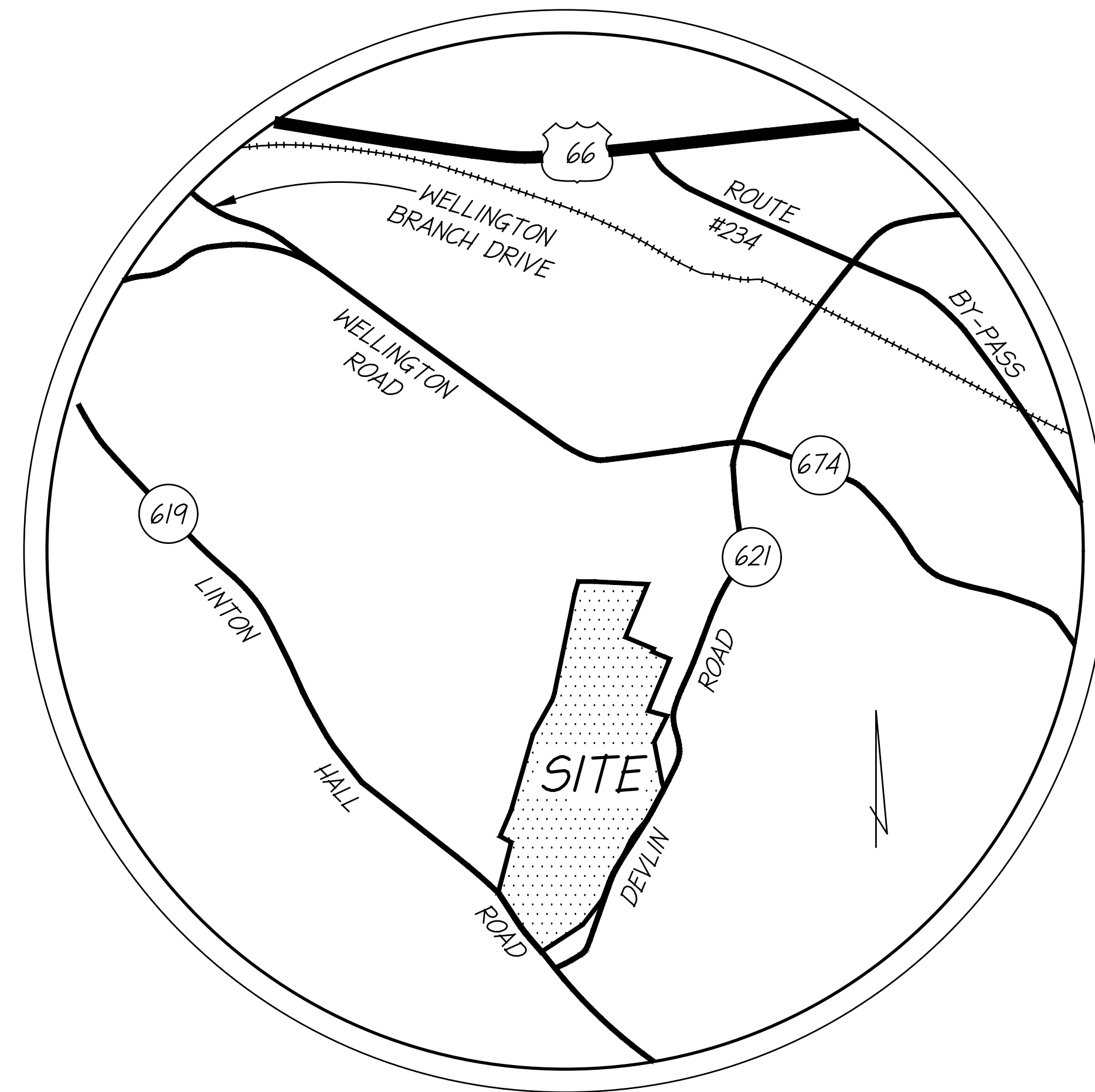
**STANLEY MARTIN HOMES, LLC**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DEVLIN TECHNOLOGY PARK  
GENERAL DEVELOPMENT PLAN  
REZ2022-00022



VICINITY MAP  
SCALE: 1" = 2000'

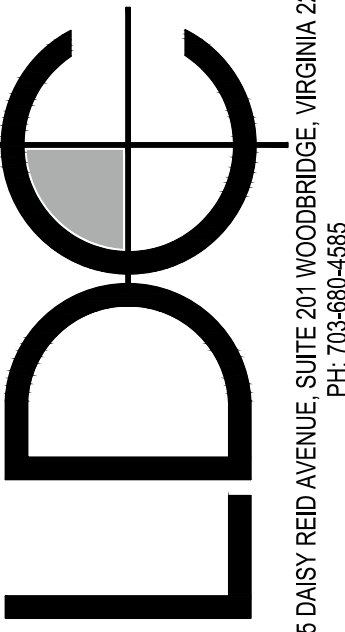
**PROJECT TEAM**

**DEVELOPER/APPLICANT:**  
STANLEY MARTIN HOMES, LLC  
14200 PARK MEADOW DRIVE, SUITE 100 NORTH  
CHANTILLY, VIRGINIA 20151  
(703) 926-9297  
CONTACT: MR. TRUETT YOUNG

**CIVIL ENGINEER:**  
LAND DESIGN CONSULTANTS, INC.  
4585 DAISY REID AVENUE, SUITE 201  
WOODBRIDGE, VA 22192  
(703) 680-4585  
CONTACT: MR. JIM MADISON

**LAND USE ATTORNEY:**  
WALSH, COLUCCI, LUBELEY & WALSH  
4310 PRINCE WILLIAM PARKWAY STE 300  
PRINCE WILLIAM, VA 22192  
(703) 680-4664  
CONTACT: MRS. JONELLE CAMERON

**ENVIRONMENTAL CONSULTANT:**  
TNT ENVIRONMENTAL  
4455 BROOKFIELD CORPORATE DRIVE, SUITE 100  
CHANTILLY, VA 20151  
(703) 466-5123  
CONTACT: MR. AVI SAREEN



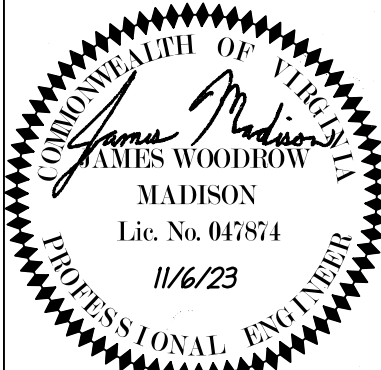
4585 DAISY REID AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4585

COVER SHEET

DEVLIN  
TECHNOLOGY PARK  
BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION	REVISION APPROVED BY:	ENGINEER
1/1/22	REVISED PER COUNTY COMMENTS		
1/1/22	REVISED PER APPLICANT		
1/1/22	REVISED PER APPLICANT		
1/1/22	REVISED PER APPLICANT		
1/1/22	REVISED PER COUNTY COMMENTS		

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

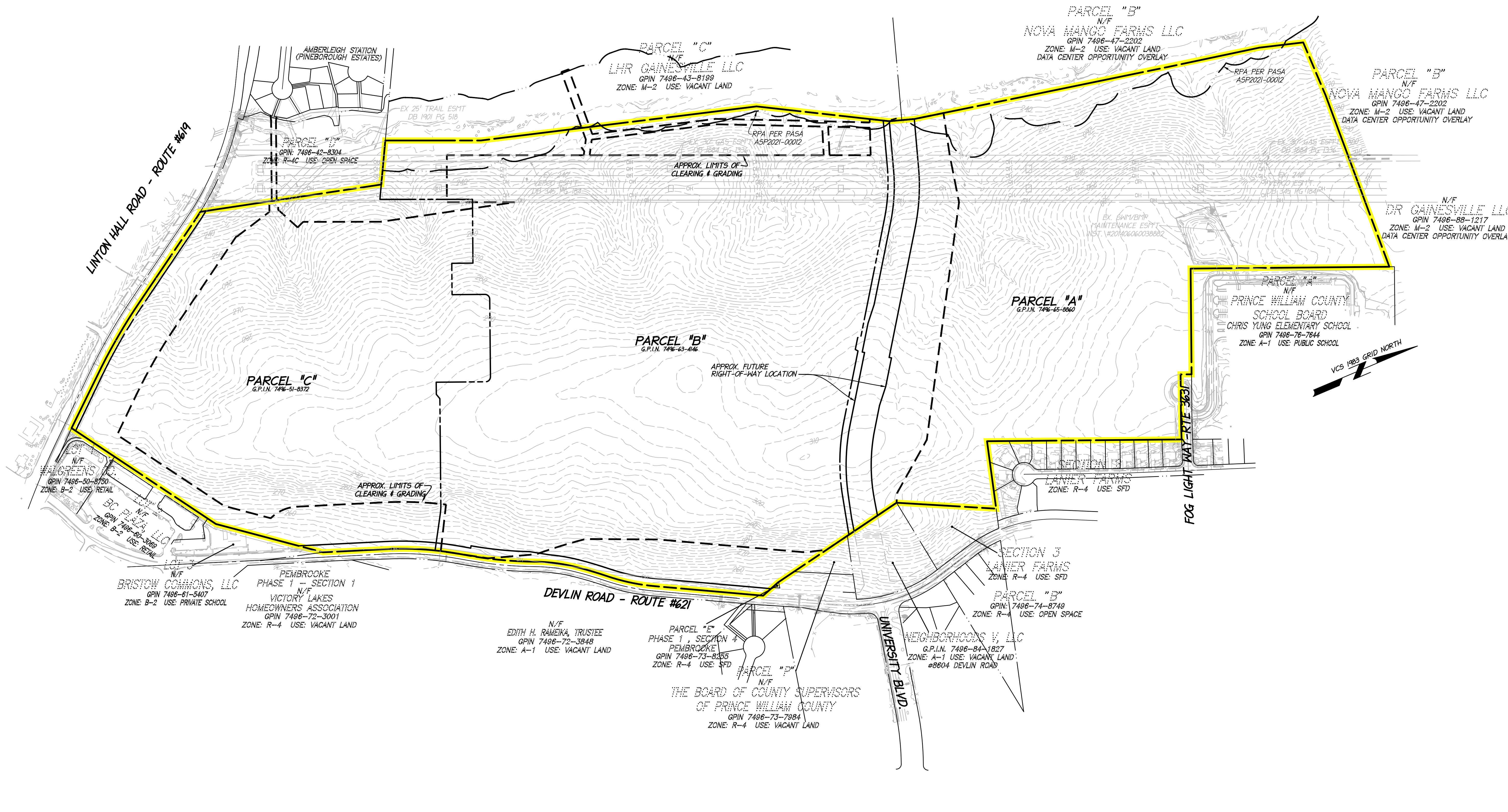


SCALE:  
N/A

SHEET: 1  
OF 4

DATE: FEB, 2022  
DRAFT: JWM CHECK: MTM  
FILE NUMBER: 20246-1-7  
REZ2022-00022





**NOTES**

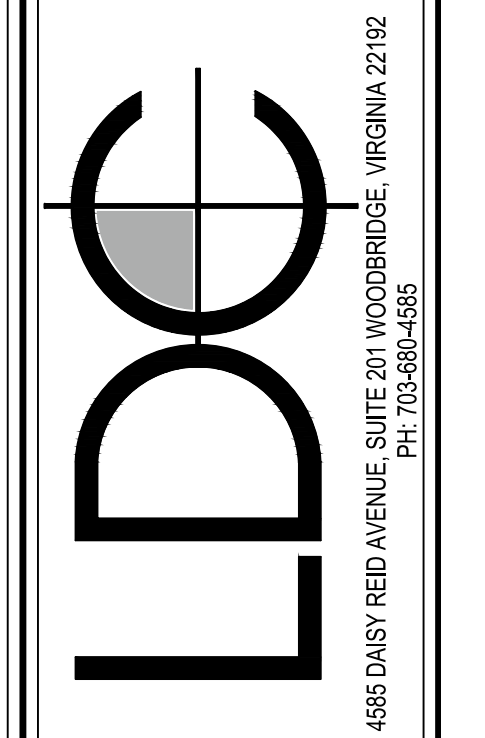
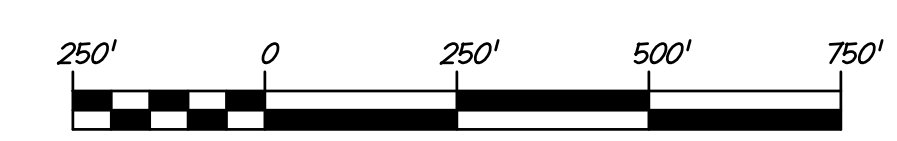
1. THE PRINCE WILLIAM COUNTY GEOGRAPHIC PARCEL IDENTIFICATION NUMBERS (G.P.I.N.) FOR THE PROPERTIES SHOWN HEREON ARE 7496-51-8372, 7496-63-4146 AND 7496-65-8860 AND ARE CURRENTLY ZONED PMR PER REZ2016-00029.
2. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER FE-AS116-0009, EFFECTIVE DATE: MAY 27, 2020.
3. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "A", NO BASE FLOOD ELEVATIONS DETERMINED WITHIN THE 100-YEAR FLOOD AND, ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 5153C0089 D, PANEL 89 OF 330, WITH AN EFFECTIVE DATE OF JANUARY 5, 1996.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO PRINCE WILLIAM COUNTY MONUMENT PN111 (JARRETT).  
  
THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99983518. UNLESS OTHERWISE STATED THE PLAT DISTANCES SHOWN ARE INTENDED TO BE HORIZONTAL DISTANCES MEASURED AT THE MEAN ELEVATION OF THIS SUBDIVISION. THE BEARINGS SHOWN ARE REFERENCED TO VCS 1983 NORTH. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE "U.S. SURVEY FOOT" OR 1 METER = 39.37 INCHES.
5. THE SITE LIES WITHIN THE AIRPORT SAFETY OVERLAY DISTRICT AND MUST CONFORM TO THE REQUIREMENTS OF SECTION 32-505.
6. REFER TO THE ENVIRONMENTAL CONSTRAINTS ANALYSIS FOR FLOODPLAIN, RPA AND WETLANDS INFORMATION.

**PARCEL INFORMATION**

PARCEL	GPIN	AREA	CURRENT ZONE	PROPOSED ZONE	OWNER
PARCEL A	7496-65-8860	92.77 ACRES	PMR	M-2	STANLEY MARTIN HOMES, LLC
PARCEL B	7496-63-4146	111.54 ACRES	PMR	M-2	STANLEY MARTIN HOMES, LLC
PARCEL C	7496-51-8372	65.54 ACRES	PMR	M-2	STANLEY MARTIN HOMES, LLC
TOTAL AREA		269.85 ACRES			

OWNER'S ADDRESS  
 STANLEY MARTIN HOMES, LLC  
 14200 PARK MEADOW DRIVE, SUITE 100 NORTH  
 CHANTILLY, VIRGINIA 20151

PROP. DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT (Z.O. 32-509)

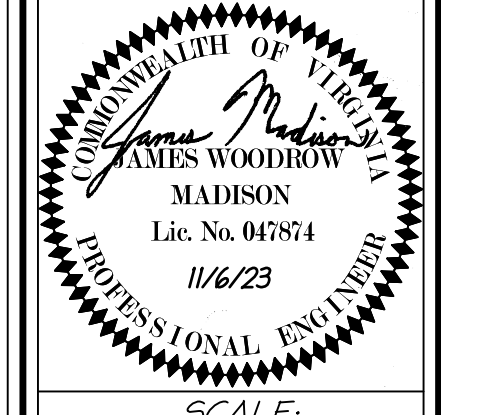


**EXISTING CONDITIONS PLAN**

**DEVLIN TECHNOLOGY PARK**

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
11/6/23		REVISED PER COUNTY COMMENTS		
9/18/23		REVISED PER APPLICANT		
9/18/23		REVISED PER COUNTY COMMENTS		
11/6/23				

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

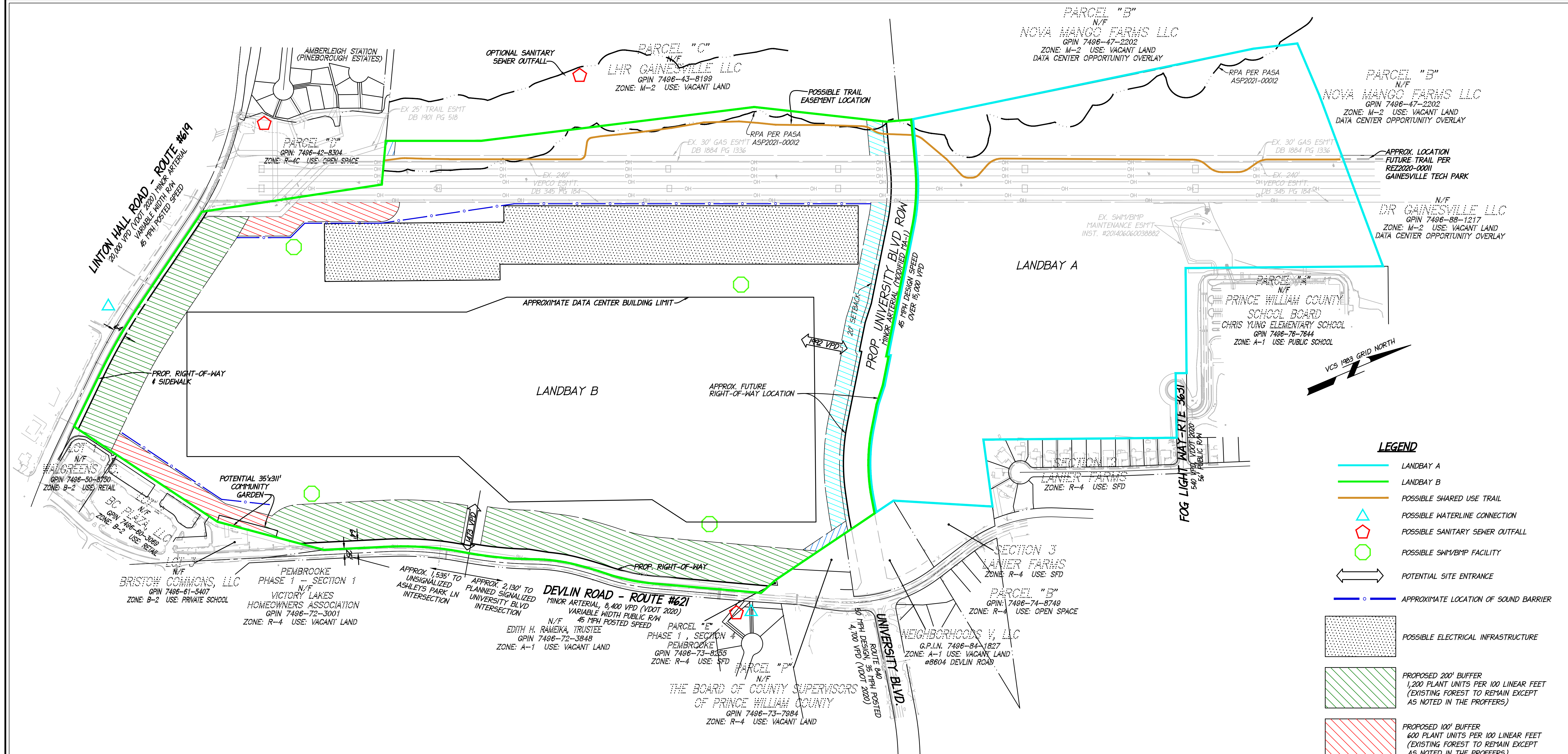


SCALE:  
1" = 250'

SHEET: 2 OF 4  
 DATE: FEB, 2022  
 DRAFT: JMT  
 CHECK: MTM  
 FILE NUMBER: 20246-1-7  
 REZ2022-00022

4585 DASH REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192  
 PH: 703-586-4585

BRENTSVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA



**LEGEND**

- LANDBAY A
- LANDBAY B
- POSSIBLE SHARED USE TRAIL
- POSSIBLE WATERLINE CONNECTION
- POSSIBLE SANITARY SEWER OUTFALL
- POSSIBLE SHW/BMP FACILITY
- POTENTIAL SITE ENTRANCE
- APPROXIMATE LOCATION OF SOUND BARRIER
- POSSIBLE ELECTRICAL INFRASTRUCTURE
- PROPOSED 200' BUFFER  
1,200 PLANT UNITS PER 100 LINEAR FEET  
(EXISTING FOREST TO REMAIN EXCEPT AS NOTED IN THE PROFFERS)
- PROPOSED 100' BUFFER  
600 PLANT UNITS PER 100 LINEAR FEET  
(EXISTING FOREST TO REMAIN EXCEPT AS NOTED IN THE PROFFERS)
- PROPOSED 50' BUFFER  
320 PLANT UNITS PER 100 LINEAR FEET  
(EXISTING FOREST TO REMAIN EXCEPT AS NOTED IN THE PROFFERS)
- PROPOSED 100 LANDSCAPE AREA  
(ALONG THE ROW & BEHIND EASEMENTS)  
600 PLANT UNITS PER 100 LINEAR FEET

**UNIVERSITY BOULEVARD & DEVLIN ROAD**

TRAFFIC VOLUME (VPD)	R.O.W. WIDTH (ft.)	DESIGN SPEED (mph)	MAX GRADE (%)	MIN. C.L. RADIUS (ft.)	MIN. SIGHT DISTANCE (ft.)	P. STOP INTX.	S. SIDEWALK (ft.)	G. SIDEWALK (ft.)	W. SIDEWALK (ft.)	TYPE T. SUBBASE ACC. BASE (21-5)	BASE (BM-25.0A) (SM-9.5D)	SURFACE	
VI	OVER 15,000	128	5%	955	425	SEE NOTE 18	37	15	5	8	10	8 in	2 in

**GENERAL NOTES:**

- This street section shall be used when the traffic volume exceeds 15,000 VPD or when the roads are designated minor arterial by the Comprehensive Plan.
- Slope easements not included in right-of-way.
- 2:1 slopes will be allowed when soil type supported by soil report is acceptable and when special stabilization is provided in accordance with the Erosion Control Ordinance.
- Stone material shall extend under the curb and gutter a minimum of six (6) inches beyond the back of curb. The aggregate thickness under the curb and gutter shall be that in excess of the depth of the gutter face or a minimum of four (4) inches, whichever is greater.
- Individual parcels/lots shall not have direct access on this street.
- Additional right-of-way may be required to accommodate channelization (right/left turn lanes) at major intersections.
- No parking permitted.
- Standard landings required at intersections.
- Sidewalks and/or shared use paths shall be provided in accordance with Section 602.18 and with the County's Comprehensive Plan. Minimum right-of-way dimension shown includes one sidewalk and one shared use path.
- The width of G and W shall vary depending upon the sidewalk/shared use path and planting requirements. This may require additional right-of-way or easement.
- Superelevation shall be provided for Category VII street in accordance with the current VDOT Road and Bridge Standards for Urban Roadways.
- Design speed shall be 50 MPH or in accordance with VDOT standards, whichever is greater.
- Pavement section shown is standard requirement. Refer to Detail 650.01 for alternative pavement sections.
- Over 25,000 VPD will require the construction of the 6 Lane Section.
- Median shall conform to VDOT standards MS-1, MS-1A or MS-2 as appropriate.
- Underdrains shall be provided.
- Right-of-way to accommodate all required components of the typical section including, but not limited to turn lanes, sidewalks, shared use paths, buffer areas, street plantings in accordance with Section 802.46 of this manual, and signs.
- SPL: Sight Distance Left = 625', SPS: Sight Distance Right = 720' (assuming ultimate 6-lane section and 50 mph design speed). Otherwise, use latest VDOT or AASHTO standards, whichever is more stringent. Intersection sight distance shall be based on the ultimate plan and computed in accordance with Chapter 9 of the AASHTO Green Book.

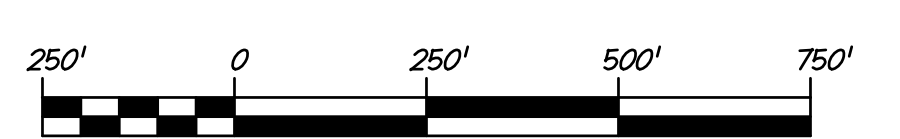
**ZONING TABULATIONS**  
PROP. ZONE: M-2 & DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT

**LANDBAY A: PUBLIC PARK/OPEN SPACE**  
(TO BE DEDICATED TO THE COUNTY FOR PUBLIC PARK PURPOSES)  
±84.96 ACRES

**LANDBAY B: M-2 USES**  
±184.90 ACRES

- LOT SIZE: NO MINIMUM**  
**LOT COVERAGE: 80% MAXIMUM**  
**OPEN SPACE: 20% MINIMUM**  
**FLOOR AREA RATIO: 0.30 MAXIMUM (Z.O. 32-400.04)**  
**BUILDING HEIGHT: 8' MAXIMUM**  
**OUTDOOR STORAGE: 20% MAXIMUM**  
**SETBACKS:**  
STREET RIGHT-OF-WAY - 20' BUILDING SETBACK
- ADJACENT TO COMMERCIAL OR OFFICE DISTRICT - 20' BUILDING SETBACK AT SIDE OR REAR YARD**
- ADJACENT TO AGRICULTURAL OR RESIDENTIAL DISTRICT - 50' SETBACK AT SIDE OR REAR YARD OR AS OTHERWISE DEPICTED ON THE PLAN**
- INDIVIDUAL STRUCTURES EXCEEDING 45' IN HEIGHT SHALL BE SUBJECT TO SECTION 32-400.03 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE**
- DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT STANDARDS IN ACCORDANCE WITH ZONING ORDINANCE SECTION 32-509 SHALL APPLY.**

- NOTES**
- THE SUBJECT PROPERTY WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PRINCE WILLIAM COUNTY REQUIREMENTS. THE FINAL LOCATIONS FOR WATER AND SANITARY SEWER WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.
  - ONE OR MORE ELECTRICAL SUBSTATIONS SERVING THE SUBJECT PROPERTY ONLY ARE PROPOSED ONSITE. THE SIZE AND LOCATION MAY BE ADJUSTED SUBJECT TO FINAL ENGINEERING. IN THE DATA CENTER OPPORTUNITY OVERLAY DISTRICT NO SUP IS REQUIRED FOR AN ELECTRICAL SUBSTATION.
  - THE LOCATION OF SHW/BMP FACILITIES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH CURRENT STATE AND LOCAL REQUIREMENTS. FACILITIES MAY BE ADDED TO OR SUBTRACTED FROM THOSE DEPICTED AS DETERMINED THROUGH FINAL ENGINEERING AND MAY BE PLACED UNDERGROUND.
  - LANDBAY B MAY BE DEVELOPED IN PHASES AS A SECURE CAMPUS WITH PERIMETER FENCING AND GATED ACCESS.
  - INITIAL SITE ACCESS WILL BE FROM EXISTING DEVLIN ROAD. ADDITIONAL SITE ENTRANCE(S) FROM THE PLANNED EXTENSION OF UNIVERSITY BOULEVARD MAY BE PROVIDED AS PROFFERED.
  - CONSTRUCTION OF THE SITE ENTRANCE SHALL INCLUDE LEFT AND RIGHT TURN LANES ON DEVLIN ROAD.
  - TRAFFIC COUNTS ARE BASED ON THE TIA.
  - INTERNAL TRAVELWAYS AND PARKING SHALL COMPLY WITH DCSM STANDARDS AT THE TIME OF FINAL SITE PLAN.



**LDC**

4895 DASH REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192  
PH: 703-586-5858

**GENERAL DEVELOPMENT PLAN**

**DEVLIN TECHNOLOGY PARK**

BRENTSVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

REVISED PER COUNTY COMMENTS	DATE	DESCRIPTION	REVIEW BY	APPROVED DATE
REVISED PER APPLICANT	1/12/22			
REVISED PER APPLICANT	2/1/22			
REVISED PER COUNTY COMMENTS	2/1/22			
REVISED PER COUNTY COMMENTS	2/1/22			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

**PROFESSIONAL ENGINEER**  
JAMES WOODROW MADISON  
Lic. No. 048754  
11/6/23

SCALE:  
1" = 250'

SHEET: 3 OF 4

DATE: FEB, 2022  
DRAFT: JMM  
CHECK: MTM  
FILE NUMBER: 20246-1-1-REZ2022-00022

