

# Beach Road WW, LLC.

Case No. 22SN0049

## PROFFERS

May 26, 2022

1. Conceptual Plan. The site shall be designed as generally depicted on the drawing titled “Beach Road WW LLC (Seth Properties) – Concept Plan” and attached hereto, to be further referred to as Exhibit A. The site uses shall be as described and shown on the Conceptual Plan. However, the exact location of buildings, drive areas and parking areas may be modified provided that the general intent of the Conceptual Plan is maintained with respect to location of uses, internal road network and pedestrian environment.
2. Utilities.
  - A. Public water systems shall be used.
3. Road Cash Proffers.
  - A. The applicant, sub-divider, or assignee(s) (the “Developer”) shall pay \$9,400 for each single family detached dwelling unit to Chesterfield County for road improvements within the service district for the property (“Road Cash Proffer Payment”). Each Road Cash Proffer Payment shall be made prior to the issuance of a certificate of occupancy for a dwelling unit unless state law modifies the timing of the payment. Should Chesterfield County impose impact fees at any time during the life of the development that are applicable to the property, the amount paid in cash proffers shall be in lieu of or credited toward, but not be in addition to, any impact fees, in a manner determined by the County. Should Chesterfield County modify its Road Cash Proffer Policy, or implementation of the Road Cash Proffer Policy, then the Road Cash Proffer Payment shall be reduced to conform to such modification as determined by the Transportation Department.
4. East/West Collector:
  - A. In conjunction with recordation of the initial subdivision plat or within ninety (90) days of a written request by the Transportation Department, whichever occurs first, a seventy (70) foot wide right-of-way through the property for an “East/West Collector” shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. Dedication shall provided for the connections to both existing segments of Brandy Oaks Boulevard. The exact location of this right-of-way shall be approved by the Transportation Department.
  - B. Prior to preliminary plat approval, an access plan for the East/West Collector shall be submitted to and approved by the Transportation Department. Vehicular access from the Property to the East/West collector shall conform to the approved access plan.

- C. The Developer shall be responsible for the following road improvements with modifications approved by the Transportation Department:
- i. 1) Construction of a two (2) lane road for the East/West Collector to VDOT Urban Collector standards (40 mph) from existing termini at both Brandy Oaks Boulevard intersections, through the Property, to the eastern Property line,
  - ii. 2) Construction of left and right turn lanes at the intersection of the north and south Brandy Oaks Boulevard extensions,
  - iii. 3) Construction of left and right turn lanes at each approved public road intersection, based on Transportation Department standards,
  - iv. 4) Construction of VDOT standard sidewalks along both sides of the East/West Collector, unless otherwise approved by the Transportation Department, and
  - v. 5) Dedication of any additional right-of-way (and/or easements) required for the improvements noted above.
5. Density. A maximum of One Hundred and Fifty (150) units shall be permitted on the property.
6. Open Space/Pedestrian Areas.
- A. There shall be a minimum of One (1) pocket park on the property. This open space shall consist of uses such as a playground, open game field, gazebo, fire pit, benches, or any other outdoor amenities as approved by the Planning Director at the time of Site Plan Review.
7. Stormwater.
- A. Any stormwater management BMP or stormwater conveyance that outfalls towards existing recorded subdivision lots must be designed to discharge the post-developed 100-year storm at the 100-year pre-developed rate.
8. Development Standards. Exhibit B provides illustrative pictures of the architectural appearance for single family homes to be constructed on the Property. These illustrative pictures are conceptual in nature, and the final elevations may use a different type of architectural style, materials and architectural detailing from what is shown so long as the variety of the architectural elements represented by the illustrative pictures is maintained. In addition to any other requirements set forth herein, the Applicant shall comply with the following:
- A. Residential Design Elements.
    - i. Driveways/Walkways.
      - a). Driveways.

- (1) All private driveways shall be constructed from concrete, exposed aggregate concrete, concrete pavers, stamped concrete, brick, or asphalt.
- (2) Front walks: A minimum of a 3-foot-wide front walkway consisting of concrete, exposed aggregate concrete, concrete pavers, stamped concrete or brick shall be provided between the front entrance of each dwelling unit and adjacent drives, sidewalks or streets.

ii. Landscaping.

- a). Front Foundation Planting Beds: Foundation planting is required along the entire front façade of all units and shall extend along all sides facing a street. Foundation Planting Beds shall be a minimum of four (4) feet wide from the unit foundation. Planting beds shall include medium shrubs, spaced a maximum of four (4) feet apart. The plant materials used should visually soften the unit corners and complement the architecture of the home at their mature sizes. Planting bed deviations may be approved by the Planning Department at time of plans review due to unique design circumstances.

iii. Fences. Chain link fences shall not be permitted.

iv. Residential Architecture and Materials:

- a). Style and Form. significant deviations are approved by the Planning Commission during subdivision plan review, the architectural treatment of the homes shall be generally compatible and consistent in quality to the architectural standards of the elevations as shown in Exhibit B, entitled Conceptual Design Guidelines, dated March 23, 2022.
- b). Materials. Acceptable siding materials include brick, stone, masonry, fiber cement siding (such as HardiePlank, HardieShingle, and HardieTrim), premium vinyl with a minimum wall thickness of .044 inches, or engineered wood siding (such as LP SmartSide), or other comparable material as approved by the Planning Director at time of plans review. Dutch lap and plywood siding are not permitted. Other materials may be used for trim, architectural decorations, or design elements provided they blend with the architecture of the dwelling.
- c). Step-down Siding: For dwelling units stepping the siding down below the first floor shall be permitted on the side and rear elevations that do not front on a street, with a maximum of two (2) steps permitted on any elevation. A minimum of 24 inches of exposed brick or stone shall be required, unless a lesser amount is approved by the Planning Department at time of plans review due to unique design circumstances.
- d). Variation. Buildings with the same front elevation may not be located adjacent to, directly across from, or diagonally across the street from each other on the same street. Variation in the front elevation to address the previous sentence may be accomplished by providing at least two (2) of the following architectural changes:

- (1) adding or removing a porch or covered entry or increasing or decreasing the length of the porch or entry
  - (2) varying the location and/or style of a front facing gable(s)
  - (3) alternating the location of the garage
  - (4) providing different materials and/or siding types on at least 50% of the elevation
  - (5) providing a different roof type/roof line.
- e). Roof Materials: Roofing materials shall be standing seam metal or dimensional architectural shingles or better with a minimum 30-year warranty.
- f). Porches and Stoops. Front stoops and porches shall be constructed with continuous foundation walls or with masonry piers to match the foundation of the home.
- g). Garages.
- (1) Front loaded garages shall use an upgraded garage door. An upgraded garage door is any door with a minimum of three (3) enhanced features. Enhanced features shall include windows, raised panels, decorative panels, arches, hinge straps or other architectural features on the exterior that enhance the entry (i.e. decorative lintels, shed roof overhangs, arches, columns, keystones, eyebrows, etc.). Flat panel garage doors are prohibited.
  - (2) Front loaded attached garages shall be permitted to extend as far forward from the front line of the main dwelling as the front line of the front porch provided that the rooflines of the porch and garage are contiguous. Where the rooflines are not contiguous, garages shall be permitted to project a maximum of two (2) feet forward of the front line of the main dwelling.
- h). Heating, Ventilation and Air Conditioning (HVAC) Units and Whole House Generators. Units adjacent to public right of way shall be screened from view by landscaping or low maintenance material, as approved by the Planning Department.