

November 2, 2021

Ms. Libby Orebaugh
Manager - Town of Mt Crawford
776 S Main St, Mt Crawford 22841

RE: Fox Hill Farms Townhomes – Residential Rezoning (From Conservation Use to R-PUD)

Dear Ms. Orebaugh:

Along with the rezoning request for the above referenced property, the following proffers are voluntarily submitted in lieu of any other proffers submitted:

1. Entrances and roadways shall be constructed according to applicable VDOT requirements.
2. The attached layout showing the proposed lots and roads shall generally be followed. Adjustments during the design phase may be necessary, but the basic layout shall be maintained. No more than 261 dwelling units shall be in the 26.1 acre development. No more than 30 units shall be constructed during any calendar year to allow for increases in sewer capacity.
3. Road connections to proposed Parsons Road shall be made generally as shown on the attached layout. Public roadways in the development shall be walkable via a sidewalk along at least one side of the road.
4. At least twenty percent (20%) of the total area to be rezoned shall be common open space, and an effort will be made to preserve trees where possible. The common open spaces shall be defined by fences, plantings and/or well marked property corners.
5. A homeowners association shall be established with covenants to regulate uses and maintenance of common open spaces, parking lots, private drives, potential club house(s), and private amenities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Blackwell', with a long horizontal flourish extending to the right.

Nathan Blackwell, Engineer/Owner's Representative