

## PROFFER STATEMENT

RE: Cosner Investments, LLC (applicant, contract purchaser)

Owner: David A & Denise W Embres

November 28, 2018

Rezoning Case Number:

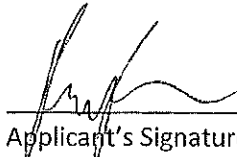
Tax Map Number: 125-(A)-220B

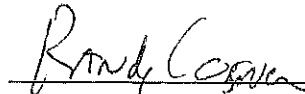
Applicant hereby proffers that the use and development of this property shall be in strict accordance with the following conditions:

1. The development shall be designed in general conformance with the Master Plan of Development associated with this rezoning request, as prepared by Monteverde Engineering & Design Studio and dated November 28, 2018.
2. The development shall consist of no more than 86 condominiums containing 1-3 bedrooms each, with no more than 186 bedrooms total.
3. Right-of-way along Boyers Rd (Route 704), measuring 25' from centerline, shall be dedicated to the public prior to the issuance of any new occupancy permit associated with the development.
4. The entrance on Boyers Rd shall measure 60' in length, minimum, between edges of connecting pavements, and shall incorporate a landscaped median measuring 10' in width, minimum.
5. A shared-use trail shall be constructed along right-of-way frontage to Boyers Rd, concurrent with the initial phase of development. Design of shared use trail shall conform to VDOT minimum standards.
6. A right-turn lane measuring approximately 150' in length (100' storage + 50' taper) shall be constructed, concurrent with initial phase of development, to serve primary entrance on Boyers Rd. A marked bus stop shall be placed adjacent to the turn lane for the purpose of serving public school buses.
7. For the purpose of allowing inter-parcel connectivity between the subject parcel and those to the north and south, two roadway stubs shall be constructed, concurrent with initial development of surrounding area, as generally depicted on the associated Master Plan of Development. These connections may be relocated during design, if determined appropriate to better accommodate grading and infrastructure improvements. Upon development of adjoining parcel(s), owner of subject property will enter into a reciprocal easement agreement with the neighboring property owner to allow for connection to constructed roadway stubs and access between parcels and associated entrances served by Boyers Rd.
8. Common areas shall be improved, concurrent with initial development of surrounding area, by a combination of hardscaped pathways, landscaped areas, and amenities, as generally depicted on the Master Plan of Development. Amenities shall include, at a minimum, a gazebo-style shelter, common-use charcoal grills, and benches.


9. Principal structures:

- a. Principal structures shall be in substantial conformance to the stylings presented as Attachment A.
- b. Stone or masonry materials shall be used to cover at least 30% of façade (gross façade measurement shall not include windows and doors).
- c. Elements of exterior façades (including cladding, trim, and doors) shall include a minimum of 3 colors.
- d. Front porches shall be one-story in height, and at least 5' deep.
- e. Foundation planting beds shall be provided along the front façades of each dwelling unit.

  
Applicant's Signature

  
Printed Name

  
Property Owner's Signature

  
Printed Name



*Locust Grove Village - Attachment A*

