

**BELMONT ESTATES
ZMAP 2005-0019**

PROFFER STATEMENT

January 11, 2011

Pursuant to Section 15.2-2303, Code of Virginia (1950), as amended, and Section 6-1209 of the Revised 1993 Loudoun County Zoning Ordinance, as amended (the "Zoning Ordinance"), Belmont Land LC (the "Owner" and "Applicant"), as the owner of property described as Loudoun County Tax Map 62, Parcels 29, 29D, 30 and 32 and Tax Map 62(1), Parcels 1 and 2 (PIN # 116-40-7623, 116-40-8424, 085-45-2602, 085-45-6228, 085-45-2233 and 116-30-9195) (the "Property"), on behalf of itself and its successors in interest, hereby voluntarily proffers that the development of the Property subject to ZMAP 2005-0019 shall be in substantial conformance with the proffers as set forth below.

All proffers made herein are contingent upon approval of (i) ZMAP 2005-0019 and the rezoning of the Property to the Planned Development – Housing 4 ("PD-H4") zoning classification, administered as R-8, under the Zoning Ordinance, including the requested modifications of the Zoning Ordinance described below, and the Concept Development Plan, as defined below.

I. CONCEPT DEVELOPMENT PLAN

The development of the Property shall be in substantial conformance with the Concept Development Plan (included by reference as Exhibit A) (the "CDP"), identified as Sheet 6 of 9 of the plan set entitled "Belmont Estates Rezoning Application" ("Plans") dated May 2009, as revised through January 11, 2011, prepared by Urban, Ltd. Minor adjustments to the locations of the proposed uses, facilities and improvements shown on the Concept Development Plan shall be permitted as necessary to address grading, drainage, environmental, cultural and natural features, development ordinance requirements, and other final engineering considerations, and to accommodate the recommendations of archaeological studies. Development of the Property will comply with the Affordable Dwelling Unit (ADU) regulations of the Zoning Ordinance, including without limitation the provision that ADUs equal to 12.5% of the total number of units shown on the approved subdivision plats for the Property will be provided among the single family attached units.

II. DEVELOPMENT SCOPE

Development of the Property will include a maximum of 64 residential units, including all required ADUs, with related privately-owned community facilities and active recreation areas. The mix of residential units shall include up to 21 single-family detached units, including 1 existing single-family detached unit in Land Bay 2, and up to 43 single-family attached units. The Property will be developed using public water and sewer with such facilities provided to the Property at no cost to the County or to the Loudoun County Sanitation Authority. The Applicant

will ensure that all existing wells and drainfields on the Property will be abandoned prior to the approval of the first residential record plat, or first residential site plan for the Property, whichever is first in time.

III. ZONING ORDINANCE MODIFICATIONS

The Applicant shall develop the Property in accord with the granted the zoning ordinance modifications included in attached Exhibit B for the development of the proposed PD-H4 district.

IV. RECREATIONAL AMENITIES AND SIDEWALKS

The Applicant shall provide active and passive recreational amenities, which shall include, but shall not be limited to, two (2) tot lots with age-appropriate recreational equipment (such as, but not limited to, swings, a swing set, a slide and/or a see-saw), play field and/or volleyball court, fishing pond with benches, picnic pavilion (minimum of 24' by 24') with at least four picnic tables, pedestrian trail network (including permeable trails and raised boardwalk-style trail crossings within the minor floodplain), and sidewalks within the Property, with the construction of all such items to be performed and completed in conjunction with the development of the adjacent residential areas and the construction of the internal streets and necessary infrastructure. The tot lot and trails within Land Bay 2 shall be completed and open for use prior to the issuance of the 25th townhouse occupancy permit. All of the foregoing recreational amenities shall be completed, installed, and open for use prior to the issuance of the 50th residential occupancy permit.

V. CAPITAL FACILITIES

The Applicant shall make a one-time, per unit capital facilities contribution of \$26,780.82 for each market rate residential unit. The contribution shall be paid prior to the issuance of each market rate residential zoning permit. The Board of Supervisors may, at its discretion, allocate these contributions for a middle school in the Ashburn community or such other capital facilities as the Board deems appropriate.

VI. EMERGENCY SERVICES

Prior to the issuance of each market rate residential zoning permit, a one-time contribution of \$137.46 per unit for each market rate residential unit shall be paid to the County for distribution by the County to the primary volunteer fire and rescue companies providing service to the Property. Said contribution shall be adjusted on a yearly basis from the base year of 1988 and change effective each January 1 thereafter, based on the Consumer Price Index, for all urban consumers (CPI-U), 1982-1984=100 (not seasonally adjusted) as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"). Contributions pursuant to this paragraph shall be divided equally between the primary servicing fire and rescue companies providing service to the Property. Notwithstanding the foregoing, at such time as the primary fire and rescue services to the Property are no longer provided by incorporated volunteer companies, the obligation to make the contributions listed within this paragraph shall cease. The

intent of these provisions is to support a volunteer fire and rescue system so long as a volunteer system is the primary provider of fire and rescue services to the Property. If only one of these services ceases to be provided by a volunteer company, then the contribution shall be halved and shall continue to be provided to the remaining volunteer company.

VII. TRANSPORTATION

A. Transit Capital Costs Contribution

The Applicant shall contribute \$658.64 per market rate residential unit to the County to be used at the discretion of the Board of Supervisors for the purchase of transit buses, for other transit-related capital projects, or for regional transportation improvements in the Suburban Policy Area, as defined in the Revised General Plan. This contribution shall be made prior to the issuance of each market rate residential zoning permit.

B. Regional Transportation and Sidewalk Improvement Contribution

The Applicant shall contribute \$283,500.00 to the County to be used for regional transportation improvements in the immediate vicinity of the Property, including without limitation sidewalk improvements within the Village of Ashburn. This contribution shall be made as follows: \$141,750.00 shall be paid to the County at the time of the first site plan approval for the single-family attached units or the first record plat approval for the single-family detached units, whichever occurs first, and \$141,750.00 shall be paid to the County prior to the issuance of the 31st residential zoning permit for any type of residential use whether single-family detached or single-family attached, including ADUs.

C. Deerview Drive Traffic Calming Measures

The Applicant shall prepare and submit to VDOT, as part of the construction plans for the extension of Deerview Drive and the round-about referenced in VII.D. below, plans for traffic calming measures on Deerview Drive between the Property and Gloucester Parkway as depicted on the Deerview Drive illustrative drawing attached as Exhibit C. If approved by VDOT, the traffic calming measures will be implemented in conjunction with the construction of the extension of Deerview Drive and the round-about referenced in VII.D below. If VDOT does not approve the traffic calming measures, the Applicant shall contribute \$100,000 to the County for transportation improvements and/or public facility projects in the Ashburn area, as determined by the Board of Supervisors. Such contribution shall be made prior to the issuance of the 50th residential zoning permit.

D. Extension of Deerview Drive

The Applicant will construct the extension of Deerview Drive from its existing terminus to connect to the public road to be constructed on the Property, including a round-about, as depicted on the CDP. The Applicant will be responsible for the acquisition of any off-site right-of-way required for these improvements. The extension of Deerview Drive and the round-about

will be open for use, but not necessarily accepted for maintenance by VDOT, prior to the issuance of the first residential occupancy permit for the Property.

E. Vacation/Abandonment of Stubble Road

The Applicant will initiate and diligently pursue the public process to vacate/abandon the portion of Stubble Road adjacent to Land Bay 1 in conjunction with the construction of the extension of Deerview Drive and the proposed round-about depicted on the CDP. If for any reason, despite Applicant's efforts pursuant hereto, such segment of Stubble Road is not abandoned, Applicant shall not be relieved of the obligation to perform all other proffers set forth in this Proffer Statement.

F. Stubble Road Improvements

The Applicant will construct the improvements necessary to connect Stubble Road with the round-about referenced above in Proffer VII.D., including transitions to the existing unpaved portion of Stubble Road. The Applicant will be responsible for the acquisition of any off-site right-of-way required for these improvements. These improvements will be open for use, but not necessarily accepted for maintenance by VDOT, prior to the issuance of the first residential occupancy permit for the Property.

G. Graves Lane

The Applicant will vacate and/or otherwise obtain the termination of all interests of all property owners whose properties are served by the portion of the existing private ingress/egress easement known as "Graves Lane" located between Stubble Road and the proposed 55' Public Road as depicted on the CDP in conjunction with the approval of the construction plans for the proposed 55' Public Road. The Applicant will construct a two-lane private street in accordance with the County's Facilities Standards Manual ("FSM") standards within the existing 50-foot wide ingress/egress easement for Graves Lane located between the proposed 55' Public Road and the western boundary of the Property and/or, with the consent of the property owners possessing easement rights in Graves Lane, within a new ingress/egress easement in this same location. Applicant shall at all times provide and maintain convenient, safe, unobstructed, all-weather access to those premises served by Graves Lane which are occupied by owners or occupants other than the Developer of its agents. The two-lane private street will be completed prior to the issuance of the first occupancy permit for the townhouse units in Land Bay 2 and will be maintained by the HOA.

H. Emergency Access for R-1 Parcel

All site plans and subdivision plans for Land Bay 2 shall depict the location of and provide a corresponding travelway corridor suitable for a future emergency access connection for the benefit of the adjacent parcel to the west identified as PIN: 116-40-4707 and currently zoned R-1 (the "R-1 Parcel"). In the event the R-1 Parcel is developed at a density of no more than 4 units per acre subsequent to the development of Land Bay 2 and is required by the County to provide emergency access through Land Bay 2, the Applicant will grant such emergency access

easement in such location to connect with the emergency access easements established within Land Bay 2. The Applicant shall not be responsible for any costs, plan and document preparation and processing, or construction associated with such emergency access.

VIII. ENVIRONMENT

A. Tree Conservation and Tree Protection

1. The Applicant shall establish tree save areas in the locations shown on the CDP as the "Tree Conservation Areas." Clearing in these areas shall be permitted only as necessary for the construction of utilities, storm water management facilities, recreational facilities, trails and sidewalks, and any such clearing shall be limited to the minimum area required for said construction.

2. A minimum of eighty (80) percent of the canopy within the cumulative Tree Conservation Areas depicted on the CDP will be preserved, exclusive of stands of Virginia Pine over 25 years in age. In the event that the eighty (80) percent canopy threshold cannot be achieved within the designated Tree Conservation Areas, such lost canopy will be recaptured elsewhere onsite in locations to be designated at the discretion of the Owner in consultation with the County's Urban Forester. Boundaries of all Tree Conservation Areas shall be delineated on all site plans and on any record plat recorded for each section of the development. Construction plans shall clearly define the limits of the tree save areas and all such areas shall be clearly marked in the field. Tree protection fencing shall be placed outside the drip lines along each tree save area prior to commencing land-disturbing activities. The Applicant reserves the right to remove, in consultation with the County's Urban Forester, any dead, damaged, dying or diseased trees and vegetation, and any tree or vegetation that interferes with the construction, proper functioning and/or use of any utility or drainage easement, or creates a danger to property or persons.

3. If, during construction on the Property, it is determined by the Owner's certified arborist, in consultation with the County's Urban Forester, that any healthy tree located within the boundaries of any of the Tree Conservation Areas described in this proffer has been damaged during construction and will not survive, then the Owner shall remove each such tree and replace each such tree with two (2) 2½ - 3 inch caliper native, non-invasive deciduous trees. The species of the replacement trees shall be of comparable species as the damaged trees, and the placement of the replacement trees shall be proximate to the area of each such damaged tree so removed, or in another area determined in consultation between the Applicant and the County's Urban Forester.

4. The HOA Documents referenced in Proffer IX below shall include a provision that prohibits removal of trees in Tree Conservation Areas, as shown on any record plat, after construction has been completed by the Applicant, without specific permission of the County's Urban Forester except as necessary to accommodate Forest Management Techniques, performed by or recommended by a professional forester or certified arborist, that are necessary to protect or enhance the viability of the canopy. Such Management Techniques may include, without limitation, pruning and the removal of vines, invasive species, trees uprooted or damaged by

extreme weather conditions, and trees or limbs that are diseased, insect-infested, dead, or are considered a hazard to life or property. The HOA Documents shall clearly state that such provisions prohibiting tree removal shall not be amended by the Owner or the HOA without written approval from the County, such approval not to be unreasonably conditioned, withheld or delayed. The record plat for each portion of the Property containing a Tree Conservation Area shall contain a note stating that the removal of trees within a Tree Conservation Area is prohibited except in accordance with the Declaration of Covenants.

B. Red Cedar Fence Row Along W&OD Trail

The Eastern Red Cedar Fence Row, located along the southwestern Property boundary adjacent to the W&OD Trail, shall be placed outside of the limits of clearing and grading and Applicant and its agents shall take commercially reasonable steps not to disturb this area other than for necessary utility and trail crossings. Construction plans shall clearly define the limits of clearing and grading.

C. Geographic Information System Information

The Applicant will provide any digital data it has in its possession to the County for the Property's approved wetland delineation concurrently with the approval of the first record plat, or first site plan for the Property, whichever is first in time.

D. Energy Efficient Design

All proposed residential units will be required to attain Energy Star certification prior to the issuance of the occupancy permit for each unit.

E. Construction Waste Management

Prior to the approval of the first record plat or site plan for the Property, whichever occurs first, the Applicant shall provide the County with a Construction Waste Management Plan (the "Plan") for diverting from landfill disposal at least 50 percent of the construction debris generated by construction on the Property. The Plan shall outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on-site, removed by licensed haulers for reuse/recycling, etc.). The Applicant shall implement the Plan throughout the period of construction on the Property.

F. Off-Site Stormwater Drainage

The Applicant shall design and construct the stormwater drainage system for the Property to ensure that the stormwater runoff from the existing off-site stormwater management pond located to the east of the Property is safely and properly conveyed, in accordance with FSM standards, to the minor floodplain located on the Property without impacting any of the existing or proposed residential units on the Property.

G. On-Site Water Quality

The Applicant shall provide water quality measures by the use of the two existing wet ponds on the west side of the Property, which wet ponds shall be retained, and possibly by a proposed facility in Land Bay 1, as shown on the CDP. In the event the outfall structures and/or dam embankments for the existing wet ponds are required to be replaced and rebuilt in order to comply with applicable stormwater management and water quality regulations, the Applicant will design and rebuild the wet ponds in accordance with current water quality standards. If the existing wet ponds are not rebuilt, the Applicant will implement low-impact design measures to enhance the water quality functions of the existing ponds. The selected measures will be completed prior to the issuance of the first townhouse occupancy permit for the Property.

IX. HOMEOWNERS ASSOCIATION

A. HOA General Responsibilities

All property owners at the Property shall be members of a Homeowners Association (“HOA”) which shall have the responsibilities as set forth in these Proffers and the responsibility to regulate use and provide standards for the construction, landscaping and use of privately owned land and structures within the Property; provided, however, that the Applicant reserves the right to exclude the existing property identified on Sheet 3 of 9 of the Plans as PIN: 116-30-9195 from the HOA. The HOA shall provide landscaping and lawn maintenance for all common areas and maintenance and repair, including snow removal, on all private streets, and shall contract for trash removal services. The HOA shall be responsible for the maintenance of all common recreational facilities and buildings, including all active and passive recreational amenities described in Proffer IV above, all storm drainage easements and stormwater management easements and facilities not maintained by VDOT or the County, all private streets, street lights, pedestrian trails, and all sidewalks not otherwise maintained by VDOT or the County.

B. Establishment of HOA

Prior to the approval of the first residential record plat at the Property, draft documents for the establishment of the HOA (“HOA Documents”) shall be submitted to the County for review and approval. The HOA shall be established prior to the approval of the first residential record plat or residential site plan for the Property, whichever is first in time. The option to be included within an existing community’s HOA must be exercised, if at all, prior to the approval of the first residential record plat, or site plan, whichever is first in time, for the Property.

C. Inclusion in Existing HOA

In the event the Property is annexed into and made subject to an existing community’s HOA prior to the approval of the first residential record plat or site plan for the Property, there shall be no requirement to establish a new HOA for the Property, as described above. Such annexation must be approved by the County, and such approval may be withheld until the County has determined that the applicable HOA documents for the existing community’s HOA contain and impose upon such existing HOA all of the HOA responsibilities and requirements set

forth in these proffers. The HOA documents for the existing HOA, together with the proposed annexation documents, shall be submitted to the County for review and approval prior to approval of the first record plat or site plan for the Property, whichever is first in time.

X. GARAGE SPACE CONVERSION RESTRICTION AND ARCHITECTURAL TREATMENTS

Prior to the approval of the first record plat or site plan, whichever is first in time, for any residential lot or any residential dwelling structure on the Property, the Applicant shall record a restrictive covenant against the Property, as part of the applicable HOA Documents, that requires at least one garage parking space in each single-family attached and each single-family detached unit to be retained for the storage of vehicles.

In order to promote the residential architectural character of the Village of Ashburn, all single-family detached dwellings located within the Village Conservation Overlay District shall be constructed with front building elevations that are in general conformance with the architectural examples attached in Exhibit D. All such dwellings shall include front porches that extend beyond the front door, articulated front facades with garages setback a minimum of 6 feet behind the front building line of the dwelling, and decorative garage doors. A mix of building elevations shall be utilized to ensure that dwellings next to each other on the same street will not have the same front façade.

In addition, a minimum of 18 townhouse dwellings, including the townhouses located adjacent to Graves Lane, shall be constructed with front building elevations that are in general conformance with the architectural illustratives attached in Exhibit E.

XI. ESCALATOR

Unless otherwise specified, all cash contributions enumerated in these proffers shall be subject to an annual adjustment based on the CPI as defined in Proffer VI above with a base year of 2011. This adjustment shall take effect on January 1 of 2012 and shall be applied effective each January 1 thereafter.

XII. LIGHTING

Lighting at the Property shall be designed and constructed with full cutoff and fully shielded lighting fixtures so that the light will be directed inward and downward toward the interior of the Property.

The undersigned hereby warrant that all owners with a legal interest in the Property have signed this Proffer Statement, that no signature from any third party is necessary for these Proffers to be binding and enforceable in accordance with their terms, that they, together with any others signing this document, have full authority to bind the Property to these conditions, and that the Proffers are entered into voluntarily.

Owner and Applicant

BELMONT LAND, L.C.
a Virginia limited liability company

By: _____(SEAL)

Name: _____

Title: _____

STATE OF _____)

) to-wit:

COUNTY/CITY OF _____)

The foregoing Proffer Statement was acknowledged before me this _____ day of _____, 2011, by _____, as _____ of Belmont Land, L.C.

Notary Public

My Commission Expires: _____

EXHIBIT A

BELMONT ESTATES CONCEPT DEVELOPMENT PLAN

EXHIBIT B

ZONING ORDINANCE MODIFICATIONS

1. R-8 DISTRICT SETBACK MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 3-509. Additional Development Standards (C) Minimum Buffer. A permanent common open space buffer of fifty (50) feet in depth with a Category 2 Buffer Yard (Section 5-1414(B)) shall be provided where a development adjoins an existing or planned residential district, land bay, or development which has a minimum allowable lot size of 6,000 square feet or greater. Such buffer area may be included in open space calculations.”

Proposed Modifications. The Applicant requests to reduce the 50’ open space buffer required by Section 3-509(C) to 25’ along the eastern property boundary adjacent to Stubble Road (to be vacated) and open space zoned PD-H4, and to approximately 20’ between the proposed round-about and the adjacent CR-2 district, as shown on the CDP.

2. R-8 DISTRICT PRIVATE STREET MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 3-511. Development Setback and Access from Major Roads. In designing residential development, the requirements of Section 5-900 shall be observed: (A) Private Streets. Roads, serving townhouse and multifamily uses only, may be designed and constructed to private streets standards set forth in the Facilities Standards Manual, provided the following conditions are met: (1) All residences served by the private road shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such road. (2) The record plat and protective covenants for such development shall expressly state that the County and VDOT have no and will have no responsibility for the maintenance, repair, or replacement of private roads. (3) Sales brochures or other literature and documents, provided by the seller of lots served by such private roads, shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such lots, including a statement that the County has no and will have no responsibility for the maintenance, repair, or replacement of private roads. Roads serving other uses shall be designed and constructed to VDOT standards for inclusion in the state highway system.”

Proposed Modification: The Applicant requests that the road serving the existing single-family detached unit located in Land Bay 2, as shown on the CDP, may be designed and constructed to Category “A” private street standards set forth in the Facilities Standards Manual, provided that the conditions listed in Section 3-511(A) are met.

3. PD-H4 DISTRICT SIZE MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 4-102. Size and Location. A PD-H district, when mapped, shall be no less than fifty (50) acres in size for a PD-H3, no less than twenty five (25) in size for a PD-H 4, and a PD-H 6 district. Smaller parcels that are adjacent to and a logical extension of an approved PD-H district may be approved pursuant to 6-1500. Land may be rezoned to the PD-H district where consistent with the provisions of the residential elements of the Comprehensive Plan.”

Proposed Modification: The Applicant requests that the 25 acre minimum for a PD-H4 zoning district be modified to permit this approximately 20-acre PD-H district, administered as R-8.

4. PD-H DISTRICT SETBACK MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 4-109. Site Planning - External Relationships. Site planning within the PD-H district shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development shall demonstrate the following features: (C) Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses. Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, or a commercially zoned development approved subject to proffers prior to adoption of this ordinance, the development shall provide for either: (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or, (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.”

Proposed Modifications: The Applicant requests to reduce the 50’ open space buffer required by Section 4-109(C)(2) to 25’ along the eastern property boundary, and to between 50’ and 0’ adjacent to the planned streets and round-about, as shown on the CDP.

5. PD-H DISTRICT PRIVATE STREET MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 4-110. Site Planning - Internal Relationships. The PD-H district shall provide the following: (B) All arterial and collector streets serving a PD-H District, and all streets of any size serving residential (except townhouse and multifamily), commercial, office, institutional and industrial uses within a PD-H district, shall be designed and constructed to VDOT standards for inclusion in the state highway system. Roads serving townhouse and multifamily uses only may be designed and constructed to private streets standards set forth in the Facilities Standards Manual, provided the following conditions are met: (1) All residences served by a private road shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such road. (2) The record plat and protective covenants for such development shall expressly state that

the County and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private roads. (3) Sales brochures or other literature and documents provided by the seller of lots served by such private roads shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such lots including a statement that the County has no, and will have no, responsibility for the maintenance, repair, or replacement of private roads.”

Proposed Modifications: The Applicant requests that the road serving the existing single-family detached unit located in Land Bay 2, as shown on the CDP, may be designed and constructed to Category “A” private street standards set forth in the Facilities Standards Manual, provided that the conditions listed in Sections 4-110(B) are met.

6. VCOD DISTRICT GARAGE SETBACK MODIFICATION

Zoning Ordinance Requirements to be Modified

“Section 4-2104. Additional Neighborhood Development Standards. Where the following requirements conflict with other provisions of this Ordinance, then the following requirements of this Section shall apply: (B) Other Standards. (5) Garage locations. Front-loaded garages shall be setback at least 20 feet behind the front line of all principal buildings, except when a lot within 150 feet of, and on the same side of the street as, the subject lot has a garage setback less than 20 feet from the front lot line of all principal buildings on such lot, in which case the minimum garage setback shall be equal to the garage setback on such lot.”

Proposed Modifications: The Applicant requests a modification of this Village Conservation Overlay District requirement to permit a minimum setback of at least 6 feet for front-loaded garages behind the front line of the principal building on Lots 1 through 15 and 17 through 20. All such front-loaded garages will be equipped with decorative garage doors to enhance the streetscape within the Village Conservation Overlay District.

EXHIBIT C

DEERVIEW DRIVE TRAFFIC CALMING MEASURES



Deerview Drive
Landscape Architecture

High-Capacity Group



EXHIBIT D

SINGLE-FAMILY DETACHED ARCHITECTURAL EXAMPLES







EXHIBIT E

SINGLE-FAMILY ATTACHED ARCHITECTURAL ILLUSTRATIVES



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