

## **PROFFER STATEMENT**

RE: LCD Acquisitions, LLC

Owner:

March 22,2016

Rezoning Case No: TBD

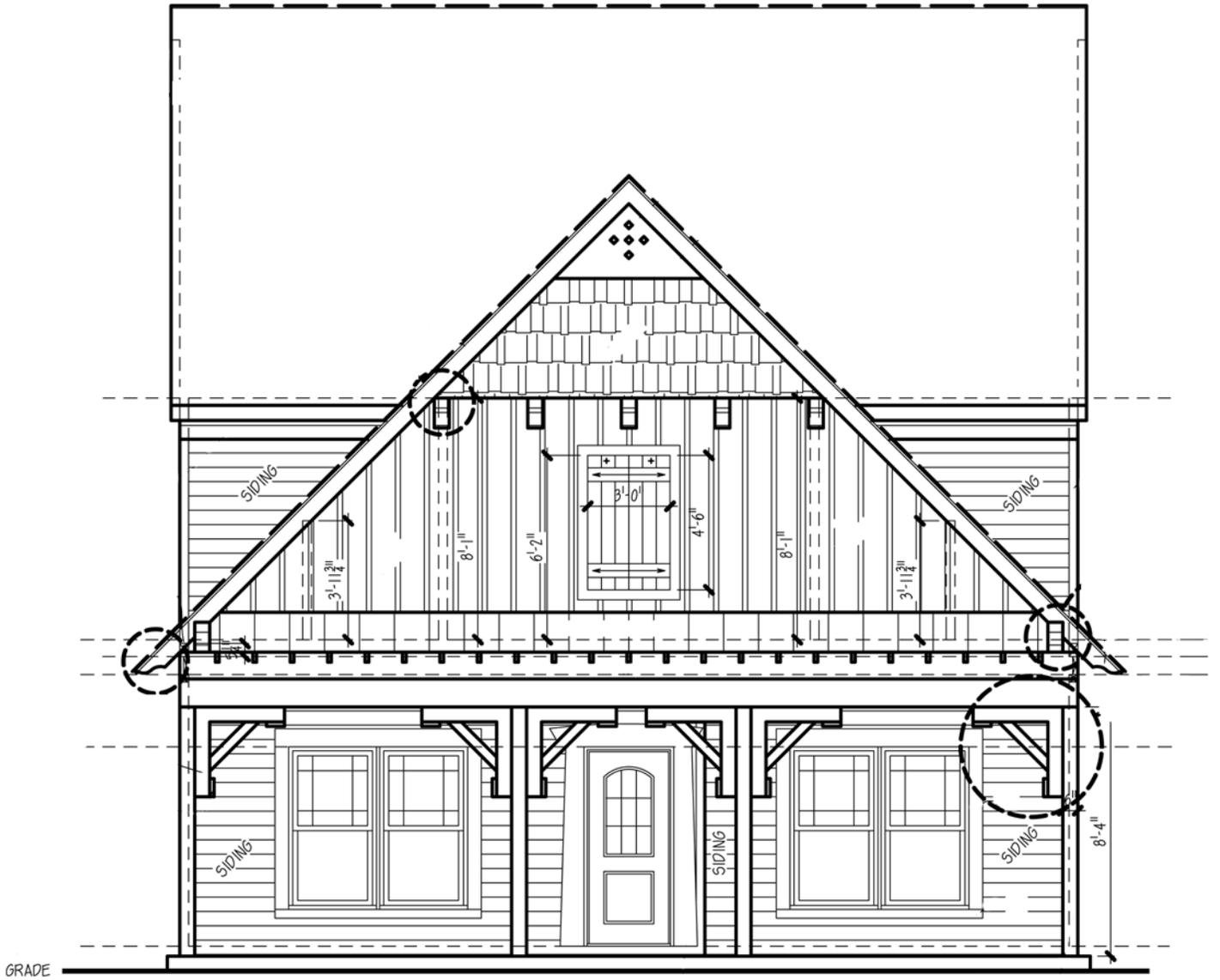
Tax Map Numbers:

LCD Acquisitions, LLC hereby proffer(s) that the use and development of this property shall be in strict accordance with the following conditions:

1. Density of the development of the Property shall not exceed 178 dwelling units and 715 beds.
2. Internal roadways shall be private, with no public maintenance obligations.
3. Points of access from/to public streets shall be provided in approximate locations depicted in the master plan, subject to County and VDOT approval. Additional points of access shall be provided only if approved by the Owner, the County, and VDOT.
4. Access points for potential future pedestrian and vehicular interconnections to adjacent parcels shall be accommodated as shown on the master plan, or in similar locations.
5. The developer shall enter into a signal agreement with VDOT and the County, for a period of five years from the date of this rezoning application approval, and contribute a proportionally appropriate amount towards the signalization of Reservoir Street at the point of primary access for this development, not to exceed \$100,000. Dollar amount contributed shall be proportional to the development's contribution to total, actual traffic measured at the intersection during a normal weekday peak hour. Contribution from the developer shall be delivered to the County/VDOT within 90 days of receipt of formal request by County/VDOT, so long as request is accompanied by an approved signal warrant analysis.
6. Applicant shall provide a bus stop within or adjacent to its property, with the exact location and design of such bus stop to be coordinated with VDOT, the County, and the Harrisonburg Department of Public Transportation (HDPT). Applicant shall use its commercially reasonable efforts to arrange for HDPT bus service to the site to commence at completion of development or to provide a comparable private shuttle service to James Madison University for residents.
7. The applicant shall preserve trees in non-disturbed areas. The applicant shall also preserve trees on the highest point of the property to preserve viewsheds, as approximately represented on the master plan.
8. On-site security patrol shall be provided from 7:00PM until 7:00AM, Thursday evening – Sunday morning, for the initial thirty (30) days that the Property is open to residents.
9. Crime Prevention Through Environmental Design principles shall be utilized in the design of on-site lighting and landscaping with particular focus on all pedestrian activity areas, streets, and proposed structures.
10. Building exteriors shall vary in color and design. All proposed residences shall be a minimum of two stories in height and shall not exceed three stories in height.
11. The architectural style and renderings presented with this application (attached hereto) are proffered as part of the Master Plan, such that dwellings constructed on the Property shall substantially comply with the represented style and standards of quality. No vinyl products shall be used for building cladding.

12. Parking shall be provided at a minimum ratio of 3.5 spaces per dwelling unit.
13. A clubhouse and outdoor amenity area to be used by residents of The Retreat and their guests shall be constructed and completed concurrently with the construction and completion of all residential buildings. A centrally-located outdoor amenity area shall be provided concurrently with the development and shall include amenities such as a pool and grilling areas.





NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 4 MAGNOLIA

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16





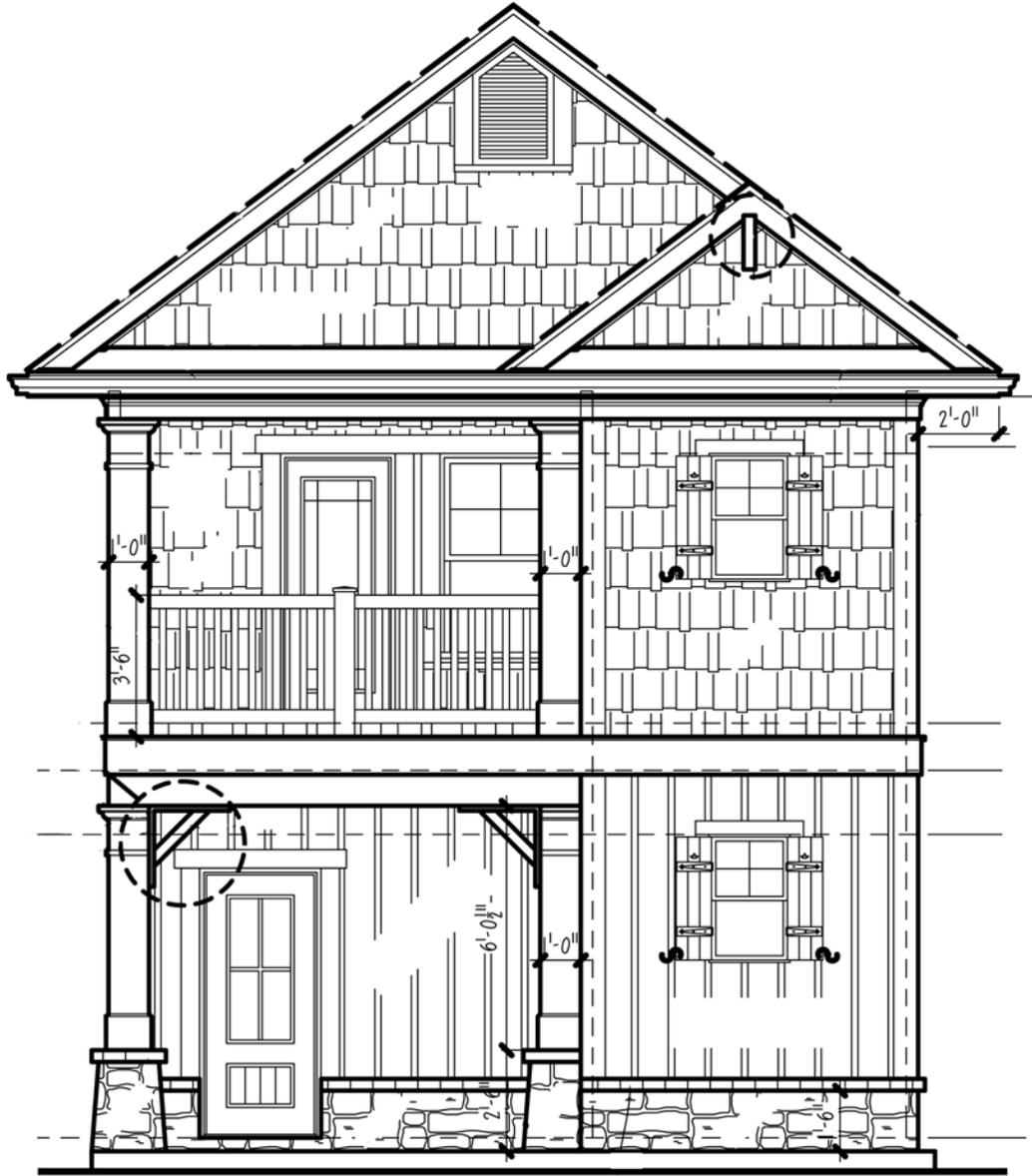
NOTE: ELEVATIONS ARE REPRESENTATIVE.  
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## UNIT 7 BLOOMFIELD

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16



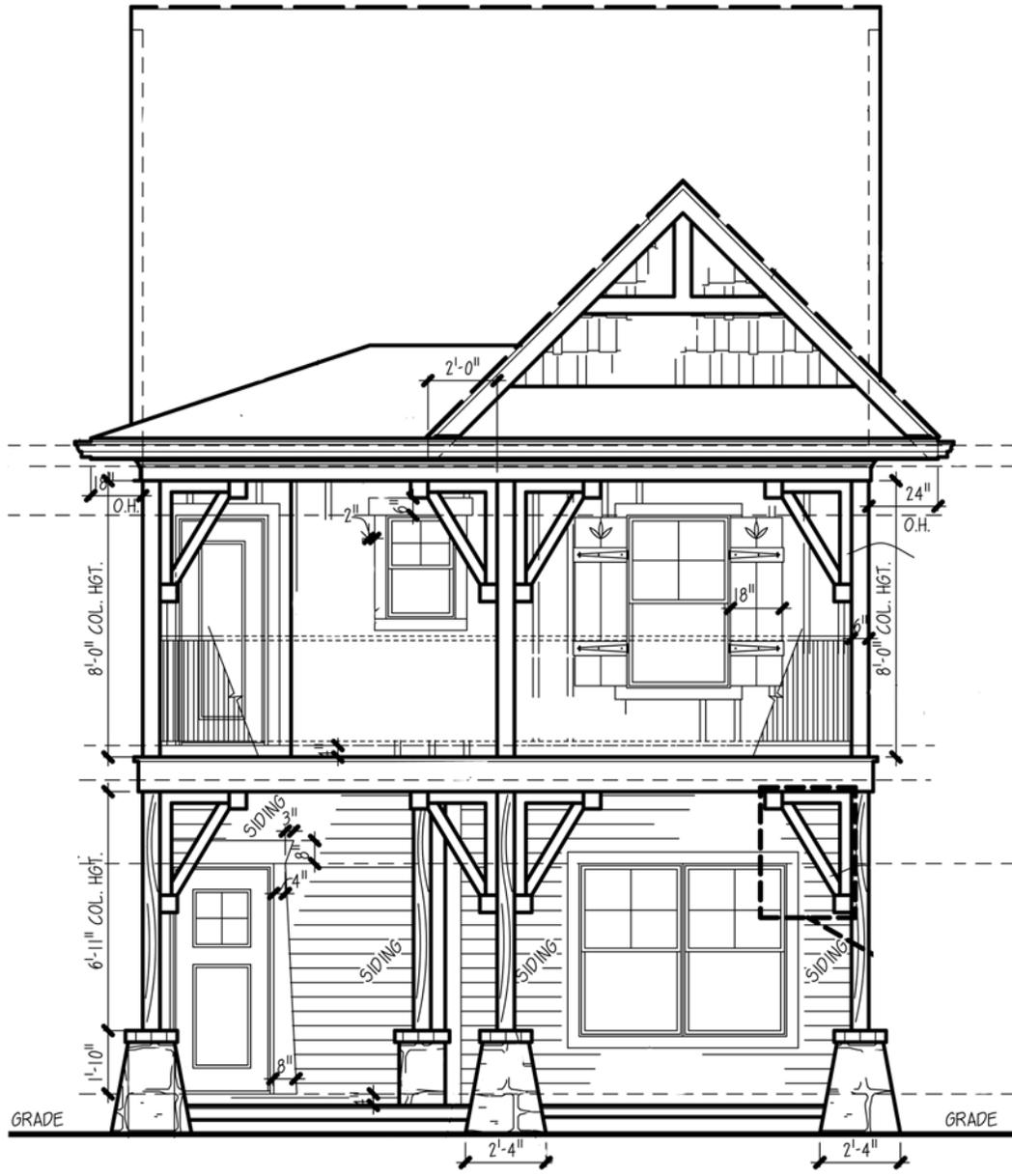
NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 8 SPRINGMORE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16

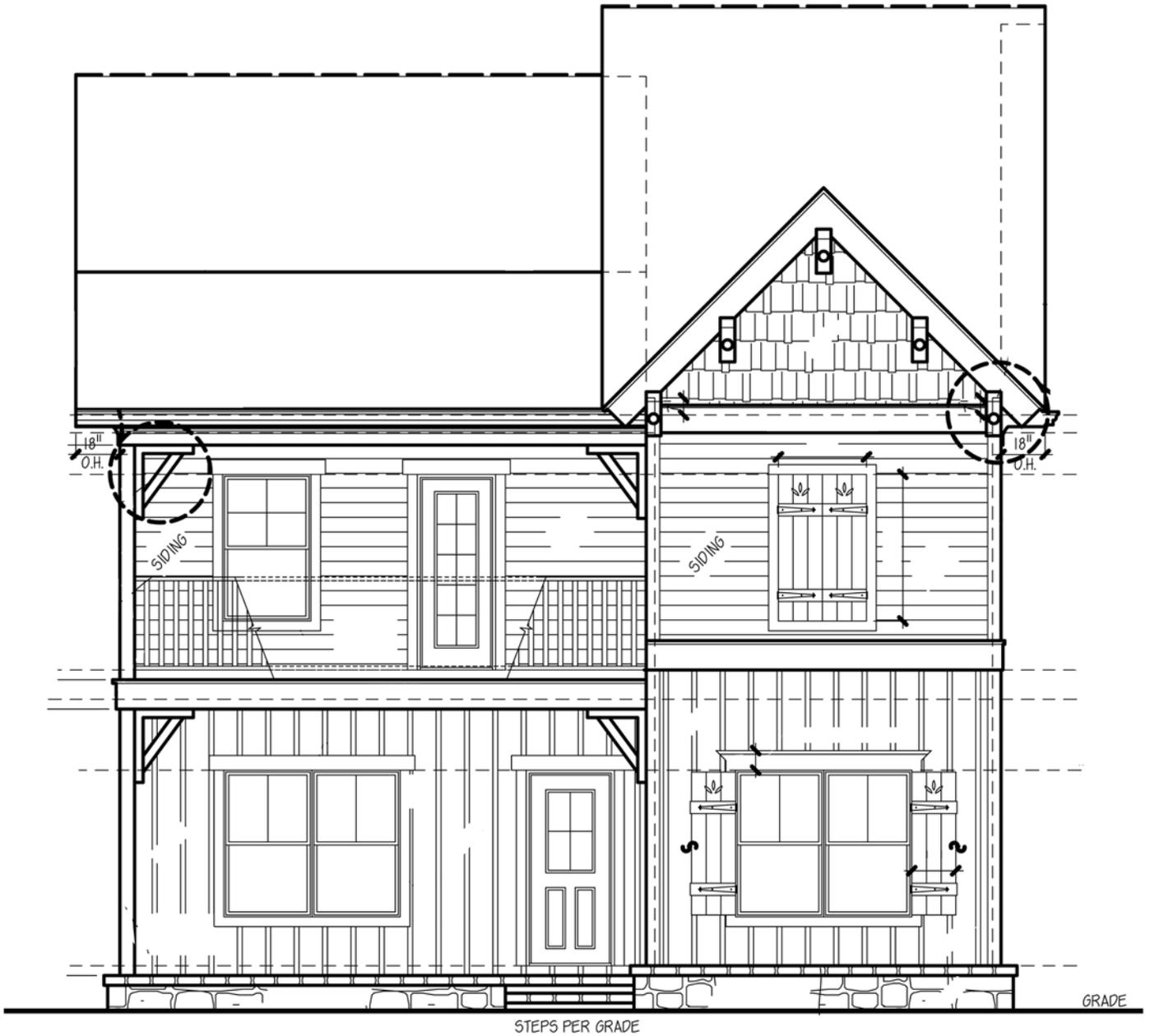


NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



# UNIT 10 RUTHERFORD

PLAN TYPE: Elevation	PROJECT NO: 16003
SCALE: n.t.s.	DATE: 3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 11 HAWTHORNE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 15

### Stafford

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 16

### Milledge

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 17

### Lumpkin

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 26 OAKVIEW

PLAN TYPE:  
Elevation  
SCALE:  
n.t.s.

PROJECT NO:  
16003  
DATE:  
3.22.16



NOTE: ELEVATIONS ARE REPRESENTATIVE.  
 MATERIALS AND DETAILS ARE SUBJECT TO CHANGE.



## UNIT 27 TALMADGE

PLAN TYPE:  
 Elevation  
 SCALE:  
 n.t.s.

PROJECT NO:  
 16003  
 DATE:  
 3.22.16