

November 21, 2017

Mr. Jeff Harvey
Director of Planning
Stafford County
1300 Courthouse Road
Stafford, Virginia 22555

Re: Whitson Woods Minor Proffer Amendment
20-125, containing approximately 17.6367 acres

Dear Mr. Harvey,

I hope this finds you well. This firm and the undersigned represent Wakefield Development, LLC (the "Applicant") with the above referenced matter. We have enclosed with this letter a minor proffer amendment application and revised draft proffer amendment statement, as well as the below justification for the amendment.

This proffer amendment is being submitted to the County of Stafford, Virginia ("County") in accordance with County zoning ordinance Section 23-4.6.11, et al. This proffer amendment is not subject to the new statute, VA code section 15.2-2303.4 as we are not requesting an increase in the residential unit count. For purposes of this application, we have included the following:

- (a) Draft Proffer Amendment dated November 20, 2017, clean and redline versions;
- (b) Completed County Minor Proffer Amendment Application;
- (c) Application fee check in the amount of \$4,949.30; and
- (d) Revised generalized development plan entitled "General Development Plan Whitson Woods", dated October 2017, as last revised October 18, 2017, and prepared by Bowman Consulting (the "GDP").

The purpose of this proffer amendment application is to propose modifications to that certain rezoning approval known as resolution RC1100212, dated June 18, 2013.

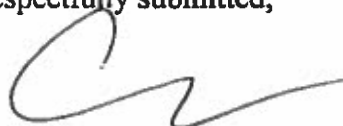
JUSTIFICATION FOR THE AMENDMENT

The justification for the proposed amendment is to address minor changes to the prior approved generalized development plan, and to clarify certain agreements between the applicant and the Liberty

Town Homeowners Association, which are reflected in the enclosed Cooperation and Easement Agreement dated November 2017.

In closing, please contact us at your earliest convenience to address any questions and/or comments from staff and to further confirm the first public hearing date. Thank you in advance for your time and consideration of this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Charles W. Payne, Jr.', with a long horizontal flourish extending to the right.

Charles W. Payne, Jr.

Enclosure

9148213-1 041857.00001

Application Submittal Checklist

- Completed "Project Information & Primary Contacts" form (Page 5)
- Signed "Statements of Understanding" from the owner(s) and applicant (Page 6)
- Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
- Completed "General Information" sheet (Page 7)
- Completed "Review Fee Calculation" sheet and appropriate fees payable to "County of Stafford" and "Virginia Department of Transportation" (if applicable) (Pages 8 – 10)
- Completed "List of Adjoining Property Owners" (Pages 11 & 12)
- Completed "Application Affidavit" (Pages 13 – 16)
- Completed "Checklist for Generalized Development Plans" (Pages 18 & 19)
- Completed "Transportation Impact Analysis Determination Form" (Page 20)
- Proof that Real Estate Taxes have been paid
- Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat)
- Completed Impact Statements
 - * See "Checklist for Impact Statements" (Page 17)
- Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
- Completed Proffer Reasonableness Analysis, if proffers will be submitted in relation to any project which includes a residential use (See Notice to Applicants Regarding Residential Proffer Submissions in the Appendix)

PLATS AND PLANS

- Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- Generalized Development Plan (12 full-size copies at 24" x 36" size)
 - * See "Checklist for Generalized Development Plans" (Pages 18 & 19)

Applications for reclassification to the P-TND zoning district shall also include:

- Twenty (20) copies of the Regulating Plan
- Twenty (20) copies of the Neighborhood Design Standards

RECEIVED	OFFICIALLY SUBMITTED
DATE 11/21/17 INITIALS HAN	DATE _____ INITIALS _____

Project Information & Primary Contacts

<u>PROJECT INFORMATION</u>	<u>PROJECT #</u> 17152111
PROJECT NAME Whitson Woods	SECTION N/A
ADDRESS (IF AVAILABLE) High Pointe Blvd	TOTAL SITE ACREAGE 17.66 AC
TAX MAP/PARCEL(S) TM 20 Parcel 125	ZONING DISTRICT R-3
LOCATION OF PROJECT Along High Pointe Blvd, next to Liberty Towns	

<u>APPLICANT/AGENT</u> (Provide attachment if Applicant and Agent differ)	Primary Contact Person <input checked="" type="checkbox"/>
NAME Mr. Matthew Murphy	COMPANY Wakefield Development, LLC
ADDRESS 5314 Wakefield Road	CITY Bethesda
PHONE NUMBER (240) 441-8106	STATE MD
FAX NUMBER	ZIP 20816
	EMAIL ADDRESS WakefieldDevelopment@Comcast.net

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

<u>PROFESSIONAL</u> (Engineer, Surveyor, etc.)	Primary Contact Person <input checked="" type="checkbox"/>
NAME Justin Troidl, PE	COMPANY Bowman Consulting Group
ADDRESS 650A Nelms Circle	CITY Fredericksburg
PHONE NUMBER (540) 371-0268	STATE VA
FAX NUMBER (540) 317-3477	ZIP 22406
	EMAIL ADDRESS JTROI DL @ BOWMAN CONSULTING.COM

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

A minor proffer amendment request for a 17.63 acre property, currently zoned R-3 for 55 townhomes. The amendment revises the first proffer to state "in general conformance" instead of "in strict conformance" related to the GDP, along with other minor amendments.

INFORMATION FOR FEE CALCULATIONS

17.63 # of Acres

Type of Rezoning:

- Standard Rezoning
- Planned Development
- Proffer Amendment
- Minor Proffer Amendment
- Minor Proffer Amendment (when submitted simultaneously with Minor Conditional Use Permit Application)

INFORMATIONAL

Previous Ordinance # _____

Previous Resolution # RC1100212 (June 18, 2013)

of Lots (if rezoning to residential) _____

Original Zoning R-3

Proposed Zoning _____

Proposed Use(s) Townhouses

Section IV. Minor Proffer Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required): (<u>21</u> Adjacent properties) X \$6.48	\$ <u>136.08</u>
Sub-total (Add lines A and B)	\$ <u>6326.08</u>
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>173.97</u>
TOTAL (Sub-total + C. Technology Fee).....	\$ <u>6500.05</u>

Section V. Minor Proffer Amendment (when submitted simultaneously with minor Conditional Use Permit Application):

A. General Fee:	\$ <u>3,095.00</u>
B. Adjacent Property Notification (required): (_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and B)	\$ _____
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + C. Technology Fee).....	\$ _____

Sections I, II, III, IV and V: MAKE CHECK PAYABLE TO "STAFFORD COUNTY".

- If an application is withdrawn prior to the first public hearing, fifty (50) percent of the amount of the application fee may be refunded to the applicant.
- If an application is withdrawn after the first public hearing, the application fee is non-refundable.

VIRGINIA DEPARTMENT OF TRANSPORTATION FEES:

Transportation Impact Analysis Fee:

(For applications that meet VDOT Traffic Impact Analysis thresholds)

A. Subject to low volume road criteria (see 24 VAC 30-155-40 A 3)	\$ <u>250.00</u>
B. All other submissions	\$ <u>1000.00</u>

MAKE CHECK PAYABLE TO "VIRGINIA DEPARTMENT OF TRANSPORTATION"

For a third or subsequent submission of a rezoning proposal that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT, the fee is equal to the initial fee paid. (per 24 VAC 30-155, §15.2-2222.1 of the Code of Virginia)

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

20T-B1	LIBERTY TOWNHOUSE HOMEOWNERS ASSOCIATION	
TAX MAP / PARCEL	NAME	
P.O. Box 1634		
MAILING ADDRESS		
STAFFORD	VA	22555-1634
CITY	STATE	ZIP

20T 286	LIBERTY HOMES COMMUNITY ASSOCIATION	
TAX MAP / PARCEL	NAME	
1807 WILLIAM STREET		
MAILING ADDRESS		
FREDERICKSBURG	VA	22401-5236
CITY	STATE	ZIP

20L B	SETTLERS LANDING HOA	
TAX MAP / PARCEL	NAME	
P.O. Box 369		
MAILING ADDRESS		
STAFFORD	VA	22555-9309
CITY	STATE	ZIP

20 123E	MARK OSBORN & T CAMPBELL	
TAX MAP / PARCEL	NAME	
P.O. Box 5099		
MAILING ADDRESS		
Fredericksburg	VA	22403-0699
CITY	STATE	ZIP

20L 238	JOSHUA & KELLY PALOTAY	
TAX MAP / PARCEL	NAME	
24 MATIO COVE		
MAILING ADDRESS		
STAFFORD	VA	22554-7620
CITY	STATE	ZIP

20L 237	KENNETH & PATRICIA NICOL	
TAX MAP / PARCEL	NAME	
26 MATIO COVE		
MAILING ADDRESS		
STAFFORD	VA	22554-7620
CITY	STATE	ZIP

20L 236	DOUGLAS & STACY GRESS	
TAX MAP / PARCEL	NAME	
21 MATIO COVE		
MAILING ADDRESS		
STAFFORD	VA	22554-7621
CITY	STATE	ZIP

20V B-2	HighPointe HOA	
TAX MAP / PARCEL	NAME	
309 Knollwood Court		
MAILING ADDRESS		
STAFFORD	VA	22554-7560
CITY	STATE	ZIP

20T 13	Robert B. Heftrich	
TAX MAP / PARCEL	NAME	
1101 HighPointe Blvd		
MAILING ADDRESS		
STAFFORD	VA	22554-7536
CITY	STATE	ZIP

20T 14	Victor Barquero	
TAX MAP / PARCEL	NAME	
1103 HighPointe Blvd		
MAILING ADDRESS		
STAFFORD, VA		22554-7536
CITY	STATE	ZIP

20T 15	Ms. Deborah L. Price	
TAX MAP / PARCEL	NAME	
1105 HighPointe Blvd		
MAILING ADDRESS		
STAFFORD	VA	22554-7536
CITY	STATE	ZIP

20T 16	KAILA B. Cocho	
TAX MAP / PARCEL	NAME	
1107 High Pointe Blvd		
MAILING ADDRESS		
STAFFORD	VA	22554-7536
CITY	STATE	ZIP

20T 17	SYLVIA J. Richards	
TAX MAP / PARCEL	NAME	
75 Cherry Laurel Drive		
MAILING ADDRESS		
Fredericksburg	VA	22405-1414
CITY	STATE	ZIP

20T 18	VERNON T. Butler	
TAX MAP / PARCEL	NAME	
1111 High Pointe Blvd		
MAILING ADDRESS		
STAFFORD	VA	22554-7536
CITY	STATE	ZIP

20T 12	ROSALIND R. THOMAS	
TAX MAP / PARCEL	NAME	
1257 Armorlite Drive, Apt 109		
MAILING ADDRESS		
SAN MARCOS	CA	92069-1320
CITY	STATE	ZIP

20T 6	GAROLD C. MOBLEY II	
TAX MAP / PARCEL	NAME	
911 HighPointe BLVD		
MAILING ADDRESS		
STAFFORD	VA	22554-7534
CITY	STATE	ZIP

20T 26	MARY OCASIO	
TAX MAP / PARCEL	NAME	
115 Independence Drive		
MAILING ADDRESS		
STAFFORD	VA	22554-7537
CITY	STATE	ZIP

20T 27	ALPHONZA & LORETTA JENKINS	
TAX MAP / PARCEL	NAME	
3101 WESTSHIRE DRIVE NORTH		
MAILING ADDRESS		
WILSON	NC	27896-1718
CITY	STATE	ZIP

20T A2	Liberty TownHouse HOA	
TAX MAP / PARCEL	NAME	
7 ST. PAUL STREET, Suite 4		
MAILING ADDRESS		
BALTIMORE	MD	21202-1628
CITY	STATE	ZIP

20V A2	Hight Pointe HOA	
TAX MAP / PARCEL	NAME	
309 Knollwood Court		
MAILING ADDRESS		
Stafford	VA	22554-7500
CITY	STATE	ZIP

20T 2B 159-16 ⁷	GTR, LLC	(9 LOTS)
TAX MAP / PARCEL	NAME	
1807 Williams Street		
MAILING ADDRESS		
Fredericksburg	VA	22401-5236
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

TAX MAP / PARCEL	NAME	
MAILING ADDRESS		
CITY	STATE	ZIP

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

Internal Use Only
Project Name: _____
A/P #: _____
Date: _____

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant MR. MATTHEW MURPHY
Name of Company WAKEFIELD DEVELOPMENT, LLC

Applicant Address 5314 WAKEFIELD ROAD
BETHESDA, MD 20816

Applicant's Signature *Matthew Murphy*

Name of Agent CHARLES PAYNE

Address of Agent 725 JACKSON STREET FREDERICKSBURG, VA 22401

2. Type of Application

- Conditional Use Permit
- Variance
- Rezoning
- Special Exception

MINOR PROFFER AMENDMENT Page 13

Application Affidavit
Page 2

Applicant: WAKEFIELD Development, LLC

Project Name: _____
A/P #: _____
Date: _____

3. Property Information

Assessor's Parcel(s) TM 20 Parcel 125

Address HIGHPOINTE BLVD STAFFORD, VA 22554

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Address</u>
<u>Matthew G. Murphy</u>	<u>5314 Wakefield Road, Bethesda, MD 20816</u>
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

Project Name: _____
A/P #: _____
Date: _____

Application Affidavit

Page 3

Applicant: WAKEFIELD Development, LLC

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ X
Cost for certified letters \$ _____ (cost as of the day of submittal)
Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Project Name: _____
A/P #: _____
Date: _____

Application Affidavit

Page 4

Applicant: Wakefield Development, LLC

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer Mr. Matthew G. Murphy

Corporate Office of Signer Bethesda, MD

Signature *Matthew G. Murphy*

Date 11/3/17

COMMONWEALTH OF VIRGINIA ^{Marginal}
COUNTY OF STAFFORD, to wit: ^{MD}
Prince George's WD

The forgoing affidavit was acknowledged before me this 3 day of November
2017 by Matthew Murphy owner/applicant.

My commission expires: 01/06/2021

[Signature]
Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

The following items must be shown on a GDP:

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | outdoor trash storage, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |

Checklist for Generalized Development Plans (continued)

N/A COMPLETE

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(7)
Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(8)
Approximate location and description of all proposed landscaping; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(9)
Approximate location, height and dimensions of all proposed signage on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(10)
Approximate location of all existing drainage ways, floodplains and wetlands on site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(11)
Approximate location of all common open space, recreational areas and bufferyards; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(12)
Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(13)
Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH. |

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP or one of the above required components if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**RECLASSIFICATION
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development WHITSON Woods
Type of development TOWNHOMES
Parcel # 20-125

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

Traffic Volume Calculations

This site generates:

- 29 VPH (highest VPH)
- 440 VPD on state controlled highways (highest)
- 24 VPH Peak AM
- 29 VPH Peak PM
- 26 VPH Peak Saturday
- 440 VPD highest intensity*

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

Minimum Thresholds to submit a TIA

County: Any proposals generating 1,000 or more VPD.
VDOT: See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

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

For development proposals that generate 1,000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

myStafford [Payments Home](#) > [Account Search](#) > Account Details

Stafford County Real Estate Tax Search/Payment

Owner

Name / Mailing Address:
 WAKEFIELD DEVELOPMENT LLC
 5314 WAKEFIELD RD BETHESDA MD
 20816-2840

Property Description

Map #: 20-125
 Alt. ID/PIN: 05725
 Legal: *No Situs Address*

Current Assessment

Land Value: \$1,100,000
 Improvement Value: \$0
 Total Taxable Value: \$1,100,000

[View Real Estate Details](#)

- Pay Total Due Today: \$0.00
- Pay Total For Year: \$0.00
- Pay Another Amount: \$

[Next](#)

Invoice History

Filter by Year Paid to get tax payments for a particular year

Bill Type

- ALL -

Year Paid

- ALL -

[Clear Filter](#)

[Print Version](#)

[Filter Results](#)

[Change Penalty/Interest Calculation Date](#)

Total Due:	\$0.00	Total Tax Paid:	\$179,477.60
		Total Penalty/Int Paid:	\$1,402.15
		Total Fees Paid:	\$0.00
		Total Other Assessments:	\$0.00

Year	Bill #	Type	Due Date	Rate	Levy Due	Penalty Due	Interest Due	Total Due	Total Paid	Date Paid
2017	5598	Real Estate	12/5/2017	0.990	\$5,445.00	\$0.00	\$0.00	\$0.00	\$5,445.00	10/2/2017
2017	5598	Real Estate	6/5/2017	0.990	\$5,445.00	\$544.50	\$100.24	\$0.00	\$6,089.74	10/2/2017
2016	5604	Real Estate	12/5/2016	0.990	\$5,445.00	\$0.00	\$0.00	\$0.00	\$5,445.00	11/10/2016
2016	5604	Real Estate	6/6/2016	0.990	\$5,445.00	\$544.50	\$99.82	\$0.00	\$6,089.32	8/23/2016
2015	5610	Real Estate	12/7/2015	1.019	\$6,114.00	\$0.00	\$0.00	\$0.00	\$6,114.00	12/2/2015
2015	5610	Real Estate	6/5/2015	1.019	\$6,114.00	\$0.00	\$0.00	\$0.00	\$6,114.00	6/3/2015
2014	5610	Real Estate	12/5/2014	1.019	\$6,114.00	\$0.00	\$0.00	\$0.00	\$6,114.00	12/2/2014
2014	5610	Real Estate	6/5/2014	1.019	\$6,114.00	\$0.00	\$0.00	\$0.00	\$6,114.00	6/6/2014
2013	5619	Real Estate	12/5/2013	1.070	\$6,420.00	\$0.00	\$0.00	\$0.00	\$6,420.00	12/10/2013
2013	5619	Real Estate	6/5/2013	1.070	\$6,420.00	\$0.00	\$0.00	\$0.00	\$6,420.00	6/5/2013

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