Farmington at Forest
Phase II Rezoning
SD060262
Owner Proffers
February 26, 2007
REVISED 11/21/2017

The following proffers are applicable:

1. *The property will be developed in substantial compliance with the Preliminary Master Plan. The maximum number of living units shall not exceed 666. This is approximately 60% of the number of units allowable by right under the present R2 zoning. The owner reserves the right to alter the plan in the following manner:*
   a. *reduce the total number of units*
   b. *increase the size of lots*
   c. *reconfigure street and lot layout*
   d. *adjust the mix of housing types to respond to marketing demands*
   e. *adjust the amount of open space, however, a minimum of 50 acres of open space will be provided.*
2. *The owner agrees not to increase the total number of condo or townhouse units.*
3. *The public streets will be built to include curb and gutter on both sides of the road.*
4. *The public street will be built to include a sidewalk along the road in Sections 8,9,10,11 & 20*
5. *Street lights will be provided along the public streets. The lights will be on poles not to exceed 20' in height and the light fixture will be shielded on the top so as not to emit light upwards. The light fixtures will be sodium vapor type which emits a softer yellow light rather than mercury vapor lights which emit an intense white light. The existing mercury vapor lights in Phase 1 Farmington will be replaced with sodium vapor lights shielded on the top consistent with those proposed in phase 2.*
6. *The owner agrees to make improvements to Perrowville Road to include adding a dedicated left turn lane, a dedicated right turn land, a dedicated through lane heading north and a dedicated through lane headed south. The construction will be coordinated with improvements to Perrowville Road being made as part of the Jefferson Forest High School renovations. The owner also agrees to install a traffic signal should it be deemed necessary by the traffic impact study.*
7. *The owner agrees to install passive recreational facilities within the open space to include:*
   a. *Walking trails along the streams as indicated on the Preliminary Master Plan.*
   b. *Landscaping of the pocket parks (indicated as "PK") on the Preliminary Master Plan. The landscaping will vary from park to park and include benches, shrubs, flowering shrubs, trees, flowering trees, butterfly habitat, blueberry and raspberry bushes.*
   c. *Picnic areas along the trail for use of neighborhood residents.*
   d. *Graded area for volley ball courts for use of the neighborhood residents*
   e. *Graded area for softball field for use of the neighborhood residents*
8. *The owner agrees to install two roundabouts with a landscaped center island. The roundabouts will be constructed in a manner that will allow large trucks and emergency services vehicles to maneuver around the circle.*
9. *The owner agrees to assist the Forest Volunteer Fire Department in their endeavor to build a new facility in the form of a cash contribution, pro bono design services for site design, pro bono services to market the existing facility, and pro bono services to grade the new site.*

TOTALS:
FAF = 221
GRAYSTONE = 8
JEFFERSON BLUFFS = 64
CROSSINGS = 77
TOWNES = 62
ROCK CREEK = 14
STONEY RIDGE = 48
THE RETREAT = 19
SUB TOTAL = 513
SANDERS UNITS = 11
GRAND TOTAL = 524

FARMINGTON AT FOREST MASTER POA

SEC 6	39 UNITS
SEC 7	34 UNITS
SEC 8	50 UNITS
SEC 9	34 UNITS
SEC 10	23 UNITS
SEC 20	41 UNITS
TOTAL = 221 UNITS	

GRAYSTONE - SEC 18 - 8 UNITS

JEFFERSON BLUFFS - 64 UNITS SEC 18 -17 UNITS, SEC 19 - 33 UNITS, SEC 17 - 4 UNITS, SEC 20 - 14 UNTIS = 64 TOTAL

THE CROSSINGS - SEC 15 - 19 UNITS, SEC 16 - 33 UNITS, SEC 17 - 25 UNITS = 77 TOTAL

THE TOWNES - SEC 13 = 62 UNITS

ROCK CREEK - SEC 12 = 14 UNITS

STONEY RIDGE - SEC 20 = 48 UNITS

THE RETREAT - SEC 11 = 19 UNITS

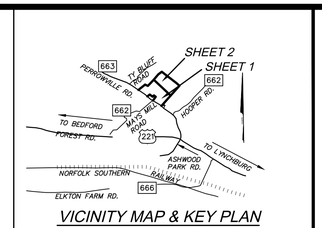
COMMON AREA

ARCHITECTURAL REVIEW COMMITTEE (FEBRUARY, 2023)

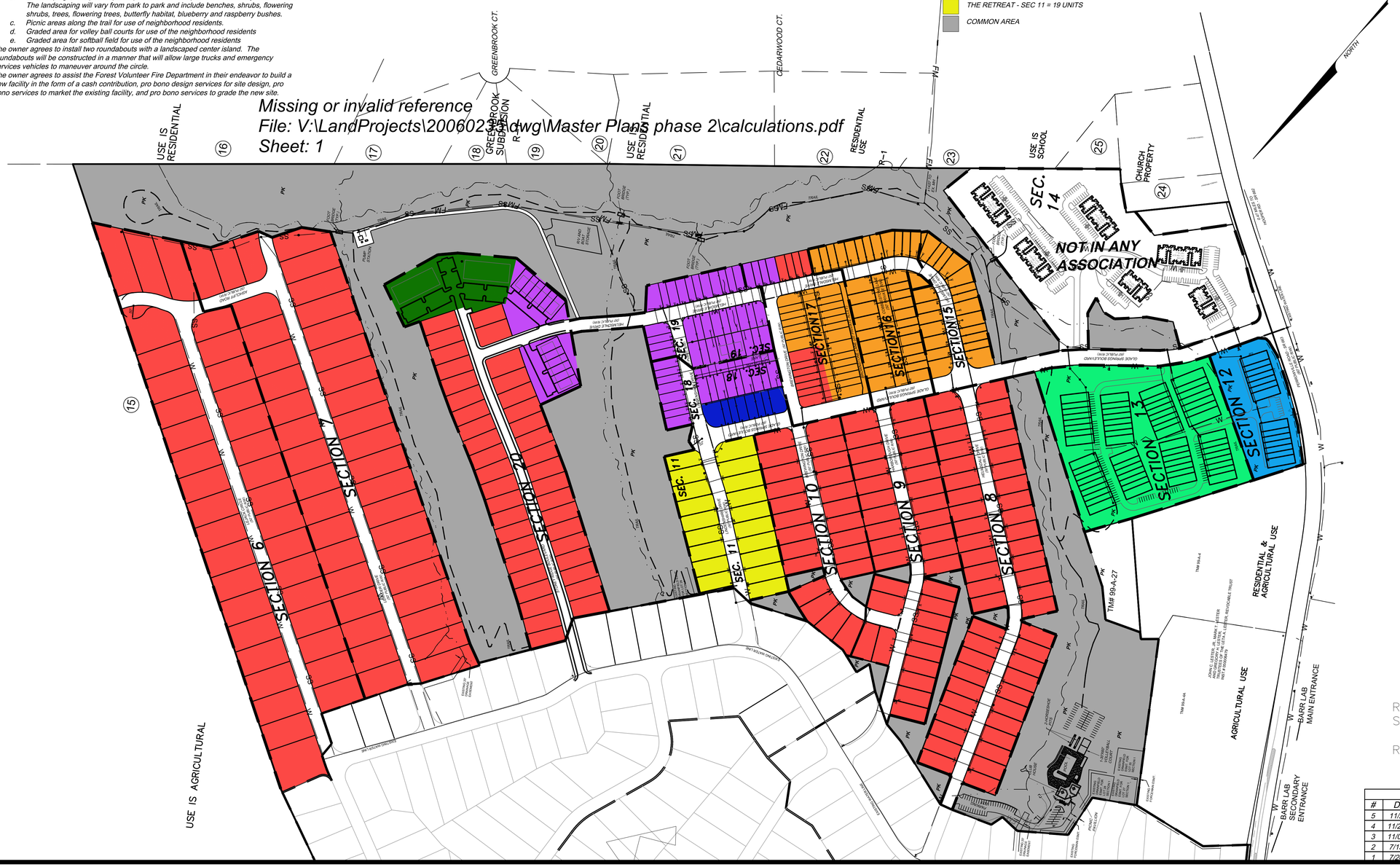
DOUG LEECH	FAF POA
RHONDA KNIGHT	FAF POA
DICK STERNE	THE RETREAT POA
DARA FARRAR	THE CROSSINGS POA
JILL RUFUS	STONEY RIDGE CONDOS
KIM CHEATHAM	JEFFERSON RIDGE POA
TO BE DETERMINED	THE TOWNES POA

NOTES:

1. *NAME OF DEVELOPMENT: FARMINGTON AT FOREST-PHASE 2*
2. *TAX MAP NUMBER(S): 99-A-27*
3. *APPLICANT &OWNER: WEST CROSSINGS, LLC 3594 ELKTON FARM ROAD FOREST, VA 24551*
4. *AREA OF DEVELOPMENT: 189.6 ACRES*
5. *CURRENT ZONING: PRD*
6. *PROPOSED USE: MIXED USE RESIDENTIAL*
7. *DENSITY: 3.4 UNITS PER ACRE*
8. *LOT SIZE: SEE CHART*
9. *WATER & SANITARY SEWER SERVICE: BCPSA*
10. *SIGHT DISTANCE: PROPOSED ENTRANCE EXCEEDS 900' IN BOTH DIRECTIONS.*
11. *ALL STREETS TO BE PUBLIC, EXECPT WHEN NOTED AS PRIVATE*
12. *SOURCE OF TITLE: WEST CROSSING, LLC PARCEL 99-A-27 INST. #0060007541*
13. *ZONING FOR ALL ADJOINING PROPERTIES IS R-2 ON NORTH, EAST & WEST SIDE AND R-1 ON SOUTH SIDE.*
14. *THERE ARE NO KNOWN SITES OF HUMAN BURIAL ON THE PROPERTY.*
15. *ALL PUBLIC RIGHT OF WAY WILL BE DEDICATED AND WILL BE APPROVED AND MAINTAINED BY VDOT.*



VICINITY MAP & KEY PLAN
N.T.S.



ADJACENT PROPERTY OWNERS

1. RUSSELL W. & REBA M. TYREE
   TM# 99-A-3B
   INS. 040008849
2. PETER & SUSAN H. DOBROFF
   TM# 99-9-40
   INS. 050011911
3. STEPHEN TOLLEY CONST. CO.
   TM# 99-9-39
   INS. 040015314
4. MICHAEL TODD & CAROL T. MIDKIFF
   TM# 99-9-38
5. CHRISTOPHER S. & MICHELLE MOORE
   TM# 99-9-32
6. PAUL DUROCHER
   TM# 99-9-31
7. KENNETH D. & KRISTEN N. TOMLIN
   TM# 99-9-30
8. RONALD W. GUTHRIE & RICCI. C. ROBINSON
   TM# 99-9-23
9. JONATHAN K. & BONNIE C. STEELMAN
   TM# 99-9-22
10. MARK W. & SARAH S. LOWRY
    TM# 99-9-21
11. DOUGLAS A. & LAURIE L. BROWNSON
    TM# 99-9-20
12. DAVID WARDEN BUILDERS LLC
    TM# 99-9-19
13. IVY TRACE LLC
    TM# 99-9-18
14. EDWARD R. IVINS JR.
    TM# 99-9-17
15. VERNON M. & ANDERSON WILLIAM DAVIS
    TM# 99-A-29
    INS. 020018111
16. IVY WOLF FARM LC
    TM# 99-A-29A
    DB. 995, PG. 743
17. WILLIAM A. III & CONNIE B. HANSEN
    TM# 99-6-18
    INS 990016326
18. CLIFFORD & DENISA R. BOWLING
    TM# 99-6-17
    INS 020014158
19. STACY M. & SUSAN M. WEBB
    TM# 99-6-16
    INS. 020017712
20. HUMBERTO III & REBECCA FAIR BAEZ
    TM# 99-6-15
21. DAVID R. & STEFANIE M. ANDERSON
    TM# 99-5-7
    DB 706, PG. 175
22. JUNKO MITSUYAMA BRANDENBERGER
    TM# 99-5-6
    DB 04001, PG. 8043
23. JEFFERSON FOREST HIGH SCHOOL
    TM# 99-A-20
    DB 333, PG. 683
24. TRS. ST. STEPHENS PROT. EPISC.
    TM# 99-A-27A
25. CEMETERY
    TM# 99-A-18

LEGEND

- STREAM
- *FIRE HYDRANT*
- *SANITARY MANHOLE*
- *WATER METER*
- *WATER VALVE*
- SS — *SANITARY SEWER LINE*
- FM — *FORCE MAIN*
- W — *WATERLINE*

APPROVED BY SUBDIVISION AGENT *DATE*

REVISIONS MADE 11/21/17 ARE SHOWN IN GREEN

REVISED 05/23/2023

200 100 0 200 400
GRAPHIC SCALE IN FEET
1" = 200'

PLAN REVISIONS

#	DATE	DESCRIPTION OF REVISION	SHEETS
5	11/2/2022	LOT OWNER LEGEND ADDED	C 0.1
4	11/21/2017	REVISED PER COUNTY COMMENTS	C 0.1
3	11/02/2017	SEC 20 REVISED	C 0.2
2	7/15/2008	SEC 12 & 13 REVISED	C 0.1
1	7/26/2007	REVISED PER COUNTY COMMENTS	ALL

HURT&PROFFITT
INSPIRED / RESPONSIVE / TRUSTED
434.847.7736
2524 LANGHORNE ROAD
LYNCHBURG, VA. 24501
HANDP.COM
ENGINEERING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

MASTER PLAN FOR FARMINGTON AT FOREST - PHASE 2 BEDFORD COUNTY, VIRGINIA

PROJECT NO.	*20222013*
LAT.	
LONG.	
DATE:	*11/09/2022*
DRAWN BY:	*DBM*
CHECKED BY:	*DBA*

REVIEW SET

HURT&PROFFITT

SHEET NO.	*REV.*
C100	

May 23, 2023 - 2:38pm \\DATA01\Projects\2022\20222013\Engineering\CADF.armington Association Map.dwg