

## KKB, LLC – PLAN DESCRIPTION

June 2, 2016

Rezoning Case No: TBD

Tax Map Numbers: 125-(A)-L6 and 125-(A)-L6A – Currently zoned R-C3 and seeking PMF designation

Altitude at Stone Port is a planned upscale student housing residential community to be located in Rockingham County, adjacent to the Harrisonburg City limits in the northwest quadrant of the Port Republic Road/Stone Spring Road intersection which is within a designated high density urban growth area. Altitude at Stone Port will not be phased but rather all units will be delivered during the same general timeframe and all unit rents will be considered “market” rents, i.e., no affordable rents will be offered.

The community will comprise of a centrally connected 2-3 story clubhouse with roof top deck flanked by 2 buildings – the apartment building along Port Republic Road will be 5-stories in height and the building along Apple Valley Road will be a split 4/5 stories in height (due to topography); the highest point for any of the 5-story portions will be 70’ (55’ for the five floors plus 15’ for stairs to roof and architectural/cap feature) which is less than the maximum 75’ allowance per the PMF zoning standard. The layout is shown conceptually on the preliminary Layout Plan dated June 2, 2016 and prepared by Timmons Group.

The “urban” development concept includes, but is not limited to, amenities such as secured building entrances (key-fob access), elevators, a community clubhouse with fitness center and study/computer facilities, roof top deck, outdoor courtyard, storage units, bicycle storage room and additional study rooms with smart technology features. The residential development shall be capped at 140 residential units and 425 bedrooms. A tally of units by type is shown on the Preliminary Site Plan, however, these counts may change provided that the total number of units does not exceed 140, and the total number of bedrooms does not exceed 425. Overall density has been set at approximately 22.95 dwelling units per gross acre, which is considerably less than the current R-3C zoning which allows for approximately 36 units per acre and less than the PMF density which allows for 32 units per acre. The total preliminary parking count will be approximately 402 spaces which far exceeds the required 239 spaces although the Applicant will request waiver of the requirements to provide a minimum of 3% landscaping of the total parking area and one landscaped island every 12 parking spaces in an effort to create additional parking spaces.

As depicted on the preliminary Layout Plan dated June 2, 2016 and prepared by Timmons Group, the building’s exterior will include, but limited to, a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), metal panels, and cement panels. Vinyl siding products will not be utilized. Final curb appeal/aesthetics and color palates have yet to be finalized but the preliminary design is representative.

Primary vehicular access will be provided by a right in/right out on Port Republic Road and a full access driveway on Apple Valley Road. No signalization is currently planned or anticipated as needed at these locations. As neighboring development is expected to occur to the Northwest, i.e., the “Hartman”

parcel, the Applicant and Hartman will enter into a shared access easement agreement (prior to Site Plan approval) for the driveway entrance on Apple Valley Road. The precise locations of the easements will be determined as to best accommodate connection design and construction.

Per the PMF zoning designation, at least 15% of the gross 6.1 acres will be reserved for "Open Space Requirements". This equates to approximately 39,857 sf of which 75% or 29,893 sf must be "Outside Open Space" and the remaining 9,964 sf must be "Indoor Open Space"; preliminary layouts provide approximately 76,230 sf of Outside Open Space and 10,000 sf of Indoor Open space and both of which meet its respective requirements. This outside area will be consist of courtyard area(s) near the clubhouse and vegetative buffers to adjoining properties in keeping with sound landscaping practices.

Overall site grading and layout has been planned to facilitate pedestrian traffic. With the exception of possible irrigation wells, all water and sanitary sewer services will be connected to County-owned and County-maintained supply mains. No sanitary sewer pump stations are anticipated as necessary to serve this development. On-site measures are anticipated to meet stormwater management requirements of both water sheds (one draining toward the County, the other draining toward the City).

Contributions made to the County's benefit, along with the "urban" architectural details, project character descriptions, etc., are itemized in the list of proffered conditions associated with this development.

KKB, LLC – PROFFER STATEMENT

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

1. The community shall have secured building entrances, i.e., key fob access and an adequate number of elevators to service the intended uses;
2. A centralized clubhouse with a roof top deck amenity will be offered; adequate indoor bicycle racks shall be provided;
3. Density of the development of the Property shall not exceed 140 dwelling units and 425 beds;
4. The construction shall consist of interconnected, contiguous framed buildings with fire separations (per Code) consisting of a combination of upscale veneers such as faux stone, Exterior Insulation Finishing System (EFIS), metal panels, and cement panels. Vinyl siding products will not be utilized.
5. Internal roadways and parking lot shall be private, with no public maintenance obligations;
6. There shall be two entrances to the Property which shall be constructed according to applicable VDOT standards. The entrances may vary in location and scope from what is shown on the attached Preliminary Site Layout if approved by VDOT and the County as part of the site plan approval process;
7. As part of development of the project, Developer shall construct at its own expense a ten foot (10') wide shared use path along the perimeter of the Stone Spring Road/Apple Valley Road side; this path will be contiguous to the current shared path along Port Republic Road;
8. Landscaped areas shall be oriented to provide vegetative buffers to adjoining properties in keeping with sound landscaping practices. These Landscaped areas shall be installed within sixty (60) days after issuance of certificate of occupancy for the first dwelling in the project.
9. The Developer shall provide one (1) emergency call box in the parking lot; other crime prevention design principles shall be utilized in the design of onsite lighting and landscaping;
10. Any proffers that require improvements to land will be maintained in reasonably good repair at the Developer's expense, except improvements dedicated to and accepted by public agencies.