

January 30, 2017

To: Albemarle County Community Development

Attn: Elaine K. Echols, FAICP  
Chief of Planning

Re: Avon Park II-ZMA201400006

Dear Mrs. Echols:

I am writing to ask for a reduction to the cash proffers associated with Avon Park phase 2. The cash proffers that were submitted and approved for the original Avon Park phase 2 plan in July 2008 should not apply to the re-designed site plan. The original plan had gone through the rezoning process and had been approved by the board of Supervisors, as well as all community development departments, in 2008.

The market changed, and a shift in design was needed to meet market demand in 2013. Avon Park 2 was re-designed to have more single family detached and less attached product. The plan was approved by the planning commission in 2013, after which there were several rounds of comments over 14 months.

The plan was being prepared for final submittal to the Board of Supervisors. As the plan was finalized, we had one additional meeting with the Board to cover any items we felt were still vague, for example the set-back table and the amount of design detail that would be needed for the landscaping plan. At this meeting, Fire and Rescue determined a secondary entrance was needed for Avon Park 2. An entrance had not been required in 2008, in 2013, or for 14 months in 2014. Requiring the secondary access meant that the plan had to be re-designed. This last minute requirement has led to an enormous cost increase in terms of time, real dollars, and future dollars.

### Cost breakdown

Below is a breakdown of the increase in cost for the Avon Park phase 2 project:

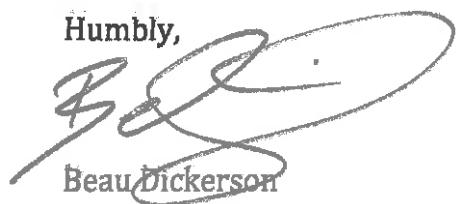
The re-design of Avon Park 2 site plan has caused an estimated increase in development hard costs of between \$150,000 and \$170,000. This added cost is due to the overall lowering of the site, additional clearing and grading, retaining walls that will now be required, and construction of the access road. Its entrance will be on State Route 742 South (Avon Street Extended).

Additional landscaping will be needed due to the construction of the road and the clearing that is now needed. The cost to add additional plants, shrubs, trees, and mulch, including labor, is estimated to be \$33,000.

The cost of engineering this new plan has contributed \$60,000.00 in additional, upfront cost.

Because of this increase in cost, I am requesting that the cash proffer amount be reduced by the development hard costs of \$170,000.

Humbly,

A handwritten signature in black ink, appearing to read "BD".

Beau Dickerson

Managing Member of Dickerson Homes and Development

# Earthworks Excavating, Inc.

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October 4, 2016

To: Dickerson Homes & Development  
Attn: Clay Greene  
Re: Avon Park II access road costs

Mrs. Greene.

Per your request I have studied the revised siteplan for the proposed Avon Park II development on Avon St. Ext. In particular I have looked at the increased costs of the features related to the access road leading from the lower end of the site. I am led to believe that the addition of this road caused an overall "lowering" of the site so that the slope of the access road fell within acceptable parameters, and that this "lowering" in turn caused more grading/area to be graded, and the addition of two separate retaining wall networks needed to make this grading possible.

In consideration of these changes, and in comparison to previous budgets that I had prepared for this project, it is my opinion that the cost of the project (from a sitework contractors standpoint) will increase by between \$150,000.00 and \$170,000.00.

Thank you for your consideration in this matter, and please feel free to contact me with any questions.

Peter D. Wildman  
President, Earthworks Excavating, Inc.