

Revised as of 2/1/07

VILLAGES OF GLOUCESTER PROFFER SUMMARY

The Villages of Gloucester is located in the County and contains approximately 908 acres located along Route 17, Burleigh Road, Belroi Road and Hickory Fork Road. The Villages proposes an 18-hole golf course with an accompanying residential traditional neighborhood community and commercial development.

Proffered conditions were submitted to the County as part of the rezoning request. Proffers are written standards proposed by the applicant that establish specific development standards for and restrictions on the use of the property beyond those set forth in the County's Zoning Ordinance. The proffers are enforceable by the County so that all development must adhere to the proffered requirements. [Proffer #22] Proffers run with the land, meaning that they apply to the property no matter the owner or developer. As individual lots are developed and sold, each owner of a lot must then comply with the proffers.

This is a summary of the proffers submitted to the County as of February 1, 2007. Because of the extent, detail and complexity of the proffers, we thought it worthwhile to summarize the proffers as follows:

EXHIBITS:

The application and proffers make reference to six Sheets and seven separate Exhibits, described as follows:

- ◆ Sheet 1 – Master Plan Illustrative
- ◆ Sheet 2 – General Notes and Land Use Summary
- ◆ Sheet 3 – Fox Mill Preserve – Trail and Park System Illustrative
- ◆ Sheet 4 – Route 17 Commercial Illustrative
- ◆ Sheet 5 – Golf Club/Community Center Illustrative
- ◆ Sheet 6 – Village Center Illustrative

- ◆ Exhibit A – The Villages of Gloucester Legal Description & Boundary Survey
- ◆ Exhibit B – The Villages of Gloucester Indoor Swimming Pool Plans
- ◆ Exhibit C – The Villages of Gloucester Design Guidelines
- ◆ Exhibit D – The Villages of Gloucester Plat of Water Tower Site
- ◆ Exhibit E – The Villages of Gloucester Inspection Procedures
- ◆ Exhibit G – The Villages of Gloucester Typical Lot Typologies
- ◆ Exhibit H – The Villages of Gloucester Phasing Plan
- ◆ Exhibit I – Burleigh Road Plan

The six sheets that comprise the Master Plan and illustrations may be found on this web site. The Design Guidelines, Exhibit C, and Burleigh Road Plan, Exhibit I, are on this site under Overview. The other exhibits are NOT. The complete application is available at County libraries

and in the Planning Department. The Villages will be developed consistent with and in general conformance with these exhibits. They are intended to provide an illustration of the quality of the design, design elements and architectural style of the pattern of development, community amenities, dwelling units, open space, environmental considerations and design features and buildings to be located in the Villages development.

GENERAL DEVELOPMENT REQUIREMENTS:

- ◆ Master Plan, Summary & Phasing Plan. The Villages of Gloucester must be developed according to the Master Plan, the Land Use Summary and the phasing plan (Exhibit H). Substantial deviations must be approved by the Board of Supervisors and the County Administrator will ensure consistency of the character of the land used. [Proffer #1]
- ◆ Public Water. All water for residential and commercial uses (not including the golf course) shall come from the County public water supply. In addition, the Villages will dedicate during Phase I four acres of land for a water tower site and provide \$4 million for the construction of a one million gallon water tower, comparable to the tower located at the Page Middle School. The Villages of Gloucester will construct the tower, all necessary infrastructures, and a sixteen-inch water line to Summerville Drive at its own cost. Residential and commercial water requirements will be served by the County public water supply according to the Master Water Plan. [Proffer #12]
- ◆ Public Sanitary Sewer. The County public sewer system shall service all residential and commercial uses in the Project according to the Master Sewer Plan. Septic tanks, drain fields, and engineered systems are prohibited. [Proffer #13]
- ◆ Business Park. The Villages will contain a 21-acre Business Park along Route 17. At least 25% of the total square footage of building space will be limited to office use. No single retail use in the park shall exceed 25,000 square feet. The infrastructure for this business park shall be constructed during Phase I so that the infrastructure will be immediately available upon market demands. [Proffer #14]
- ◆ Village Center. The Village Center located in the center of the site near the golf clubhouse will include retail and service stores and shops, convenience and other businesses, music and dance studios, an indoor theater, auditoriums, lodge halls, social clubs, banks, and post offices. No commercial use will exceed 5,000 square feet. Above the Center, The Village Center Condominiums will offer roughly 20 live/work housing units. [Proffers #6F and #7]

DEVELOPMENT AMENITIES:

- ◆ Golf Course. The heart of the Villages will be a par 72 championship golf course and amenities, which will include a clubhouse, pro shop, bar and grill, indoor and

outdoor swimming pools, tennis courts, and indoor fitness facilities. The golf course will be open to the public, provide training for Gloucester and Mathews High School Golf Teams, and offer junior golf programs for children. Construction of the golf course will begin within four months and be completed within two years after all required permits are issued and the final plat is recorded. Water for irrigation will be provided primarily from retention ponds, secondarily from a combination of shallow and deep wells, and lastly, only in extreme emergencies, and if permitted by the County, County public water supply. The golf course shall employ the guidelines of an Integrated Pest Management Plan to reduce pesticide pollutant loads, and a Nutrient Management Plan, each as reviewed and approved by the Tidewater Soil and Water Conservation District. [Proffer #3]

- ◆ Public Safety. A two-acre site will be provided to accommodate a new fire/EMS station near the entrance to the Villages on Hickory Fork Road to serve the County to the south.
- ◆ Recreation Facilities. Neighborhood recreation facilities shall include numerous amenities. One outdoor swimming pool (measuring approximately 24 by 75 feet) and one indoor swimming pool will be available to residents, guests of residents, and guests of the Homeowner's Association. The indoor pool shall be completed with the golf course (prior to or during Phase I) and the outdoor pool will be completed by Phase III of the Project. Two regulation-size hard surfaced tennis courts will be constructed with a third and fourth built in the future to meet demand. The Villages will also include parks, open spaces, and six miles of walking paths and trails made available to the public. [Proffer #4]
- ◆ Fox Mill Preserve. A thirteen-acre park (Fox Mill Preserve) will be dedicated, which will contain a park and environmentally sound walking path. All of Fox Mill Preserve will be open and available to the public and maintained by the Homeowner's Association. [Proffer #5]
- ◆ Traffic Improvements. The Villages will make improvements to each of the surrounding road systems. The Villages will install a right turn lane at the intersection of Route 17 and Belroi Road before Phase I of the Project begins. The Villages will construct a project entrance on Burleigh Road and pavement improvements from this entrance to the Route 17 and Burleigh Road intersection during Phase I. Further, specific improvements to the Route 17 and Burleigh Road intersection will be made during Phase I. The Villages will further provide \$500,000.00 to the County to fund future road improvements to Belroi Road. If the Virginia General Assembly makes changes to transportation funding this year, the County would not be required to take over maintenance of the roads in The Villages. Rather, in such a case, the roads will be privately maintained by the homeowners' association as required by its covenants. [Proffer #15]

- ◆ Historic Monitoring. A project manager will monitor sites with possible archaeologically or historically significant items. If any are discovered, construction will cease until an archaeological survey is conducted. Any historically significant items found will be donated to the Gloucester County Museum. [Proffer #18]
- ◆ Habitat for Humanity. The Villages of Gloucester will donate 10 residential lots to Habitat for Humanity to be developed during Phase I of the Project. [Proffer #19]

DWELLING UNIT REQUIREMENTS:

- ◆ Home Requirements. The community will contain no more than 885 single family detached homes (starting at a minimum of 1,700 square feet and increasing to a minimum of 3,000 square feet) and no more than 237 single-family attached homes, including patio homes, townhomes, and condominiums. At least 10 homes in the first phase shall be sold for at least \$500,000. At least 262 of these home sites will be available to local contractors. [Proffer #6]
are categorized as follows:

House Type	# of Homes	Minimum Square Feet of Living Space
Single Family 1	50	1700
Single Family 2	109	2100
Single Family 3	271	2200
Single Family 4	193	2627
Enhanced Single Family	262	3000

- ◆ Lot Requirements. Dwelling units shall be constructed on lots having minimum sizes, setbacks and lot widths as shown on Exhibit G. [Proffer #6]
- ◆ Cash Proffer. The Villages will pay as a cash proffer the amount of \$5,000 per dwelling unit to the County for road improvements, fire, rescue, parks and recreation, schools, and libraries, to be distributed as the County sees appropriate. This payment will be made at the time of the building permit application for such unit. [Proffer #2]
- ◆ Design Guidelines. The Design Guidelines will shape the development of The Villages of Gloucester and all improvements shall be constructed in accordance with the Design Guidelines. The Guidelines seek to complement the historic architecture of Gloucester, with predominately brick and frame construction. Subdued exterior lighting and soft, muted earth tones will achieve simplicity of understated charm. Required written consent of the County for Design Guideline amendments will ensure consistent village character. [Proffer #11]

- ◆ Homeowners' Association. All owners of residential units will be part of the Homeowners' Association, which will be established before construction begins on the Project. [Proffer #8]

SPECIFIC DEVELOPMENT REQUIREMENTS:

- ◆ Commercial Property Owners' Association. All owners of commercial parcels will be members of the Commercial Property Owners' Association, which will be created before construction begins on the Project. [Proffer #9]
- ◆ Golf Course Management Association. The Management Association will oversee the golf course and recreational facilities outside of the common areas. [Proffers #3 and #10]
- ◆ Noise. Construction equipment will be properly muffled and stored as far away from residential areas as possible to minimize noise. A project manager will be designated to respond to any complaints. [Proffer #16]
- ◆ Landscape Buffer. Commercial lots shall be separated from residential areas by at least 75 feet of landscaped buffer. External loudspeakers will be prohibited. [Proffer #17]

ENVIRONMENTAL CONSIDERATIONS

- ◆ Golf Course Management. Water for irrigation will be provided primarily from retention ponds, secondarily from a combination of shallow and deep wells, and lastly, only in extreme emergencies, and if permitted by the County, County public water supply. The golf course shall employ the guidelines of an Integrated Pest Management Plan to reduce pesticide pollutant loads, and Nutrient Management Plan, each as reviewed and approved by the Tidewater Soil and Water Conservation District. [Proffer #3]
- ◆ Soil and Water Conservation. The Villages will ensure observance of all Storm Water Compliance issues through a designated representative. A licensed professional, holding a certificate of competence for the Soil and Water Conservation Board, will maintain the Stormwater Pollution Prevention Plan and designate a Third Party Inspector to perform erosion control inspections (Exhibit E). [Proffer #20]