

Whitson Woods

**Proffer Amendment Request
RC17152111**

Overview

- **Property consists of 1 parcel totaling approximately 17.6367 acres (Tax Map #20-125)**
- **Situated in the Garrisonville Election District**
- **Current zoning is R-3**
- **Generally Located Along Highpointe Boulevard; next to Liberty Townhouse Subdivision**
- **Under the Prior Rezoning Approval, Applicant is authorized to develop no more than 55 single family attached units**

Request

- Request for Minor Proffer Amendment to rezoning approval resolution RC1100212, dated June 18, 2013.
- The justification for the amendment is to address minor changes to the prior approved GDP, and to clarify certain agreements between the applicant and the Liberty Town Homeowners Association, which are reflected in the Cooperation and Easement Agreement.

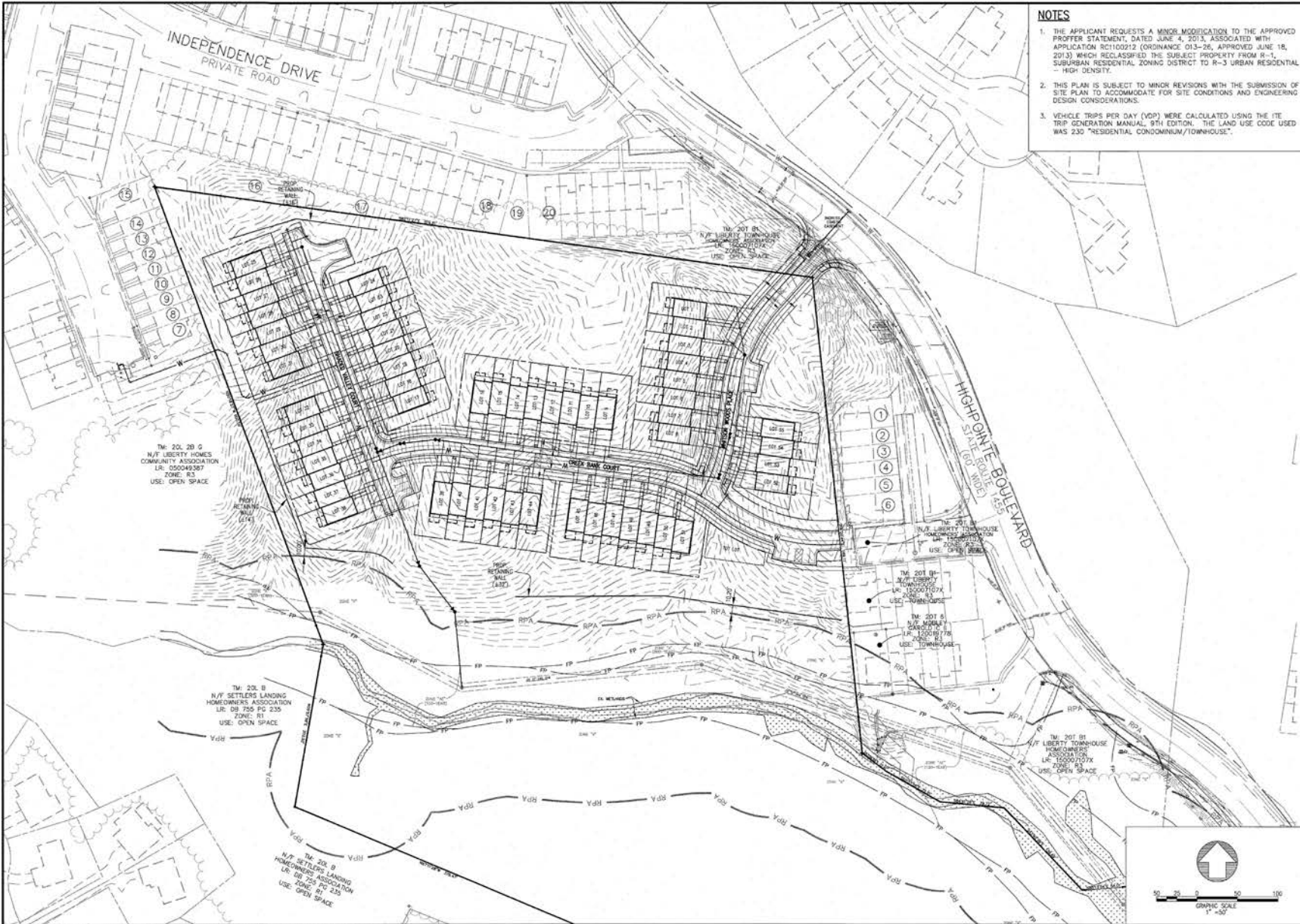
Key Proffer Amendments

The following key proffers are being amended:

Proffer 1: Adds a new site layout [New GDP reduces 75% of retaining walls; requires no dirt to be removed from the site; now includes all units with 2 car garages; reconfigures utilities on the site]

Proffer 3: Adds the LTHOA Agreement and updates for off-site improvements. This is now in a formal agreement whereby the Applicant is required to pay an initial escrow and make agreed offsite improvements for benefit of LTHOA in exchange for certain development easements, including access to Highpoint Blvd.

Proffer 11: Adds landscaping proffer, per County comments



NOTES

1. THE APPLICANT REQUESTS A MINOR MODIFICATION TO THE APPROVED PROFFER STATEMENT, DATED JUNE 4, 2013, ASSOCIATED WITH APPLICATION RC1100212 (ORDINANCE 013-26, APPROVED JUNE 18, 2013) WHICH RECLASSIFIED THE SUBJECT PROPERTY FROM R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO R-3 URBAN RESIDENTIAL - HIGH DENSITY.
2. THIS PLAN IS SUBJECT TO MINOR REVISIONS WITH THE SUBMISSION OF SITE PLAN TO ACCOMMODATE FOR SITE CONDITIONS AND ENGINEERING DESIGN CONSIDERATIONS.
3. VEHICLE TRIPS PER DAY (VDP) WERE CALCULATED USING THE ITE TRIP GENERATION MANUAL, 9TH EDITION. THE LAND USE CODE USED WAS 230 "RESIDENTIAL CONDOMINIUM/TOWNHOUSE".

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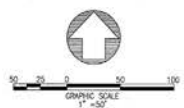
GENERAL DEVELOPMENT PLAN
WHITSON WOODS
GARRISONVILLE ELECTION DISTRICT
STATFORD COUNTY, VIRGINIA

RC17102111
COUNTY PROJECT NUMBER



PLAN STATUS
10/26/17 1st SUBMISSION
05/09/18 2nd SUBMISSION

DATE	DESCRIPTION
BO	SG JRT
DESIGN	DRAWN CHECKED
SCALE	1" = 50'
	V
JOB No.	100087-01-001
DATE	OCTOBER 2017
FILE No.	100087-02P-001



Questions?



Key Points to LTHOA and Developer Agreement:

In exchange for necessary easements to develop the Whitson Woods site, including access to Highpoint Blvd., the developer agrees to provide the following offsite improvements for the benefit of LTHOA prior to the conveyance of said easements:

- Spot repair and repave a portion of the LTHOA parking areas and travel ways on the LTHOA Property.
- Restripe and renumber the spaces within the parking areas, which may require relocation of some of the parking spaces.
- Construct and extend the sidewalk along Highpoint Blvd.
- Stabilize slopes for erosion control adjacent to the Liberty Place Development roads and parking lot, specifically the slope behind the homes at 200 and 202 Ilona Place and on the western side of the Liberty Place parking lot adjacent to the Whitson Run stream channel.
- Developer will escrow \$100,000 no later than December 31, 2018 for benefit of LTHOA's
- Work must be completed no later than April 1, 2019.
- LTHOA may choose to complete all or a portion of the work and seek full reimbursement from the Developer.
- LTHOA must approve all work performed.