

**PRESTON LAKE MASTER PLAN AMENDMENT REQUEST (R-5C)
MLK PRESTON LAKE, LLC**

NARRATIVE STATEMENT

December 13, 2013

MLK Preston Lake, LLC, the current owner of the R-5 Section of the Preston Lake development, proposes to amend the existing governing Master Plan for the development as set forth in the following narrative, revised Master Plan, revised proffers, and other associated documents and exhibits. This revision sets to modify portions of the previously proffered layout, incorporate new product types (multi-family buildings and quads) and expand the development to incorporate neighboring parcels as noted below.

The parcels proposed to be added to the Preston Lake development include TM 125-(A)-L217, L218, and L220A, as well as a portion of L215. These first three listed parcels are proposed to be developed as single-family detached residential units with open space, while the latter will serve as both single-family attached residential unit development and open space.

Development sections previously denoted as Phases IV and V have been modified to include new proposed unit variations: multi-family residential units (to be separated from the remainder of the residential development by a wall or fence with no direct vehicular or pedestrian access, as described in the proffered conditions and as shown conceptually on the Master Plan) and quad units (blocks of four single-family attached units). The proposed residential development total is set at 819 units. Individual unit type totals are shown on the Master Plan, though these totals may shift so long as the overall total number of units is not exceeded. Overall density has been increased to 5.87 dwelling units per gross acre (including acreage that is being donated for public right-of-way improvements), which is still considerably less than the R-5 cap of 8 units per acre that is allowable by County Code. Development of Preston Lake is not proposed to be limited by any particular phasing, to better allow market driven development practices and better ensure the financial success of the project as a whole.

The existing roadway configuration has been modified slightly to better accommodate the newly proposed development types. A mini roundabout has also been proposed near the intersection of Preston Lake Boulevard and Boyers Road, to serve as a

traffic calming device and better deter cut-through traffic between Boyers Road and Massanetta Springs Road.

At least 25% of the net development area (not including acreage that is being donated for public right-of-way improvements) will be preserved as open space. This open space will be largely connected by walking trails, and landscaped with various shade and screening trees in many locations. Overall site grading and layout has been modified slightly to better facilitate pedestrian traffic to adjoining planned commercial uses. The previous master plan's Phase IV Park has been modified slightly to better serve as one contiguous open space, and will be incorporate a minimum grade to allow for a variety of uses. The central clubhouse, a primary amenity to the development, has been modified slightly based upon existing homeowner comments. Inclusion of a pool (shown conceptually on the Master Plan) will be determined by community support, in the manner described in the proffered conditions. Additional amenities may be added based upon existing comments from Preston Lake homeowners, as appropriate.

As is the existing case, all water and sanitary sewer services are proposed to be connected to County owned and maintained supply mains. No sanitary sewer pump stations are proposed to serve this development. The general layout has been modified slightly to better provide storm routing from SE Connector Road to the Preston Lake stormwater management pond.

Contributions made to the County's benefit (for road improvements, fire safety, etc.), along with architectural details, project character descriptions, etc., are enumerated in the list of proffered conditions associated with this request. Generally, they include significant monetary contributions toward major improvements along Massanetta Springs Road, and right-of-way contributions for Boyers Road realignment and Connector Road construction, along with monetary contributions toward fire safety training and physical improvements.