

RESIDENTIAL DEVELOPMENT SITE - 60.28 AC FOR SALE

TASKER WOODS

Rt. 522 /Macedonia Church /Tasker Road , Winchester, VA 22602



SALE PRICE:	\$4,900,000
LOT SIZE:	60.28 Acres
APN #:	76 A 49
ZONING:	RP

PROPERTY OVERVIEW

Tasker Woods rezoning in 2006 allows for up to 319 residential units. Zoned RP, including senior housing, multifamily. Located off of Rt. 522 at Macedonia Church Rd and Tasker Road. Master Plan previously approved 266 Townhouses and SF units, including commercial uses on adjacent parcel.

PROPERTY FEATURES

- 60.28 Acres, allows for 319 residential units
- Zoning includes senior housing, multifamily
- Adjacent commercial parcel of 18.9 AC - Zoned B2
- Near Walmart Supercenter and surrounding residential

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
Vienna, VA 22182

BRIDGET SCHMITZ
Managing Director
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Approved Proffer

TASKER WOODS

Final Master Development Plan

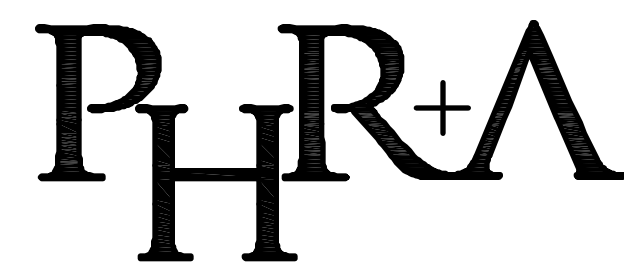
Shawnee Magisterial District
Frederick County, Virginia



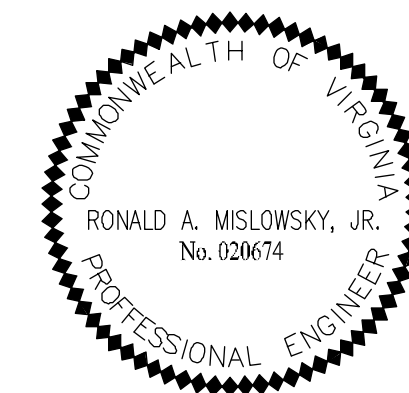
Vicinity Map
Scale 1" = 2000'

SEPTEMBER 26, 2006
REVISED FEBRUARY 22, 2007

Patton Harris Rust & Associates, p.c.
Engineers. Surveyors. Planners. Landscape Architects.



117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
T 540.667.2139
F 540.665.0493



APPROVED BY:

DIRECTOR OF PLANNING AND DEVELOPMENT	DATE
COUNTY ADMINISTRATOR	DATE

Sheet Index

1	Cover Sheet
2	Preliminary Master Development Plan
3	Preliminary Master Development Plan
4	Macedonia Church Road Improvements

PROJECT SUMMARY

TOTAL AREA: 79.1776 ACRES
 EXISTING ZONING: B2 & RP
 EXISTING USE: VACANT
 PROPOSED USE: GENERAL BUSINESS (B2)
 TAX ID NO: 76-A-48A AND 76-A-49
 MAGISTERIAL DISTRICT: SHAWNEE
 OPEN SPACE AREAS REQ'D: B-2 (15% of each Individual Use)
 RP (30%)

ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED UNDERGROUND.
SEWER AND WATER CAPACITY AVAILABLE FROM FCSA.

TABULATED USES

AREA (Acres)	PROPOSED USE	UNITS ALLOWED BY PROFFER	UNITS SHOWN PER MDP
60.29	SF ATTACHED AND DETACHED	319	266
18.89	GENERAL BUSINESS COMMERCIAL	179,000 SF	179,000 SF
79.1776			

LEGEND

---	PROJECT BOUNDARY LINE
- - -	ADJONER PROPERTY LINE
—S—	EX. SAN. SEWER
—●—	PROP. SAN. SEWER
—●—	PROP. WATER MAIN
—●—	PROP. PHASING LINE
—	EXISTING 2' CONTOUR
- - - - -	EXISTING WETLANDS AREA

OWNER/DEVELOPER

Alden, LLC
2800 Shirlington Rd, Ste 803
Arlington, Va 22206
Phone: 703.820.2500
Contact: Denver Quinlley

Owner's Signature _____ Date _____

PROPOSED PROFFER STATEMENT

REZONING: RZ # RA (Rural Area) to RP (Residential Performance) 60.281 acres +/- and B2 (General Business) 18.897 acres +/-
 PROPERTY: 79.176 Acres +/-, Tax Map Traces 76-A-48A, 76-A-49 (the "Property")
 RECORD OWNER: Alden, LLC
 APPLICANT: Alden, LLC
 PROJECT NAME: Tasker Woods
 ORIGINAL DATE OF PROFFERS: March 15, 2006
 REVISION DATE(S): June 12, 2006 July 5, 2006 July 21, 2006 August 11, 2006 August 16, 2006 August 18, 2006 September 13, 2006 September 19, 2006

The undersigned hereby proffers that the use and development of the subject property ("Property"), as described above, shall be in strict conformance with the following conditions, which shall supersede all other proffers that may have been made prior hereto. In the event that the above referenced RP/B2 conditional rezoning is not granted or applied for by the applicant ("Applicant"), these proffers shall be deemed withdrawn and shall be null and void. Further, these proffers are contingent upon final rezoning of the Property with "final rezoning" defined as that rezoning which is in effect on the day following the last day upon which the Frederick County Board of County Supervisors (the "Board") decision granting the rezoning may be contested in the appropriate court. If the Board's decision is contested, and the Applicant does not submit development plans until such contest is resolved, the term rezoning shall include the day following entry of a final court order affirming the decision of the Board which has not been appealed, or, if appealed, the day following which the decision has been affirmed or agreed.

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. The improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to or including the improvement or other proffered requirement, unless otherwise specified herein. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest. When used in these proffers, the "General Development Plan," shall refer to the plan entitled "General Development Plan, Tasker Woods" dated January 15, 2006 revised August 16, 2006 (the "GDP"), and shall include the following:

- LAND USE
 - Residential development on the Property shall not exceed 319 units. The number of single family detached and attached units shall be designated at the time of Master Development Plan and shall not generate more than 2,933 average daily trips (ADT).
 - The project shall be developed pursuant to an unannounced phasing plan. Building permits for no more than 50 dwelling units shall be issued within any calendar year.
 - Commercial development on the B2 zoned portion of the Property shall not exceed 179,000 square feet.

- CONDITIONS PRECEDENT TO THE ISSUANCE OF PERMITS AND PLAN APPROVALS
 - The Property shall be developed in one single and unified development in accordance with applicable ordinances, regulations, and design standards, this Tasker Woods Proffer Statement, and in substantial conformity with the GDP as approved by the Board.

- FIRE & RESCUE
 - The Applicant shall contribute to the Board the sum of \$720.00 per single family detached dwelling unit for fire and rescue purposes, payable upon the issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$528.00 per single family attached dwelling unit for fire and rescue purposes, payable upon the issuance of a building permit for each attached unit.

- SCHOOLS
 - The Applicant shall contribute to the Board the sum of \$19,189.00 per single family detached dwelling unit for school purposes, payable upon the issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$14,618.00 per single family attached dwelling unit for school purposes, payable upon the issuance of a building permit for each attached unit.

- PARKS & OPEN SPACE
 - The Applicant shall contribute to the Board the sum of \$2,136.00 per single family detached dwelling unit for recreational purposes, payable upon the issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$1,634.00 per single family attached dwelling unit for recreational purposes, payable upon the issuance of a building permit for each attached unit.
 - Prior to issuance of the 100th building permit the Applicant shall construct a community center, including a 2,400 square foot pool and full basketball court, in the location depicted on the GDP. Other recreational improvements shall include a minimum of two hot tubs and a picnic shelter in the locations depicted on the GDP. Said improvements shall count towards the recreational unit requirement for the proposed development.
 - The Applicant shall construct a ten foot asphalt public hike-bike trail in the locations depicted on the GDP. Along the Property frontage on Tasker Road and the portion of Macedonia Church Road identified as a major collector said trail shall be constructed in line of the adjacent sidewalk. Said improvements shall count towards the recreational unit requirement for the proposed development.

- LIBRARIES
 - The Applicant shall contribute to the Board the sum of \$267.00 per single family detached dwelling unit for library purposes, payable upon the issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$204.00 per single family attached dwelling unit for library purposes, payable upon the issuance of a building permit for each attached unit.

- PUBLIC SAFETY
 - The Applicant shall contribute to the Board the sum of \$658.00 per single family detached dwelling unit for public safety purposes upon issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$503.00 per single family attached dwelling unit for public safety purposes upon issuance of a building permit for each attached unit.

- GENERAL GOVERNMENT
 - The Applicant shall contribute to the Board the sum of \$320.00 per single family detached dwelling unit for general governmental purposes upon issuance of a building permit for each detached unit.
 - The Applicant shall contribute to the Board the sum of \$245.00 per single family attached dwelling unit for general governmental purposes upon issuance of a building permit for each attached unit.

- CREATION OF HOMEOWNERS' AND PROPERTY OWNERS' ASSOCIATION
 - The residential development shall be made subject to a homeowners' association (hereinafter "HOA") that shall be responsible for the ownership, maintenance and repair of all common areas, including any conservation areas that may be established in accordance herewith not dedicated to the County or others, for each area subject to their jurisdiction, and shall be provided with other responsibilities, duties, and powers as are customary for such associations or as may be required for such HOA herein.
 - In addition to such other duties and responsibilities as may be assigned, an HOA shall have title to and responsibility for (i) all common open space areas not otherwise dedicated to public use, (ii) common buffer areas located outside of residential lots, (iii) common solid waste disposal programs by a commercial collection company, (iv) responsibility for the perpetual maintenance of any street, perimeter, or road buffer areas, all of which buffer areas shall be located within easements to be granted to the HOA if sited within residential or other lots, or otherwise granted to the HOA by appropriate instrument, (v) responsibility for payment for maintenance of streetlights and (vi) maintenance of 1340' and stormwater conveyance channels.

- The Applicant shall establish a start-up fund for the Tasker Woods HOA that will include an initial lump sum payment of \$2,500.00 by the Applicant and an additional payment of \$100.00 for each platted lot within the Tasker Woods community of which the assessment for each platted lot is to be collected at the time of initial transfer of title and to be directed to the Tasker Woods HOA fund. Language will be incorporated into the Tasker Woods HOA Declaration of Restrictive Covenant Document and Deed of Dedication that ensures the availability of these funds prior to the transfer of ownership and maintenance responsibility from the Applicant to the Tasker Woods HOA. The start-up funds for the Tasker Woods HOA shall be made available for the purpose of maintenance of all improvements within the common open space areas, liability insurance, street light assessments, and property management and/or legal fees.

- WATER & SEWER
 - The Applicant shall be responsible for connecting the Property to public water and sewer, and for constructing all facilities required for such connection. All water and sewer infrastructure shall be constructed in accordance with the requirements of the Frederick County Sanitation Authority and the Frederick-Winchester Sewer Authority.

- ENVIRONMENT
 - Stormwater management and Best Management Practices (BMP) for the Property shall be provided in accordance with the Virginia Stormwater Management Regulations, First Ed. 1999, Chapter 2, Table 2-3 which results in the highest order of stormwater control in existing Virginia law at the time of construction of any such facility.

- TRANSPORTATION
 - Transportation improvements shall be designed and constructed consistent with the study entitled "Traffic Impact Analysis of the Tasker Woods" prepared by Patton Harris Rust & Associates, dated February 2, 2006 with addendum dated July 11, 2006 (the "TIA"). The Applicant shall primarily fund all transportation improvements required by this project.

- The Applicant shall install or bond a traffic signal at the intersection of Route 522 and Macedonia Church Road prior to issuance of the 50th building permit unless otherwise directed by Frederick County and/or VDOT.
- The Applicant shall contribute to the Board the sum of \$1000 per single family detached dwelling and \$500 per single family attached dwelling for transportation improvements to the Tasker Road corridor upon the issuance of a building permit for each unit.

- The Applicant shall construct Macedonia Church Road from its intersection with Front Royal Pike as a four lane roadway with a landscaped median for a minimum distance of 200 feet prior to transitioning to a three lane section that extends to the entrance to Tasker Woods then transitions into a two lane section that aligns with the existing two lane section of improved White Oak Road at Carter Estates. Said roadway shall also include turn lanes as directed by VDOT. Said improvement shall be completed prior to issuance of the 50th building permit. Improvements to Macedonia Church Road shall also include the construction of an iron fence along a portion of the frontage of the Macedonia Church property and consolidation of the current church entrance into a single access point as depicted on the GDP. The Applicant shall dedicate right of way necessary to achieve an 80 foot right of way to allow full implementation of a major collector roadway between existing White Oak Road and Front Royal Pike that will not negatively impact the existing graveyard at Macedonia Church. (See 1 on GDP)

- Direct access to individual lots from the portion of Macedonia Church Road designated as a major collector shall be prohibited.

- Access to commercial portions of the Property shall be provided via the future roadway connecting the commercial and residential portions of the property as indicated on the GDP. Said connection between residential and commercial portions of the Property shall be made prior to occupancy of any building constructed on the portion of the Property zoned B2. Commercial entrances on Tasker Road shall be prohibited.

- The Applicant shall enter into a stipulation agreement with the Virginia Department of Transportation that is binding for a period of five years from the date of final rezoning approval with an option for an additional five years for the installation of a traffic signal at the intersection of Macdonia Drive and the proposed entrance on Tasker Road. In addition, the Applicant shall be responsible through said agreement, for the installation of a Southbound left turn lane on the proposed internal collector road as well as a westbound right turn lane on Tasker Road at the subject intersection. If or when, in the opinion of VDOT, a traffic signal and/or the turn lanes are required, the Applicant shall provide funds including any necessary bond to construct improvements at said intersection.

- The Applicant shall dedicate 27 feet of right of way from the center line of the portion of Macedonia Church Road not identified as a major collector prior to issuance of the 50th building permit.

- HISTORIC MARKER
 - The Applicant shall install a historic marker in collaboration with Macedonia Church that notes the historical significance of Macedonia Church.

- COMMERCIAL DESIGN STANDARDS
 - All buildings within the commercial area of the Property shall be constructed using compatible architectural style and materials. The principal facade in addition to any facade facing Tasker Road of all commercial buildings shall be limited to one or a combination of the following materials: cast stone, stone, brick, glass, wood, stucco or other high quality, long lasting masonry materials.

- COMMERCIAL SIGNAGE
 - Freestanding commercial signage along Tasker Road shall be limited to a single monument style sign at the proposed internal collector road entrance at Tasker Road. Maximum height for all signs located on the Property shall be 20 feet.

- Pylon style signs shall be prohibited on the Property.

- STREET TREES
 - The Applicant shall locate street trees along the road frontage of both Tasker Road and the proposed internal minor collector road within the commercial land bay of the Property to enhance the visual characteristics of both corridors. Said street trees shall be planted a maximum of 40' apart and shall be planted prior to occupancy of any building constructed on the portion of the Property zoned B2.

SIGNATURES APPEAR ON THE FOLLOWING PAGES

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

AREA PHASING SUMMARY

PROP. USE	TOTAL AREA	AREA IN OPEN SPACE	AREA IN R/W	AREA IN SF LOTS	NUMBER OF SF LOTS	(A) AREA IN TOWNHOMES	NUMBER OF TOWNHOMES	COMMERCIAL AREA
I RESID	31.70 Ac	10.25 Ac (32%)	7.64 Ac	13.81 Ac	90	0.00	0	0
II RESID	18.28 Ac	(B) 4.75 Ac (26%)	3.89 Ac	5.25 Ac	46	4.39 Ac	54	0
III RESID	10.30 Ac	3.10 Ac (30%)	1.61 Ac	0.00	0	5.59 Ac	76	0
IV COMM	18.89 Ac	2.83 Ac (15%)	1.29 Ac	0.00	0	0.00	0	14.77
	79.17 Ac	20.93 Ac	14.43 Ac	19.06 Ac	136	9.98 Ac	130	14.77

(A) AREA INCLUDES PARKING AREAS FOR TOWNHOMES
 (B) AREA INCLUDES COMMUNITY CENTER, POOL, PARKING AND OTHER AMENITIES AS LABELED.

RECREATIONAL AMENITIES SUMMARY

NUMBER OF PROPOSED TOWNHOMES: 130
 RECREATIONAL UNITS REQUIRED (1 per 30 Units): 4.33
 NUMBER OF PROPOSED SF SMALL LOTS: 136
 RECREATIONAL UNITS REQUIRED (1 per 30 Units): 4.53
 COMMUNITY CENTER REQUIREMENTS (3 per 30 Units): 13.60
TOTAL RECREATIONAL UNITS REQUIRED: 22.46

PROPOSED RECREATIONAL UNITS:

PHASE	DESCRIPTION
2	1/2 COURT BASKETBALL COURTS (FULL COURT - 84' x 50' with 6' Surround Apron)
1 & 2	TOT LOTS (1 EACH PHASE)
2	POOL (2400 SF OF SURFACE AREA - MIN)
1	PICNIC SHELTER
2	COMMUNITY CENTER (4900 SF MIN)
1 THRU 4	HIKER/BIKER TRAIL (SEE DETAIL)

**Residential Performance Zoning District RP
 Single Family Small Lot Dimensional Requirements**

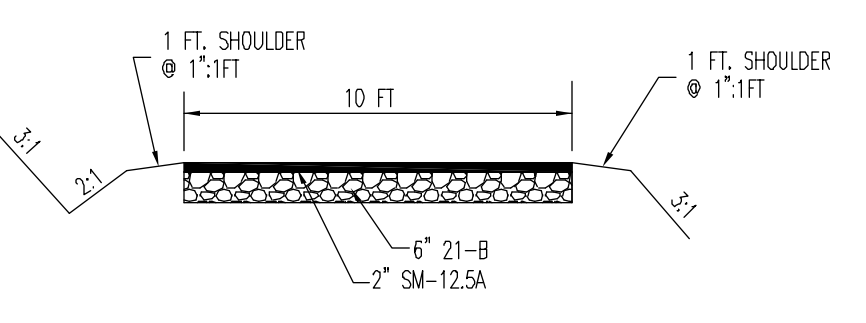
MINIMUM LOT SIZE: 3,750 SF.
 OFF STREET PARKING SPACES REQUIRED: 2
 SETBACK FROM STATE ROAD: 25 FT.
 SETBACK FROM PRIVATE ROAD: 20 FT.
 REAR YARD: 15 FT.
 SIDE YARD: 15%
 ZERO LOT LINE USED: 10'
 ZERO LOT LINE NOT USED: 5'
 ATTACHED OPTION FOR SF SMALL LOT BUILDING SPACING: 20 FT.
 SUPPLEMENTARY SETBACKS:
 1) DECKS MAY EXTEND FIVE FEET INTO REAR YARD SETBACK AREAS.
 2) WHEN SF SMALL LOT ADJUTS OPEN SPACE, DECKS MAY EXTEND UP TO 12' INTO REAR YARD SETBACK AREAS.
 3) FRONT PORCHES, STOOPS AND STEPS MAY EXTEND EIGHT FEET INTO FRONT YARD SETBACK AREAS.

A MINIMUM OF 20 LANDSCAPE PLANTINGS SHALL BE PROVIDED ON EACH INDIVIDUAL LOT.
 AT LEAST 1/4 OF THE LANDSCAPE PLANTINGS SHALL BE TREES, WITH THE REMAINDER BEING SHRUBS.
 THE TREES SHALL BE A MINIMUM OF 2 INCHES IN CALIPER AT TIME OF PLANTING, AND THE SHRUBS SHALL BE A MINIMUM THREE-GALLON CONTAINER AT TIME OF PLANTING.

MAXIMUM BUILDING HEIGHTS SHALL NOT EXCEED 35 FEET IN HEIGHT.
 DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED.

**Residential Performance Zoning District RP
 Townhouse Dimensional Requirements**

	2BEDROOM	3BEDROOM
MINIMUM LOT SIZE:	1,700 SF	2,000 SF
MAXIMUM GROSS DENSITY:	8 Units/Acre	8 Units/Acre
MINIMUM LOT WIDTH:	18 FT	18 FT
OFF STREET PARKING SPACES REQUIRED:	2.25	2.50
SETBACK FROM STATE ROAD:	35 FT.	35 FT.
SETBACK FROM PARKING AREA:	20 FT.	20 FT.
REAR YARD FROM PERIMETER BOUNDARY:	50 FT	50 FT
SIDE YARD FROM PERIMETER BOUNDARY:	30 FT	30 FT
MINIMUM ON-SITE BUILDING SPACING ON SIDE:	30 FT	30 FT
MINIMUM ON-SITE BUILDING SPACING ON FRONT OR REAR:	30 FT	30 FT
MAXIMUM BUILDING HEIGHT ON PRINCIPAL BUILDING:	35 FT	35 FT
MAXIMUM BUILDING HEIGHT ON ACCESSORY BUILDING:	20 FT	20 FT



GENERAL NOTES:

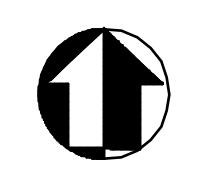
- 1) ALL PROPOSED WATER LINES TO BE 8".
- 2) ADDITIONAL RIGHT-OF-WAY DEDICATION FOR WHITE OAK ROAD PER PROFFER 12.4 AS SHOWN ON SHEET 1

ENVIRONMENTAL FEATURES

AREA IN ACRES	TOTAL	DISTURBED	% DISTURBED	% IN O.S.	AREA IN O.S.
FLOODPLAINS	0.00	0.00	0.00	0%	0.00
LAKES & PONDS	0.80	0.00	0.00	100%	0.80
NATURAL RETENTION AREAS	0.00	0.00	0.00	0%	0.00
STEEP SLOPES (+25%)	0.00	0.00	0.00	0%	0.00
WETLANDS	2.88	0.56	0.20	80%	2.32



TRAFFIC SIGNAL PER PROFFER 12.4 AS SHOWN ON SHEET 1 OF 4



IMPROVEMENTS TO MACEDONIA CHURCH ROAD ARE INCLUDED AS PHASE I (R/W DEDICATION PER PROFFER 12.4)

50' REDUCED ROAD EFFICIENCY BUFFER (40' INACTIVE AND 10' ACTIVE) (SEE DETAIL ON SHEET 3)

25' DISTANCE BUFFER REQUIRED (15' INACTIVE AND 10' ACTIVE) SEE DETAIL ON SHEET 3

CUL-DE-SAC THIS PORTION OF MACEDONIA CHURCH ROAD (VACATION OF PUBLIC R/W SUBJECT TO REVIEW AND APPROVAL BY VDOT AND FREDERICK COUNTY)

ADDITIONAL RIGHT-OF-WAY DEDICATION OF MACEDONIA CHURCH ROAD (PER PROFFER 12.5)

25' DISTANCE BUFFER REQUIRED (15' INACTIVE AND 10' ACTIVE) SEE DETAIL ON SHEET 3

CATEGORY 'B' ZONING DISTRICT BUFFER (25' INACTIVE AND 25' ACTIVE) SEE DETAIL THIS SHEET

MATCH LINE A-A

Patton Harris Rust & Associates, p.c.
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 117 East Piccadilly Street
 Winchester, VA 22601
 T 540-667-2139
 F 540-665-0493

TASKER WOODS
 MASTER DEVELOPMENT PLAN
 COUNTY OF FREDERICK, VIRGINIA

NO.	REVISION	DATE	DESCRIPTION
4	REVISED PER PLANNING STAFF COMMENTS	2.22.07	
3	REVISED PER FCSA COMMENTS	2.21.07	

DESIGN	SURVEY
DRAWN	DATE
CHECKED	SCALE
FILE NO.	CAT. NO.
	SHEET

2 OF 4

CATEGORY "B" ZONING DISTRICT BUFFER
(25' INACTIVE AND 25' ACTIVE)
SEE DETAIL THIS SHEET

MATCH LINE A-A

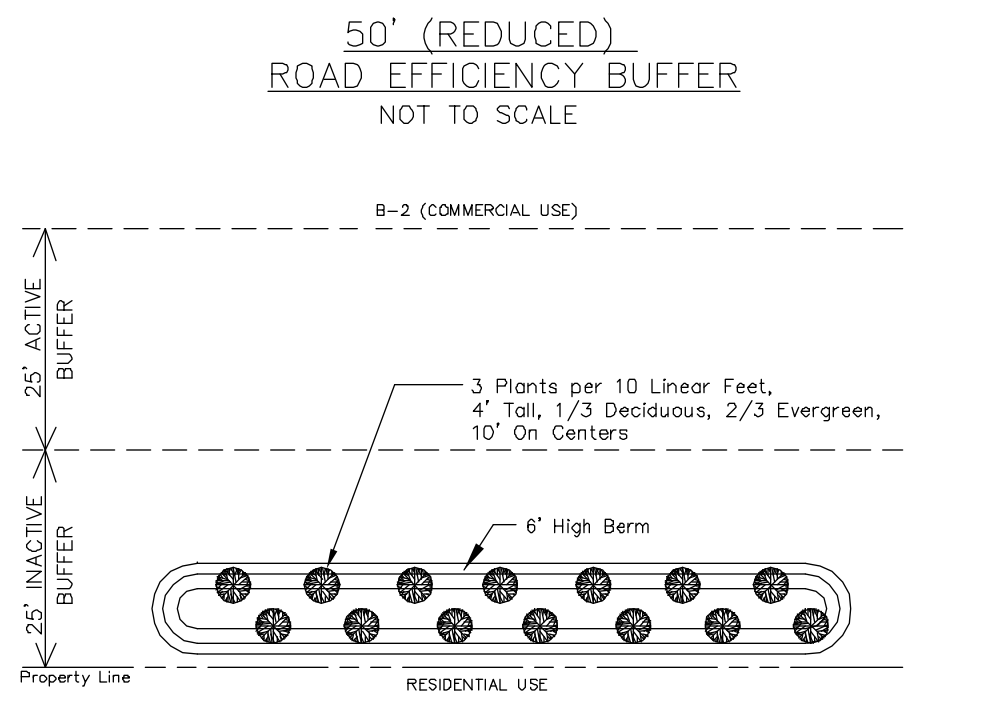
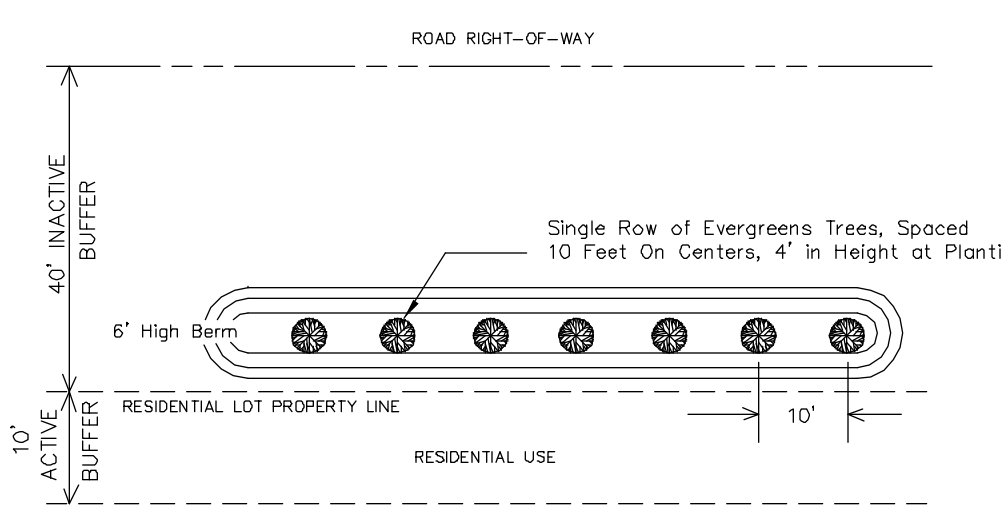
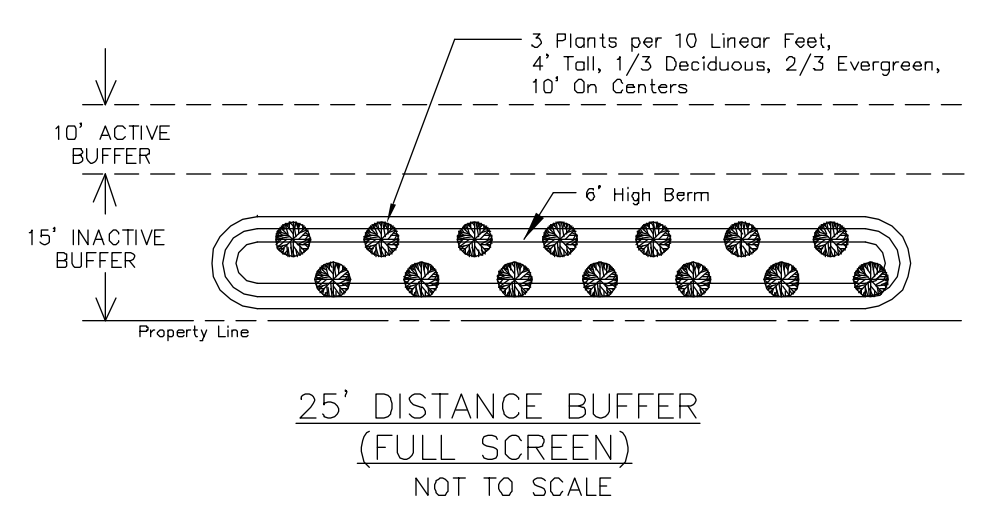
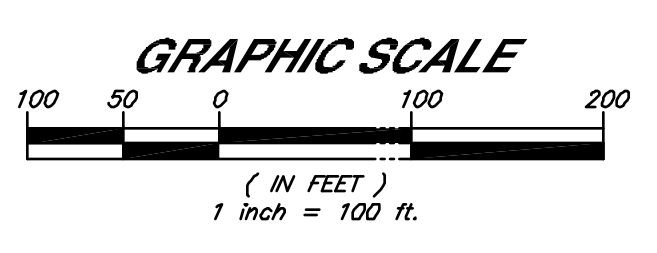
PHASE III

PHASE IV
REZONE RA TO B2
18,897 Acres
PROPOSED USE: COMMERCIAL

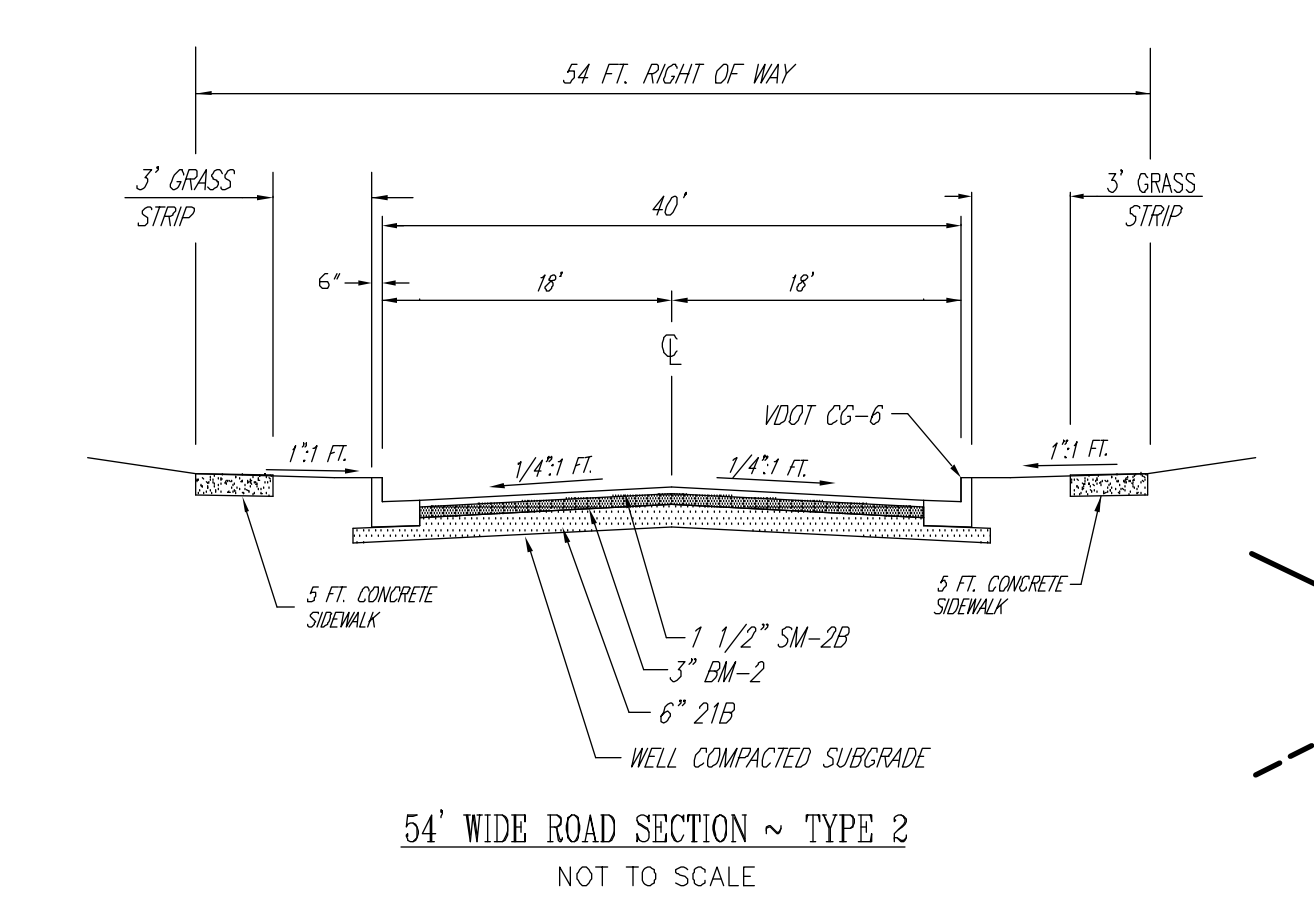
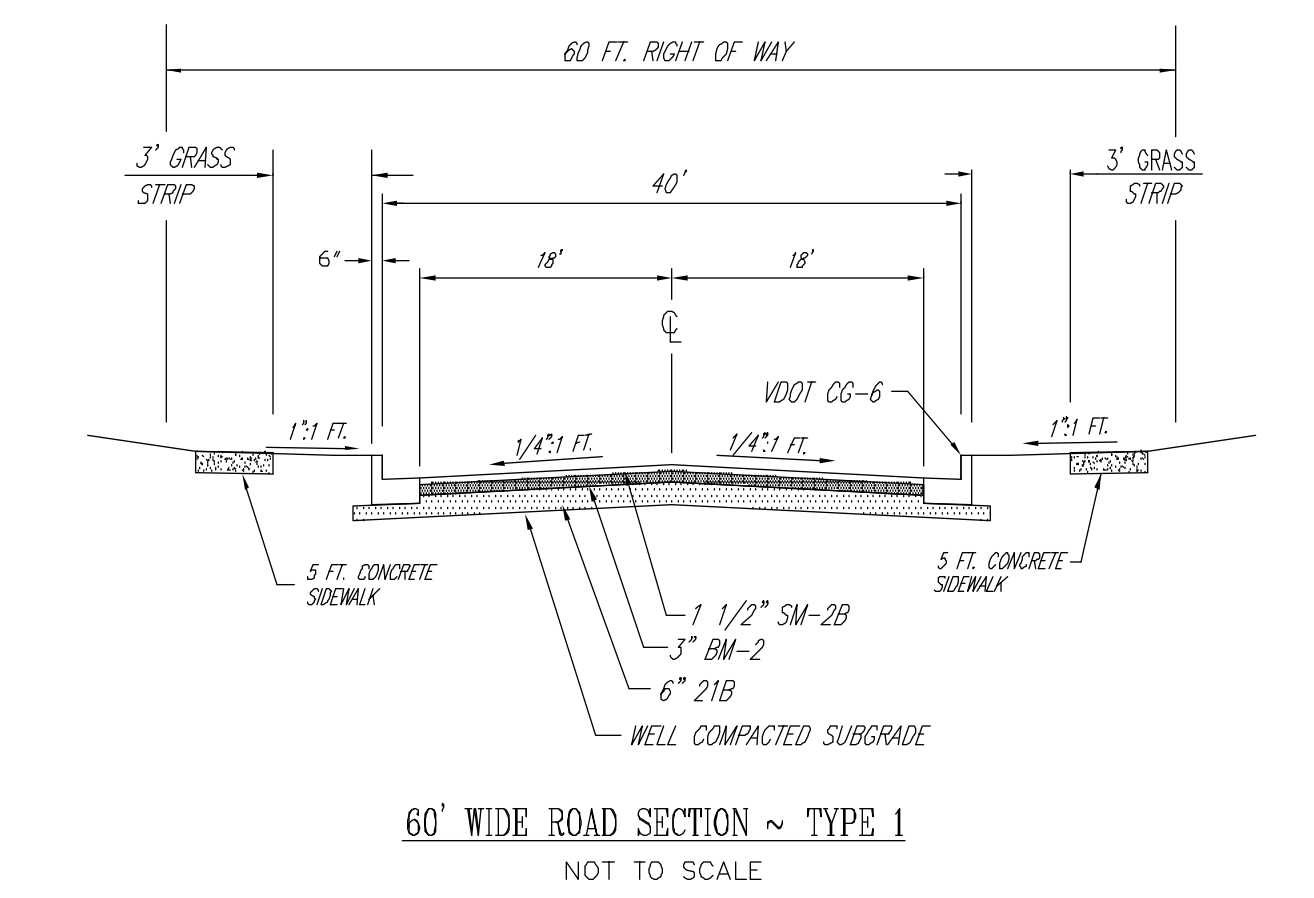
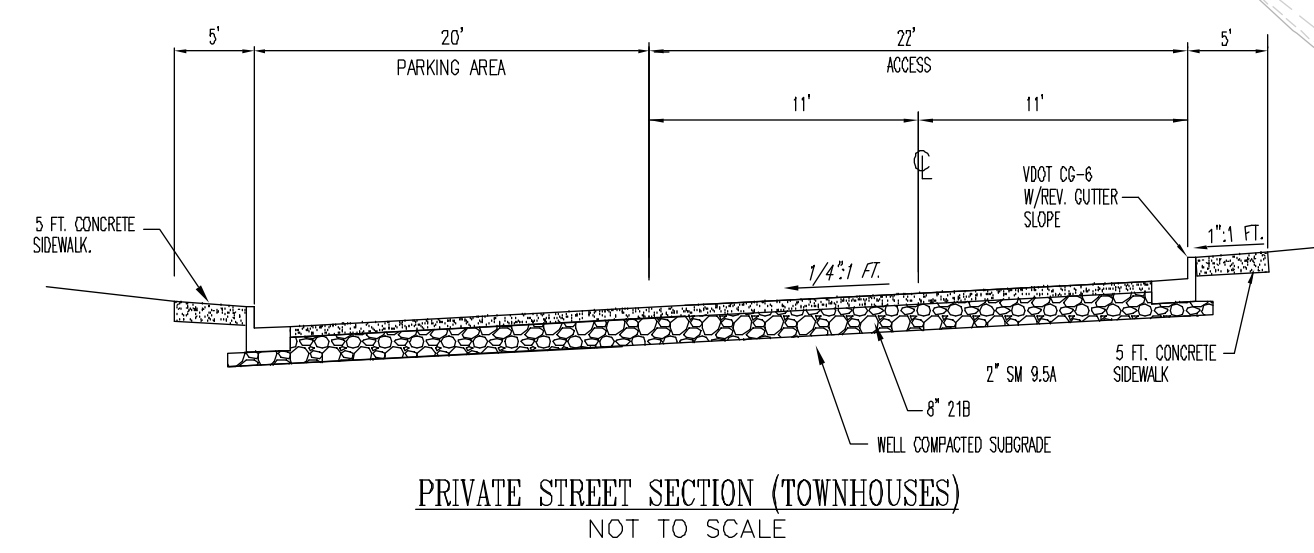
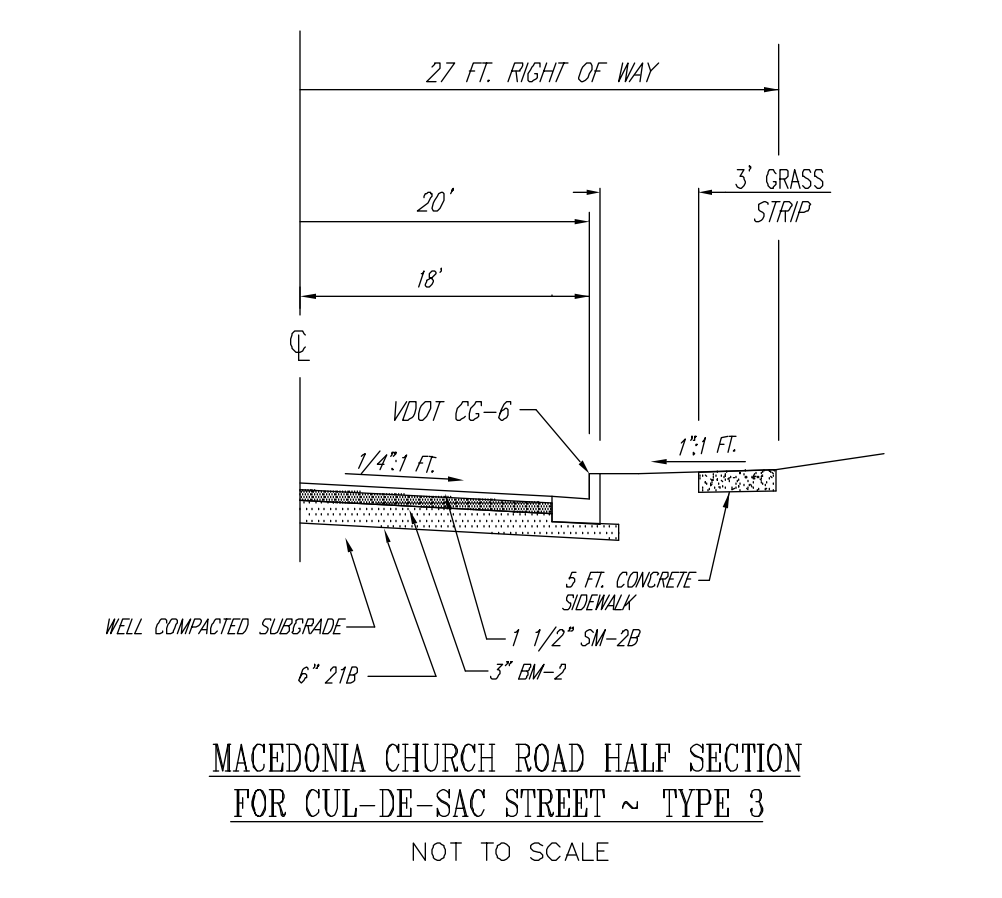
STREET TREES PER PROFFER 161 AS SHOWN
ON SHEET 1. ACTUAL LOCATION TO BE
DETERMINED AT SITE PLAN STAGE.

LINE	BEARING	LENGTH
L1	S50°28'41"E	68.00
L2	S86°14'48"E	123.52
L3	S06°40'58"E	382.61
L4	S32°59'01"E	81.20
L5	S43°43'24"E	31.66
L6	S12°31'48"W	29.49
L7	S89°15'04"E	69.53

CURVE	BETA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	50°00'00"	40.00	62.83	43.00	S03°28'41"E	56.37
C2	89°59'59"	40.00	62.83	43.00	N84°21'20"E	56.37
C3	77°26'07"	126.40	170.61	101.15	S61°46'58"W	157.99
C4	20°50'29"	278.53	191.53	94.69	N72°36'36"E	178.03
C5	4°58'20"	183.50	15.92	7.97	N56°16'24"E	15.92



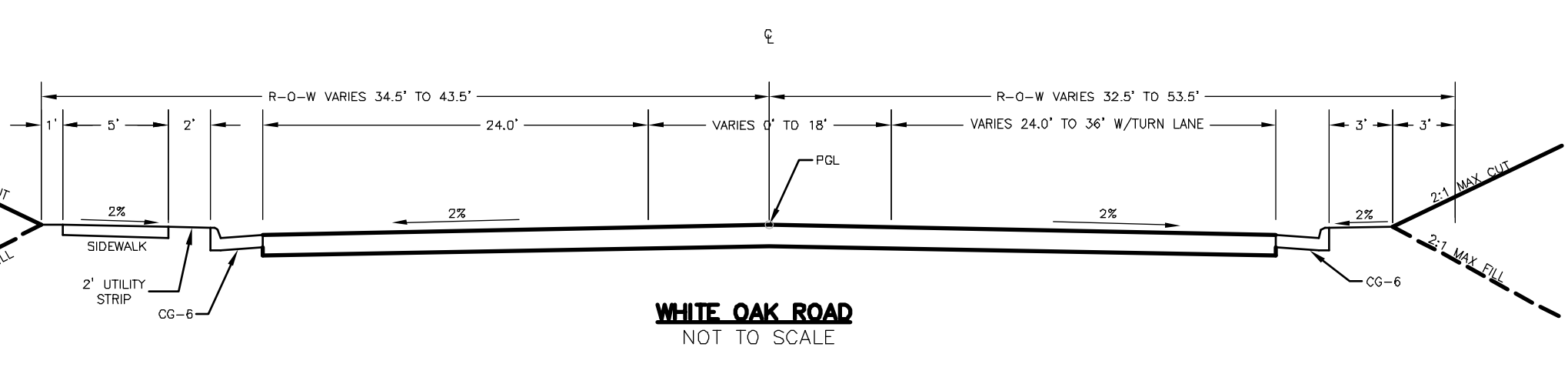
CATEGORY "B" ZONING DISTRICT BUFFER
(FULL SCREEN)
NOT TO SCALE



**Business and Industrial Zoning Districts B-2
Dimensional and Intensity Requirements**

FRONT YARD SETBACK ON PRIMARY OR ARTERIAL HIGHWAYS: 50 FT.
FRONT YARD SETBACK ON COLLECTOR OR MINOR STREETS: 35 FT.
SIDE YARD SETBACKS: 0 FT.
REAR YARD SETBACKS: 0 FT.
FLOOR AREA TO LOT AREA RATIO (FAR): 1.0
MINIMUM LANDSCAPED AREA (PERCENTAGE OF LOT AREA): 15%
MAXIMUM HEIGHT: 35 FT.

MINIMUM LANDSCAPED AREA:
IN THE B-2 BUSINESS GENERAL ZONING DISTRICT, THE PLANNING COMMISSION MAY REQUIRE THAT MORE THAN 15% OF THE AREA OF A SITE SHALL BE LANDSCAPED IN ORDER TO MEET THE INTENT OF THIS CHAPTER. ADDITIONAL LANDSCAPED AREAS MAY BE REQUIRED TO ENSURE THAT ALL UNSEED AREAS ARE LANDSCAPED AND TO IMPROVE THE GENERAL APPEARANCE AND USE OF THE SITE. IN NO CASE SHALL MORE THAN 25 % OF THE SITE BE REQUIRED TO BE LANDSCAPED IN THE B-2 BUSINESS GENERAL ZONING DISTRICT.



PIN # 76-A-48B
WRIGHT'S RUN L.P.
D.B. 907 PG. 234
ZONE: M1
USE: VACANT

PIN # 76-A-53D
HERITAGE PLACE, LC
D.B. 895 PG. 528
ZONE: M1
USE: INDUSTRIAL

PIN # 76-A-53
WRIGHT'S RUN L.P.
D.B. 719 PG. 642
ZONE: B2
USE: VACANT

76-A-51C
CLIFTON R. AND LOLA E. STROSNIDER
DB 719 / PG 459
ZONE: RA
USE: VACANT

76-A-49A
DAVID S. AND PAMELA B. LEHR
INST. #020019866
ZONE: RA
USE: RESIDENTIAL

76-A-50
PRESTON J. & BESSIE C. FOLEY
D.B. 765 PG. 165
ZONE: RA
USE: RESIDENTIAL

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

PHRA
117 East Piccadilly Street
Winchester, VA 22601
T: 540-667-2139
F: 540-665-0493

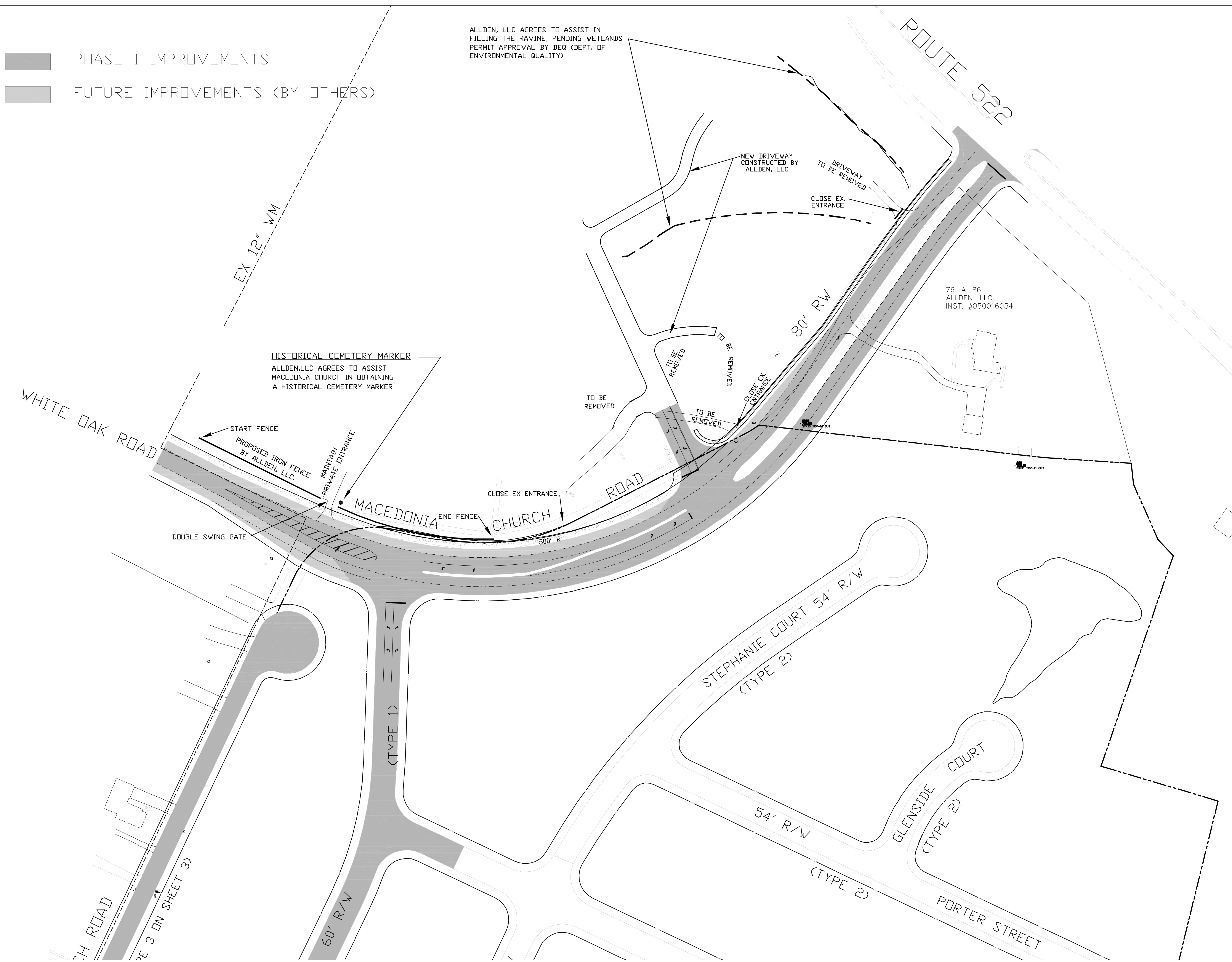
TASKER WOODS
MASTER DEVELOPMENT PLAN
COUNTY OF FREDERICK, VIRGINIA

DESIGN NO.	REVISION DESCRIPTION	REVISION	
		DATE	REV'D / REV'D DATE
4	REVISED PER PLANNING STAFF COMMENTS	2.22.07	
3	REVISED PER FCSA COMMENTS	2.21.07	

SURVEY	AUGUST 2006
DATE	
CHECKED	SCALE 1" = 100'
FILE NO.	SHEET 3 OF 4
CAT. NO.	

- PHASE 1 IMPROVEMENTS
- FUTURE IMPROVEMENTS (BY OTHERS)

ALLDEN, LLC AGREES TO ASSIST IN FILLING THE RAVINE, PENDING WETLANDS PERMIT APPROVAL BY DEQ (DEPT. OF ENVIRONMENTAL QUALITY)



Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 PHRA
 117 East Piccadilly Street
 Winchester, VA, 22601
 T: 540-667-2139
 F: 540-665-0483

TASKER WOODS
 MACEDONIA CHURCH ROAD
 IMPROVEMENTS
 COUNTY OF FREDERICK, VIRGINIA

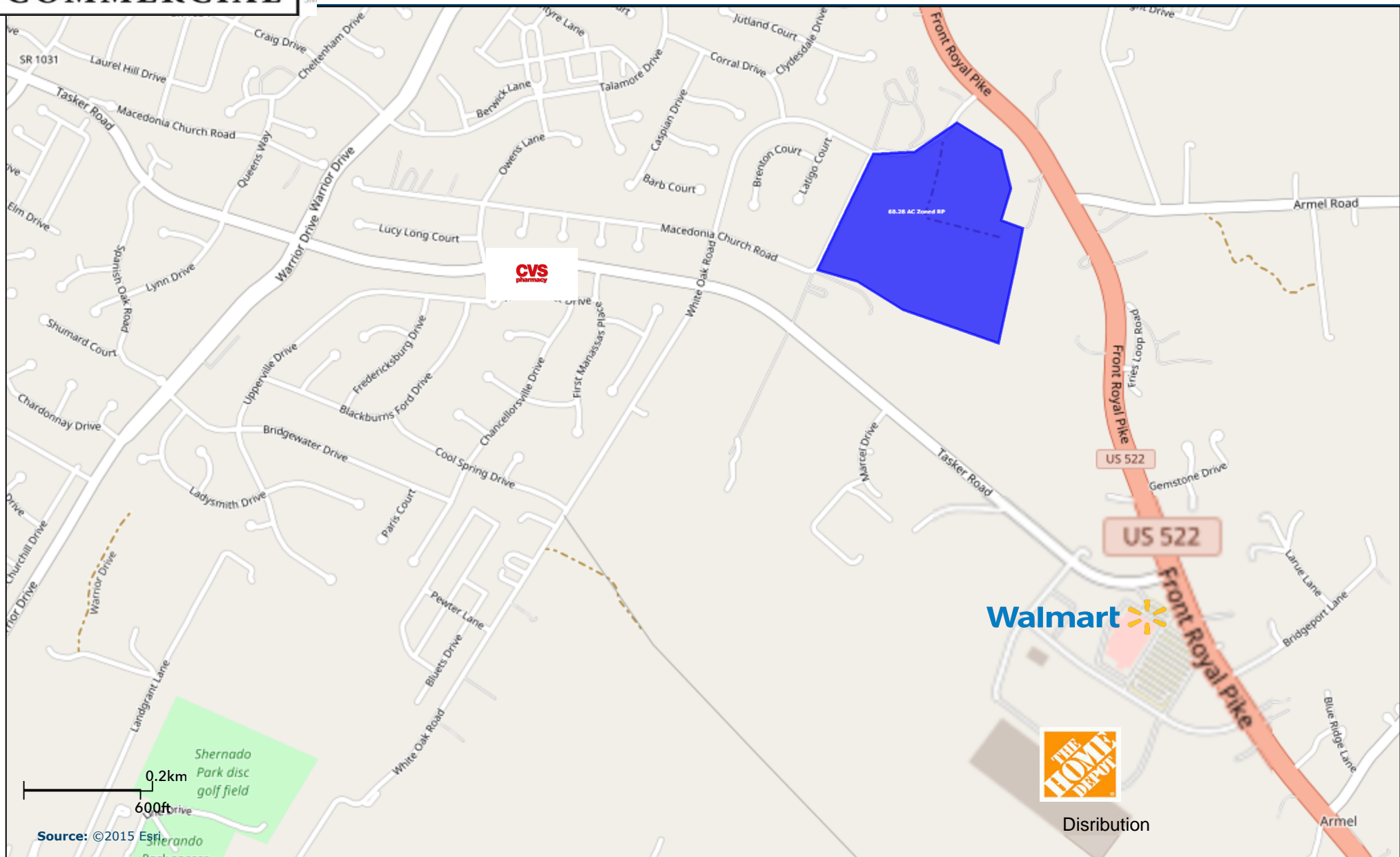
NO.	DESCRIPTION	DATE	REVISION
DESIGN			
DRAWN			
CHECKED			
FILE NO.			

NO.	DATE	REVISED	REVISION
1	AUGUST 2006		

SCALE	1" = 60'
SHEET	4 OF 4



TASKER WOODS - 60.28 AC







Demographic and Income Comparison Profile

22602
22602, Winchester, Virginia
Rings: 5, 7, 9 mile radii

Prepared by Esri
Latitude: 39.09064
Longitude: -78.15558

	5 miles	7 miles	9 miles
Census 2010 Summary			
Population	31,814	69,460	89,513
Households	12,028	26,214	33,860
Families	8,443	17,627	22,806
Average Household Size	2.63	2.60	2.58
Owner Occupied Housing Units	8,336	17,067	22,527
Renter Occupied Housing Units	3,692	9,147	11,333
Median Age	36.7	36.5	37.3
2019 Summary			
Population	37,310	78,037	100,602
Households	13,845	28,907	37,301
Families	9,659	19,369	25,035
Average Household Size	2.68	2.65	2.64
Owner Occupied Housing Units	9,898	19,022	25,164
Renter Occupied Housing Units	3,946	9,886	12,137
Median Age	37.9	37.7	38.5
Median Household Income	\$72,320	\$70,958	\$71,003
Average Household Income	\$87,300	\$90,419	\$90,823
2024 Summary			
Population	41,323	84,101	107,997
Households	15,222	30,916	39,758
Families	10,619	20,721	26,680
Average Household Size	2.70	2.68	2.66
Owner Occupied Housing Units	11,233	20,848	27,444
Renter Occupied Housing Units	3,989	10,068	12,313
Median Age	38.5	38.1	38.9
Median Household Income	\$78,900	\$78,648	\$78,777
Average Household Income	\$96,973	\$101,365	\$101,722
Trends: 2019-2024 Annual Rate			
Population	2.06%	1.51%	1.43%
Households	1.91%	1.35%	1.28%
Families	1.91%	1.36%	1.28%
Owner Households	2.56%	1.85%	1.75%
Median Household Income	1.76%	2.08%	2.10%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

22602
 22602, Winchester, Virginia
 Rings: 5, 7, 9 mile radii

Prepared by Esri
 Latitude: 39.09064
 Longitude: -78.15558

2019 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	950	6.9%	1,981	6.9%	2,624	7.0%
\$15,000 - \$24,999	754	5.4%	1,865	6.5%	2,448	6.6%
\$25,000 - \$34,999	712	5.1%	1,939	6.7%	2,434	6.5%
\$35,000 - \$49,999	2,165	15.6%	4,314	14.9%	5,469	14.7%
\$50,000 - \$74,999	2,537	18.3%	4,945	17.1%	6,434	17.2%
\$75,000 - \$99,999	2,243	16.2%	4,489	15.5%	5,731	15.4%
\$100,000 - \$149,999	2,895	20.9%	5,575	19.3%	7,154	19.2%
\$150,000 - \$199,999	956	6.9%	1,990	6.9%	2,606	7.0%
\$200,000+	632	4.6%	1,810	6.3%	2,402	6.4%
Median Household Income	\$72,320		\$70,958		\$71,003	
Average Household Income	\$87,300		\$90,419		\$90,823	
Per Capita Income	\$32,242		\$33,557		\$33,698	

2024 Households by Income	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	933	6.1%	1,905	6.2%	2,497	6.3%
\$15,000 - \$24,999	712	4.7%	1,702	5.5%	2,223	5.6%
\$25,000 - \$34,999	675	4.4%	1,791	5.8%	2,233	5.6%
\$35,000 - \$49,999	2,099	13.8%	4,033	13.0%	5,071	12.8%
\$50,000 - \$74,999	2,666	17.5%	5,063	16.4%	6,578	16.5%
\$75,000 - \$99,999	2,568	16.9%	5,040	16.3%	6,460	16.2%
\$100,000 - \$149,999	3,514	23.1%	6,556	21.2%	8,402	21.1%
\$150,000 - \$199,999	1,235	8.1%	2,536	8.2%	3,293	8.3%
\$200,000+	820	5.4%	2,291	7.4%	3,000	7.5%
Median Household Income	\$78,900		\$78,648		\$78,777	
Average Household Income	\$96,973		\$101,365		\$101,722	
Per Capita Income	\$35,562		\$37,326		\$37,471	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

22602
 22602, Winchester, Virginia
 Rings: 5, 7, 9 mile radii

Prepared by Esri
 Latitude: 39.09064
 Longitude: -78.15558

2010 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,151	6.8%	4,682	6.7%	5,927	6.6%
Age 5 - 9	2,325	7.3%	4,941	7.1%	6,179	6.9%
Age 10 - 14	2,293	7.2%	4,763	6.9%	6,017	6.7%
Age 15 - 19	2,294	7.2%	5,178	7.5%	6,516	7.3%
Age 20 - 24	1,970	6.2%	4,707	6.8%	5,917	6.6%
Age 25 - 34	4,147	13.0%	9,140	13.2%	11,565	12.9%
Age 35 - 44	4,562	14.3%	9,533	13.7%	12,205	13.6%
Age 45 - 54	4,712	14.8%	10,182	14.7%	13,345	14.9%
Age 55 - 64	3,474	10.9%	7,656	11.0%	10,079	11.3%
Age 65 - 74	2,218	7.0%	4,777	6.9%	6,354	7.1%
Age 75 - 84	1,237	3.9%	2,876	4.1%	3,900	4.4%
Age 85+	430	1.4%	1,024	1.5%	1,508	1.7%

2019 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,292	6.1%	4,804	6.2%	6,076	6.0%
Age 5 - 9	2,454	6.6%	5,064	6.5%	6,428	6.4%
Age 10 - 14	2,501	6.7%	5,188	6.6%	6,581	6.5%
Age 15 - 19	2,289	6.1%	5,161	6.6%	6,456	6.4%
Age 20 - 24	2,304	6.2%	4,869	6.2%	6,161	6.1%
Age 25 - 34	5,361	14.4%	11,112	14.2%	13,930	13.8%
Age 35 - 44	4,896	13.1%	10,085	12.9%	12,931	12.9%
Age 45 - 54	4,911	13.2%	9,986	12.8%	12,979	12.9%
Age 55 - 64	4,633	12.4%	9,782	12.5%	12,918	12.8%
Age 65 - 74	3,362	9.0%	7,061	9.0%	9,415	9.4%
Age 75 - 84	1,696	4.5%	3,553	4.6%	4,767	4.7%
Age 85+	610	1.6%	1,372	1.8%	1,961	1.9%

2024 Population by Age	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2,543	6.2%	5,227	6.2%	6,575	6.1%
Age 5 - 9	2,624	6.4%	5,335	6.3%	6,748	6.2%
Age 10 - 14	2,700	6.5%	5,470	6.5%	6,954	6.4%
Age 15 - 19	2,546	6.2%	5,520	6.6%	6,930	6.4%
Age 20 - 24	2,262	5.5%	4,922	5.9%	6,161	5.7%
Age 25 - 34	6,036	14.6%	11,993	14.3%	14,870	13.8%
Age 35 - 44	5,552	13.4%	11,276	13.4%	14,388	13.3%
Age 45 - 54	4,957	12.0%	9,895	11.8%	12,826	11.9%
Age 55 - 64	5,063	12.3%	10,188	12.1%	13,364	12.4%
Age 65 - 74	3,942	9.5%	8,093	9.6%	10,811	10.0%
Age 75 - 84	2,355	5.7%	4,629	5.5%	6,185	5.7%
Age 85+	741	1.8%	1,554	1.8%	2,186	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Demographic and Income Comparison Profile

22602
 22602, Winchester, Virginia
 Rings: 5, 7, 9 mile radii

Prepared by Esri
 Latitude: 39.09064
 Longitude: -78.15558

2010 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	26,931	84.7%	57,372	82.6%	74,826	83.6%
Black Alone	1,808	5.7%	4,956	7.1%	6,035	6.7%
American Indian Alone	98	0.3%	239	0.3%	295	0.3%
Asian Alone	560	1.8%	1,321	1.9%	1,540	1.7%
Pacific Islander Alone	9	0.0%	29	0.0%	34	0.0%
Some Other Race Alone	1,620	5.1%	3,750	5.4%	4,572	5.1%
Two or More Races	788	2.5%	1,793	2.6%	2,211	2.5%
Hispanic Origin (Any Race)	3,066	9.6%	7,246	10.4%	8,950	10.0%

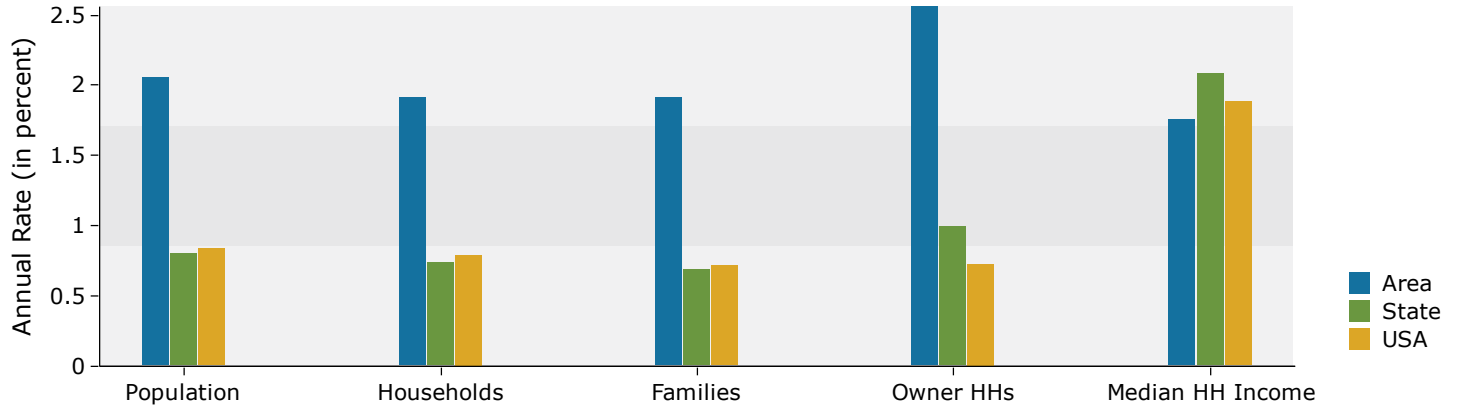
2019 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,167	80.9%	61,861	79.3%	80,889	80.4%
Black Alone	2,226	6.0%	5,724	7.3%	6,988	6.9%
American Indian Alone	125	0.3%	297	0.4%	391	0.4%
Asian Alone	868	2.3%	1,878	2.4%	2,233	2.2%
Pacific Islander Alone	15	0.0%	42	0.1%	49	0.0%
Some Other Race Alone	2,652	7.1%	5,466	7.0%	6,633	6.6%
Two or More Races	1,256	3.4%	2,769	3.5%	3,419	3.4%
Hispanic Origin (Any Race)	5,044	13.5%	10,696	13.7%	13,212	13.1%

2024 Race and Ethnicity	5 miles		7 miles		9 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,251	78.0%	64,646	76.9%	84,389	78.1%
Black Alone	2,612	6.3%	6,420	7.6%	7,820	7.2%
American Indian Alone	153	0.4%	346	0.4%	463	0.4%
Asian Alone	1,144	2.8%	2,397	2.9%	2,869	2.7%
Pacific Islander Alone	19	0.0%	51	0.1%	60	0.1%
Some Other Race Alone	3,595	8.7%	6,847	8.1%	8,210	7.6%
Two or More Races	1,550	3.8%	3,393	4.0%	4,185	3.9%
Hispanic Origin (Any Race)	6,831	16.5%	13,558	16.1%	16,597	15.4%

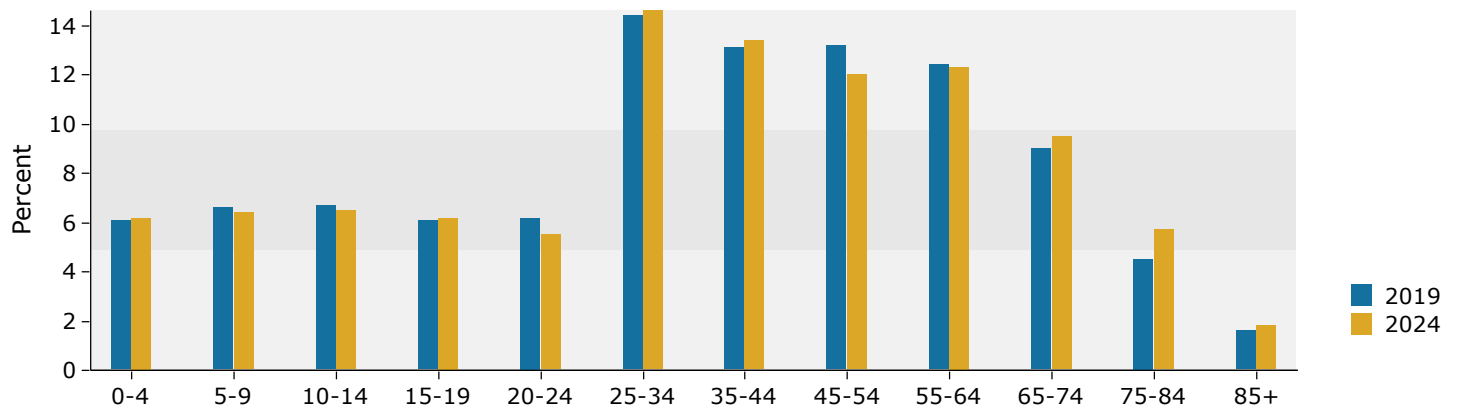
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

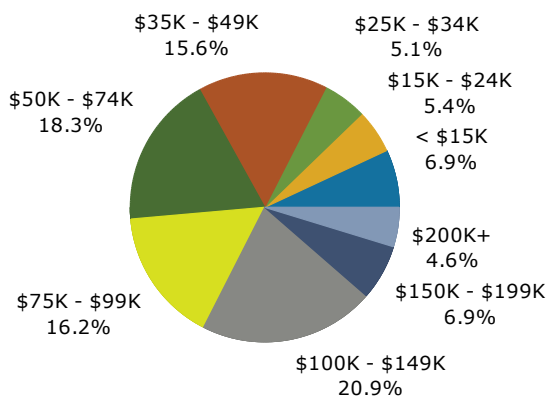
Trends 2019-2024



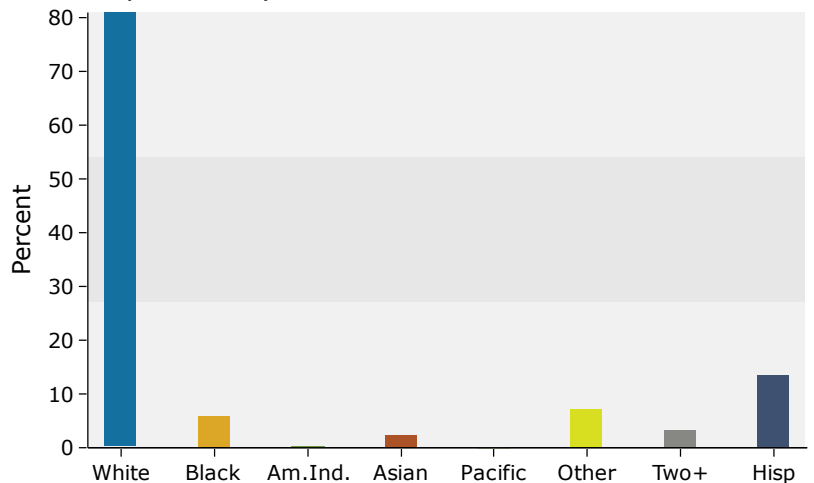
Population by Age



2019 Household Income



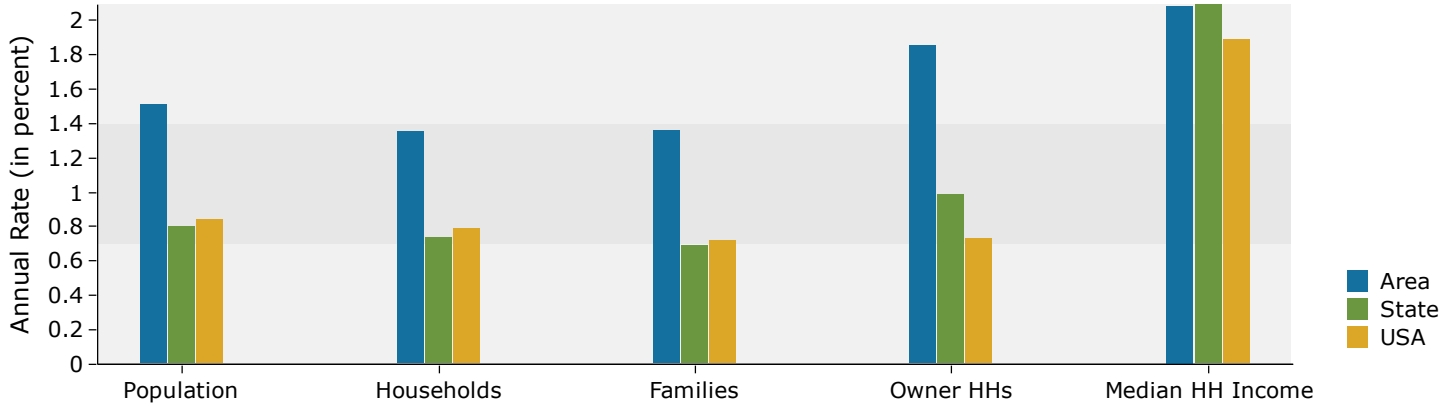
2019 Population by Race



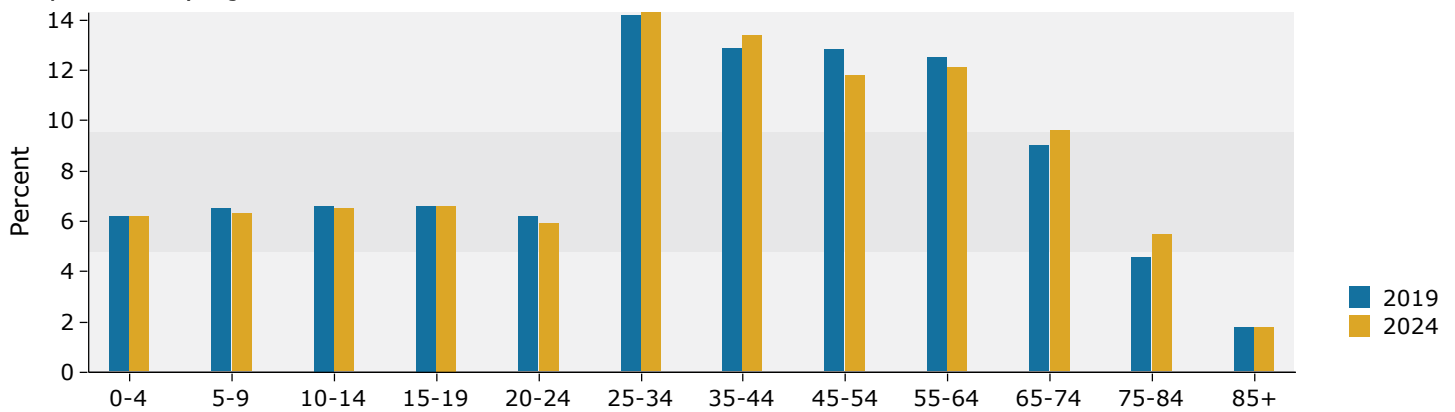
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

7 miles

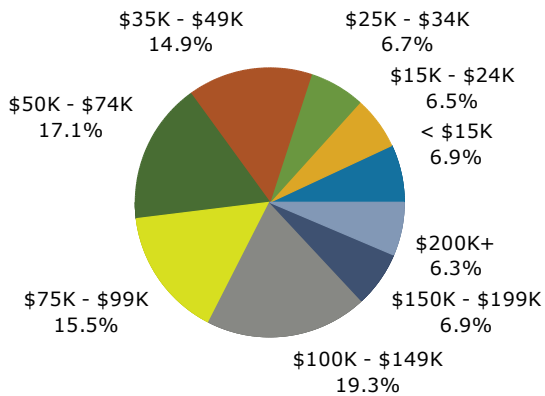
Trends 2019-2024



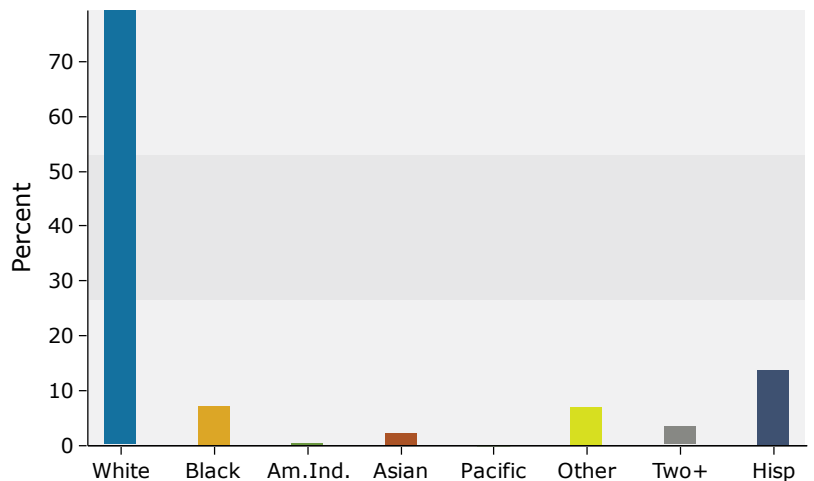
Population by Age



2019 Household Income



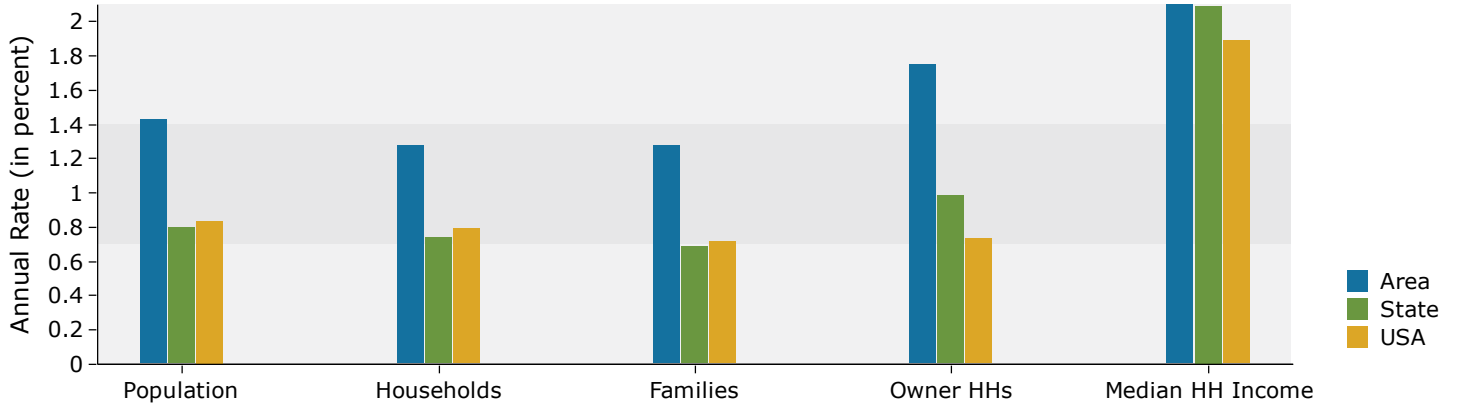
2019 Population by Race



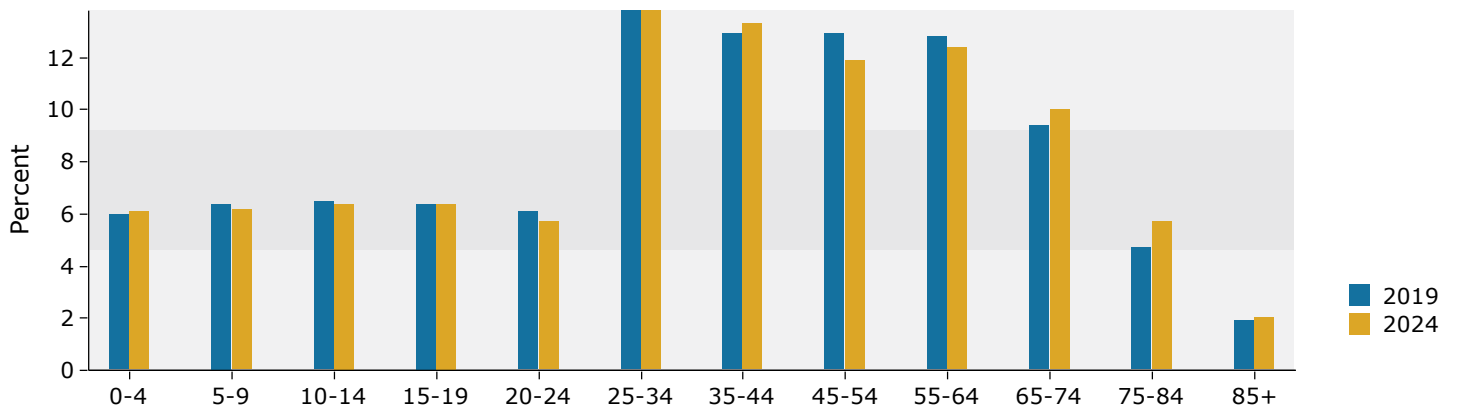
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

9 miles

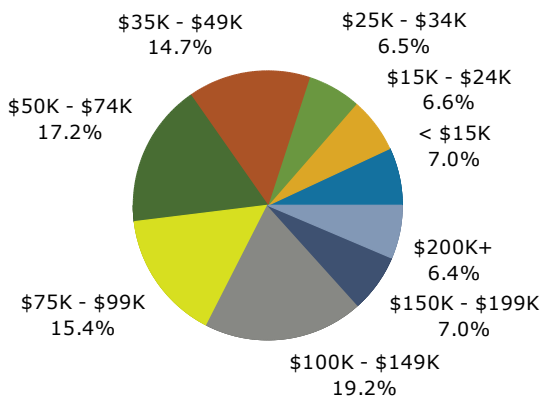
Trends 2019-2024



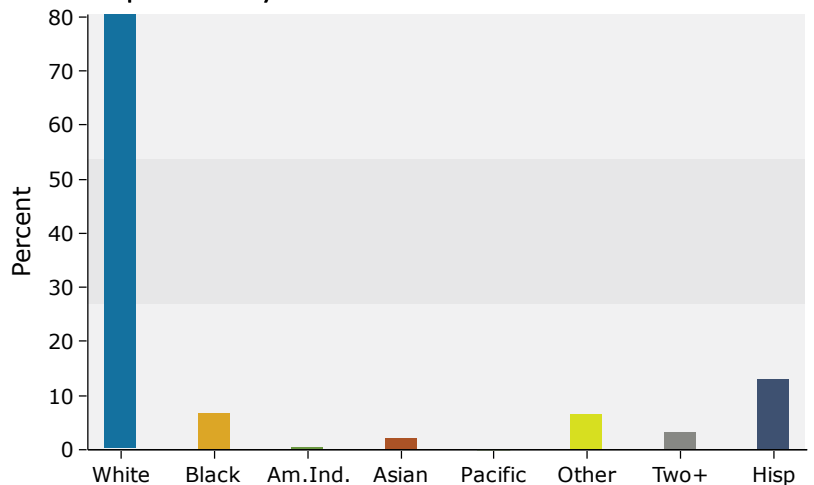
Population by Age



2019 Household Income

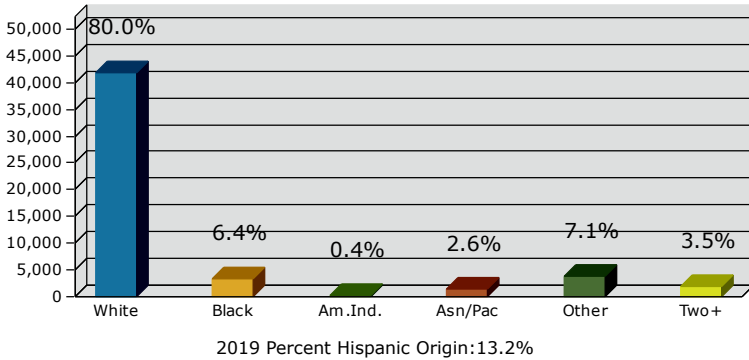


2019 Population by Race

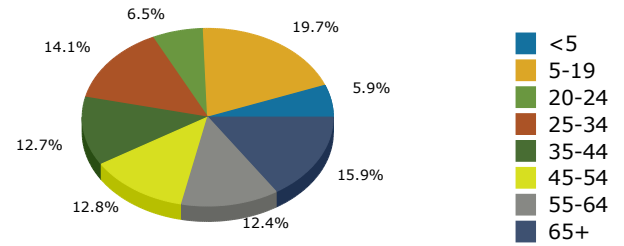


Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

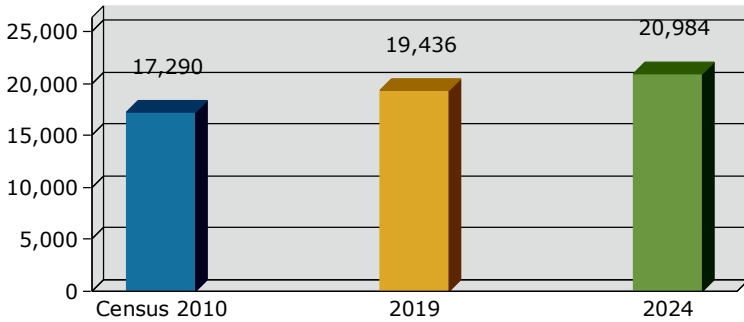
2019 Population by Race



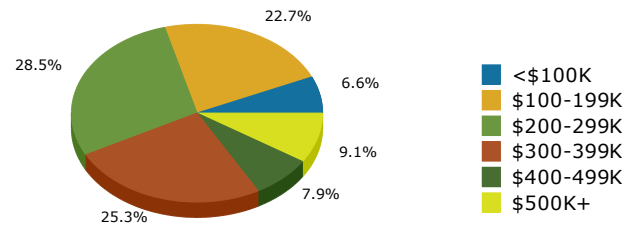
2019 Population by Age



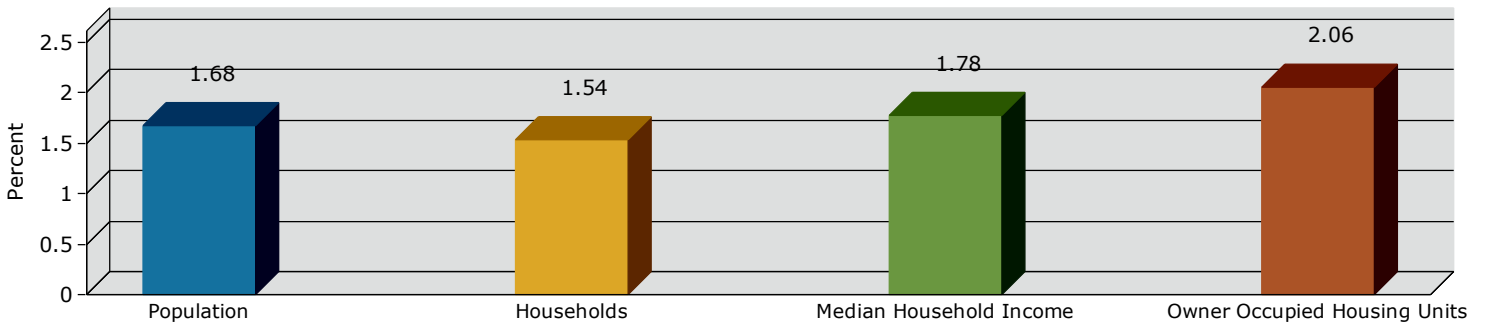
Households



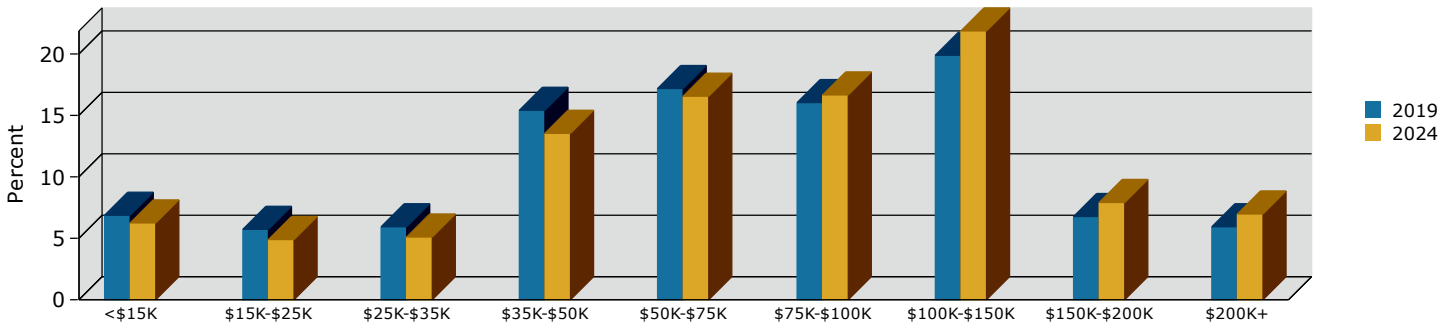
2019 Home Value



2019-2024 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

§ 165-402.02. Permitted uses.

- A. All uses shall be developed in accordance with an approved master development plan unless otherwise waived under Article VIII of this chapter.
- B. Structures and land shall be used for one of the following uses:
 - (1) All residential housing types specified in § 165-402.09.
 - (2) Schools and churches.
 - (3) Fire stations and companies and rescue squads.
 - (4) Group homes.
 - (5) Home occupations.
 - (6) Utility distribution facilities necessary to serve residential uses, including, but not limited to, poles, lines, distribution transformers, pipes and meters.
 - (7) Accessory uses and structures. Accessory structures attached to the main structure shall be considered part of the main structure. Mobile homes and trailers, as defined, shall not be permitted as accessory structures or buildings.
 - (8) Required or bonus recreational facilities, public or private parks, neighborhood parks, playgrounds, or other noncommercial recreational facilities.
 - (9) Business signs associated with schools, churches, fire stations and companies and rescue squads, recreational facilities, public parks, playgrounds, and libraries.
 - (10) Temporary model homes used for sale of properties in a residential development.
 - (11) Libraries.
 - (12) Public buildings.
 - (13) Residential subdivision identification signs.
 - (14) Signs allowed in § 165-201.06B.
 - (15) Temporary family health care structure. (NOTE: By adding temporary family health care structure as a permitted use in the RP District, it is also automatically a permitted use in the R4 and R5 Districts.) **[Added 8-14-2013]**

§ 165-402.03. Conditional uses.

Uses and associated signs permitted with a conditional use permit shall be as follows:

- A. Convalescent and nursing homes and adult care residences and assisted living care facilities.
- B. Cottage occupations, as defined.
- C. Nationally chartered fraternal lodges or civic clubs, social centers and their related club facilities, with an approved site plan, meeting the requirements of this chapter and with the following conditions:
 - (1) All principal activities shall take place entirely within an enclosed structure.
 - (2) All outdoor facilities shall be incidental to the principal facility or activity.
 - (3) No facility or activity shall be erected or conducted less than 30 feet from any residential district or area within other districts which are predominantly residential in nature.
- D. Day-care facilities.
- E. Rooming houses, boardinghouses and tourist homes.
- F. Veterinary offices, veterinary clinics or veterinary hospitals, excluding the boarding of animals for nonmedical purposes.
- G. Museums.

§ 165-402.04. Number of uses restricted.

More than one principal structure or use and its customary accessory structures or uses are permitted in the RP Residential Performance District for multiplexes, garden apartments, multifamily residential buildings and age-restricted multifamily housing.

§ 165-402.05. Gross density and multifamily housing.

A gross density shall be established for each proposed development, including all land contained within a single master development plan, according to the characteristics of the land, the capacity of public facilities and roads and the nature of surrounding uses. Because of these characteristics, some developments may not be allowed to employ the maximum density allowed by these regulations. The following density requirements shall apply to all parcels as they exist at the time of the adoption of this section:

- A. Subsequent divisions of land shall not increase the allowed density on parcels of land.
- B. In no case shall the gross density and maximum percentage of multifamily housing of any development within an approved master development plan exceed the densities and percentages set forth in the following table:

Density by Land Use	Density (units/acre)	Maximum Percentage of Multifamily Housing
Multifamily residential buildings and age-restricted multifamily (excluding garden apartments)	20	100%
Garden apartments	10	100%
Townhouse (single-family attached)	10	N/A

Density by Parcel Size

(for all other housing types and development with mixed housing types)

(acres)	Density (units/acre)	Maximum Percentage of Multifamily Housing
0 to 10	10	100%
10.1 to 25	6	100%
25.1 to 50	6	75%
50.1+	6	50%

- C. Within developments utilizing transferable development rights, the maximum gross residential density for the development shall be determined in § 165-302.03H.