August 16, 2001
Revised: February 21, 2002

Founders' Pointe Subdivision Master Plan
Development & Design Guidelines

The following development and design guidelines have been prepared to supplement the Founders' Pointe Master Plan (Master Plan) prepared by Kimley-Horn and Associates dated April 16, 2001, and last revision date of February 15, 2002. The purpose of these guidelines is to establish clear and concise standards for the development of the property consistent with the Memorandum of Agreement approved in 1974 and 1975 for this property.

These guidelines are the result of considerable negotiations between Isle of Wight County, the owner/developer Thomas L. Newton, Jr. and Thomas S. Word, Jr. as trustees for GrayCo, Inc. (Owners), and Kimley-Horn and Associates, the designer of Founders' Pointe. In addition, the Master Plan and these guidelines have been modified to incorporate many of the suggestions from the Board of Supervisors, Planning Commission, County Staff and other citizens.

ACCESS

A. Primary access to the property shall be provided from Sugar Hill Road (Route 661). The access point shall be located on the property formerly owned by J. O. and Mattie S. Roach and/ or property of the Owner as shown on the Master Plan. The final location of the street intersection with Sugar Hill Road shall meet the standards of the Virginia Department of Transportation (VDOT) for sight distance and geometric standards, and shall be approved by VDOT.

B. The following improvements, as more fully described in the Founders' Pointe Traffic Impact Study dated December 6, 2000, shall be made to Sugar Hill Road solely at the expense of the owner/developer:

1. The Sugar Hill Road and Site Driveway Intersection shall be improved with a left turn lane consisting of a 200' taper and 200' storage bay with widening to occur symmetrical to the existing pavement and within the existing right-of-way. This left turn lane shall be constructed with the first phase of the Founders' Pointe development.

2. The existing two lanes on Sugar Hill Road from the proposed driveway intersection to the Sugar Hill Road and Route 17 intersection shall be widened to two 12' wide lanes, with a 2' minimum usable shoulder. Improvements shall consist of a symmetrical two-foot pavement widening of each lane and then a 1.5" surface overlay of the existing road. Such improvements shall be constructed with the first phase of the Founders' Pointe development.

3. At the Sugar Hill Road and Route 17 intersection, the existing northbound right-turn lane on Route 17 shall be extended to provide approximately 214' of storage bay, with a 150' taper. The existing southbound left-turn lane on Route 17 shall be extended to provide a 200' storage bay and 200' taper. A left turn lane shall be constructed within the existing Sugar Hill Road right-of-way at its intersection with Route 17 for southbound left turns with a 200' storage bay and 200' taper. Such improvements shall be constructed with the first phase of the Founders Pointe Development.

4. A traffic signal shall be installed at the intersection of Route 17 and Sugar Hill Road when a combination of signal warrants are met in accordance with VDOT criteria to require installation of a traffic signal. Two signal warrant analyses shall be performed by Kimley-Horn and Associates when 88 and 175 homes have been issued building permits by the County and shall be reviewed by both the County and VDOT. Such improvements shall be made when the combination of signal warrants are met with the platting of each section or phase of development, or prior to platting of the final section of the development, which ever occurs first.

Improvements B-1 through B-3 shall be bonded with the VDOT right-of-way permit. The Owner shall bond the improvements in B-4 once the combination of signal warrants are met or no later than with recordation of the final phase of the Founders Pointe Development in a manner acceptable to the County Attorney.

C. The developer of Founders' Pointe shall not construct a roadway connecting Founders' Pointe to Omera Drive.

D. A future secondary access shall be planned by providing a 60' right-of-way reservation as shown on the Master Plan . This right-of-way reservation shall be recorded on the final subdivision plat for the lots adjoining the reservation area, and is generally located at the point previously approved by DEQ and USACOE for a wetlands crossing to accommodate a future access from Founders' Pointe to Whippingham Parkway. The developers of Founders Pointe are required to plat the 60' right-of-way reservation from its internal loop road to the northern boundary of Tax Map Parcel #34-01-102.

E. All roads shall be designed and constructed to VDOT standards, as may be modified by County ordinances and regulations

PEDESTRIAN SIDEWALKS AND TRAILS

A. The Site Driveway (main access road) and the two interior loop roads shall include a 5' wide concrete sidewalk to accommodate pedestrian and bicycle traffic on one side of these roadways as shown on the Master Plan. All other roadways adjacent to the proposed trails within RAC/ Open Space areas as indicated on the Master Plan, shall install 5' wide concrete sidewalks running along the side yard property lines to connect the adjacent roadway to the proposed trails. Sidewalks and trails shall be maintained by the Founders' Pointe Homeowners Association (Association). .