

BLACKSBURG, LLC – APOGEE TOWNHOMES
REZONING PROFFER STATEMENT

Dated: August 20, 2018

Proffer Statement for a requested rezoning application of Parcel ID #031605 (Tax Parcel #041-3 1A) located at the northwest corner of Clay Street and Cherry Lane.

The owner/applicant hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

- 1) Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z2 dated April 2, 2018 and revised June 15, 2018.
- 2) The site shall be served by Town of Blacksburg sanitary sewer and water as required per contract between The Town of Blacksburg and Cedar Orchard Corporation dated March 17, 1982 and amended December 17, 1984 and April 16, 1985.
- 3) No direct residential vehicular access to the subject property shall be provided from Cherry Lane. An emergency access connection will be provided to Cherry Lane for the sole use of emergency service vehicles.
- 4) The proposed townhome structures will be complimentary to the existing Orchards Townhome development both in scale and use of materials. The Townhomes shall only be one story or two story units. There shall be a variety of exterior building materials used.
- 5) Townhome units shall have no more than 70% vinyl siding.
- 6) All parking spaces and drive aisles within the project shall be included in a cross parking and ingress/egress easement agreement and shall be maintained by the property owners or management association established for this project.
- 7) No more than 34 Townhome units shall be constructed.
- 8) Screening in the form of evergreen vegetation shall be planted in the rear yards between proposed units 1-8 adjacent to the Woods Edge property as shown on the Master Plan dated 4/2/2018 and revised 6/15/2018. The vegetative material shall be alive and in good health and shall be at least 3 feet in height when planted and spaced at a maximum of 8 feet apart on center.

BLACKSBURG, LLC – **Applicant & Owner**

Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of
_____ 2018 by:
_____ of Montgomery County.

Notary Public

My commission expires _____