

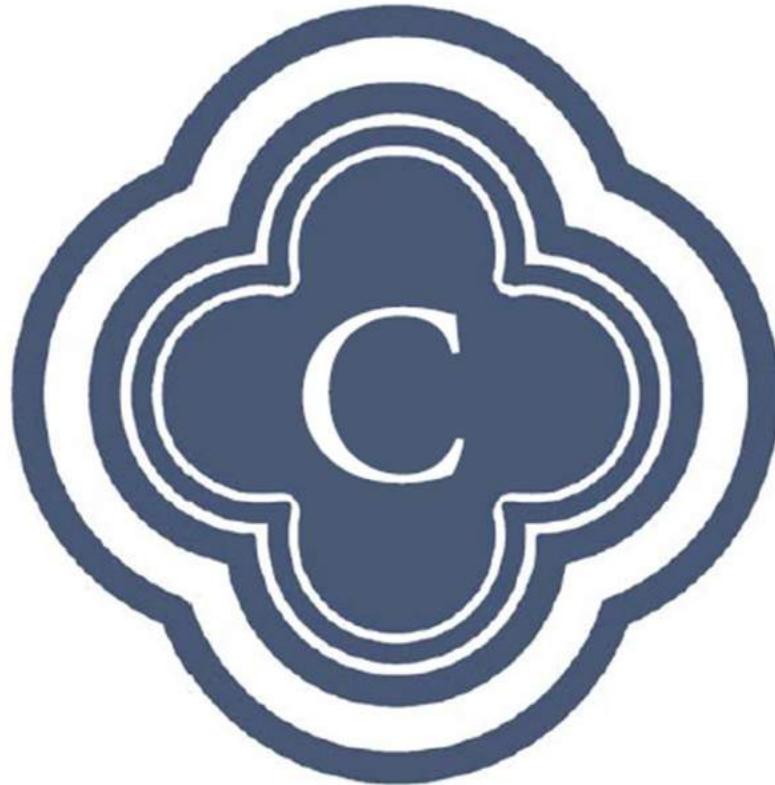


C l o v e r l e i g h



Cloverleigh Summary

- 103.3 Acres
- Located in the NW quadrant of Route 288 and Route 360
- East side of Old Hundred Road
- Opportunity to comprehensively develop assemblage of infill parcels in one cohesive community.
- Proposed mix of housing types, with average prices ranging from \$400,000 to \$525,000
- Onsite amenities, improvements to the existing transportation network, a full pedestrian network, and preservation of over 50 acres of open space
- Bringing new households to the area will help rejuvenate Market Square



Development Areas

- 17 Single-family lots next to Rose Glen
- Buffer and street trees along Nuttree Subdivision
- Buffer along Rose Glen Subdivision



- Complete pedestrian network including sidewalks, trails, and a pedestrian bridge across Nuttree Branch connecting neighborhoods to the north
- Courtyards, parks, and tot lots throughout the community
- Clubhouse and 25m competition pool
- 463 Townhouses
- 308 Apartments or 260 Condos
- Alley access and parking for majority of townhouse lots

ALTERNATE: 2/2 CONDOMINIUMS











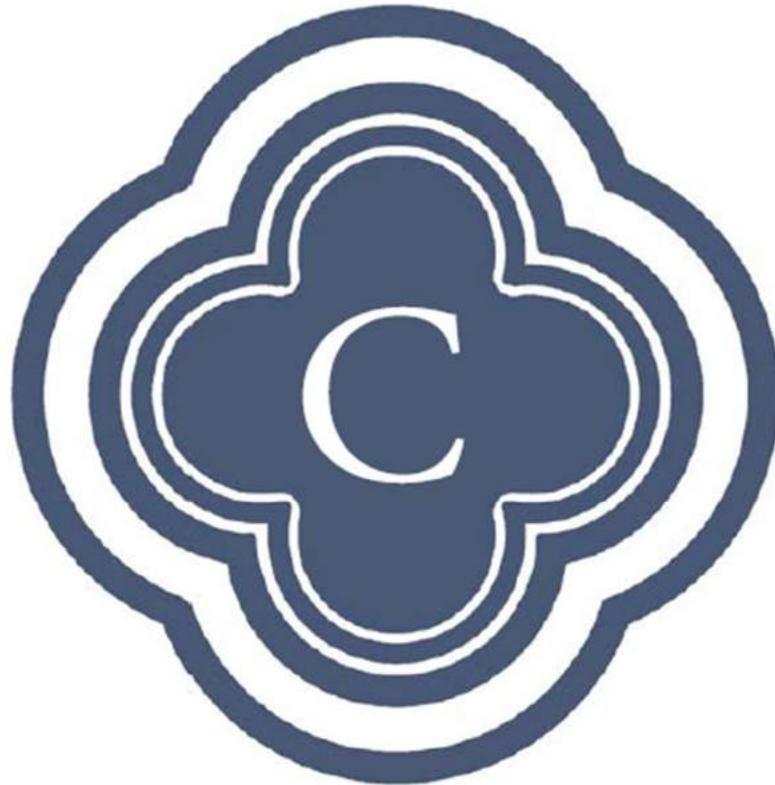


Apartments



Or Condos





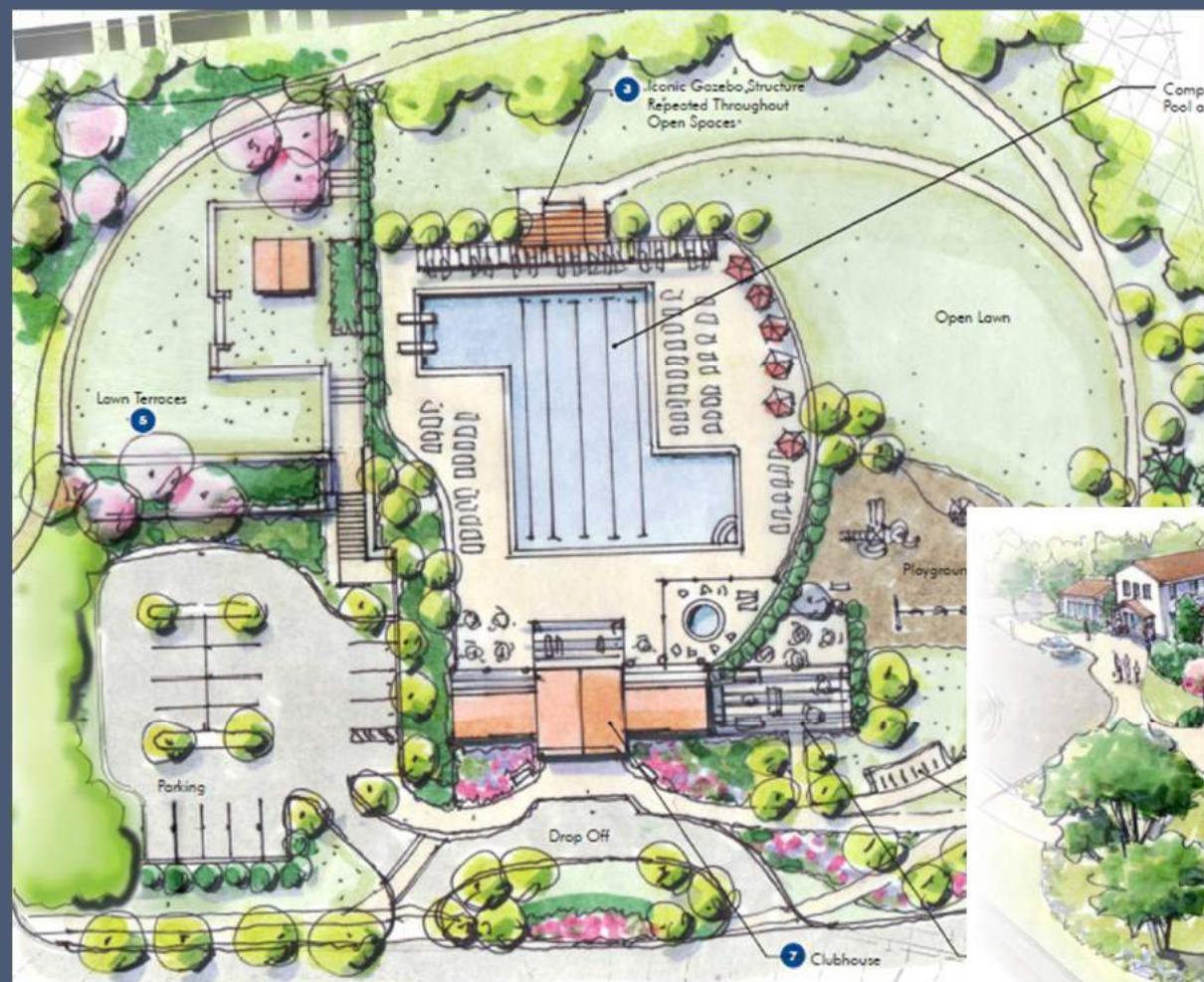
Amenities

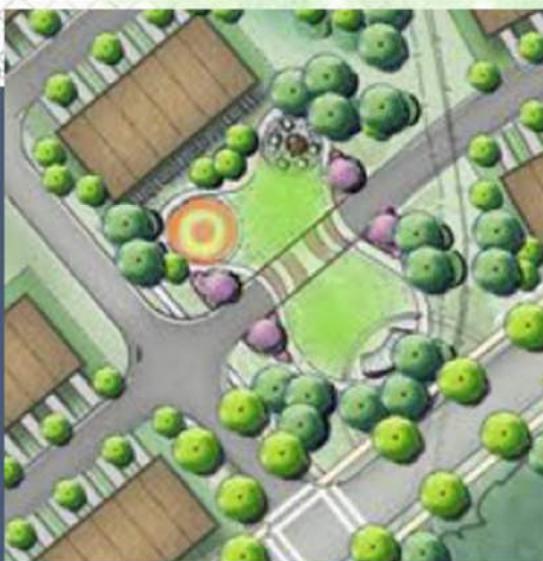


17

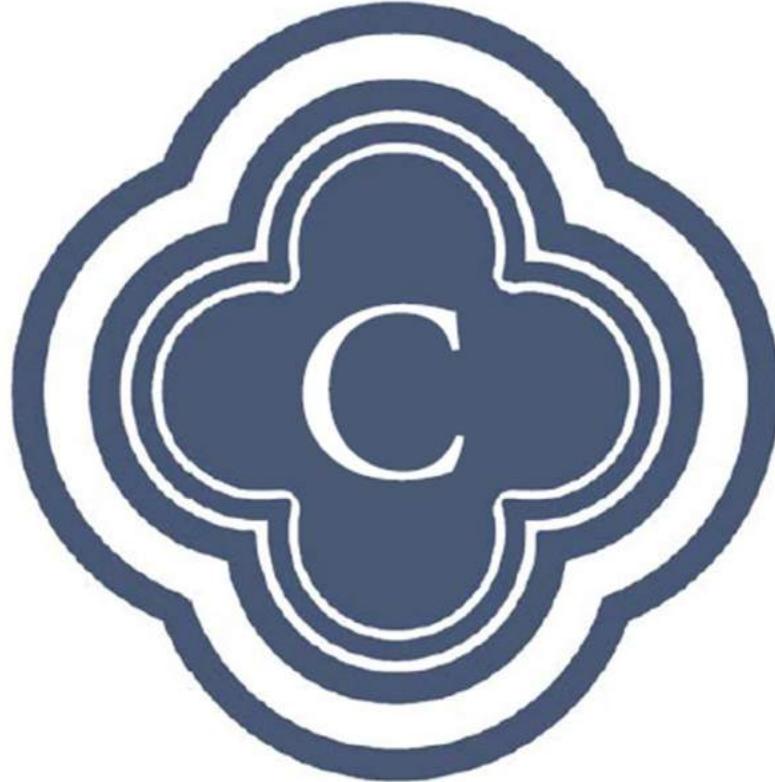
Amenities legend:

- 1** Amenity area with bathhouse, pool, and gazebo
- 2** BMP
- 3** Single-family lots
- 4** Courtyard
- 5** Park with tot lot
- 6** Park with meadow
- 7** Existing wetlands to be preserved
- 8** Existing trees to be preserved
- 9** Apartment clubhouse and amenities area
- 10** Public Road A
- 11** Public Road B
- 12** Cell tower
- 13** Nut Tree Branch
- 14** Property Access Point A
- 15** Property Access Point B
- 16** Tomahawk Baptist Church
- 17** Market Square

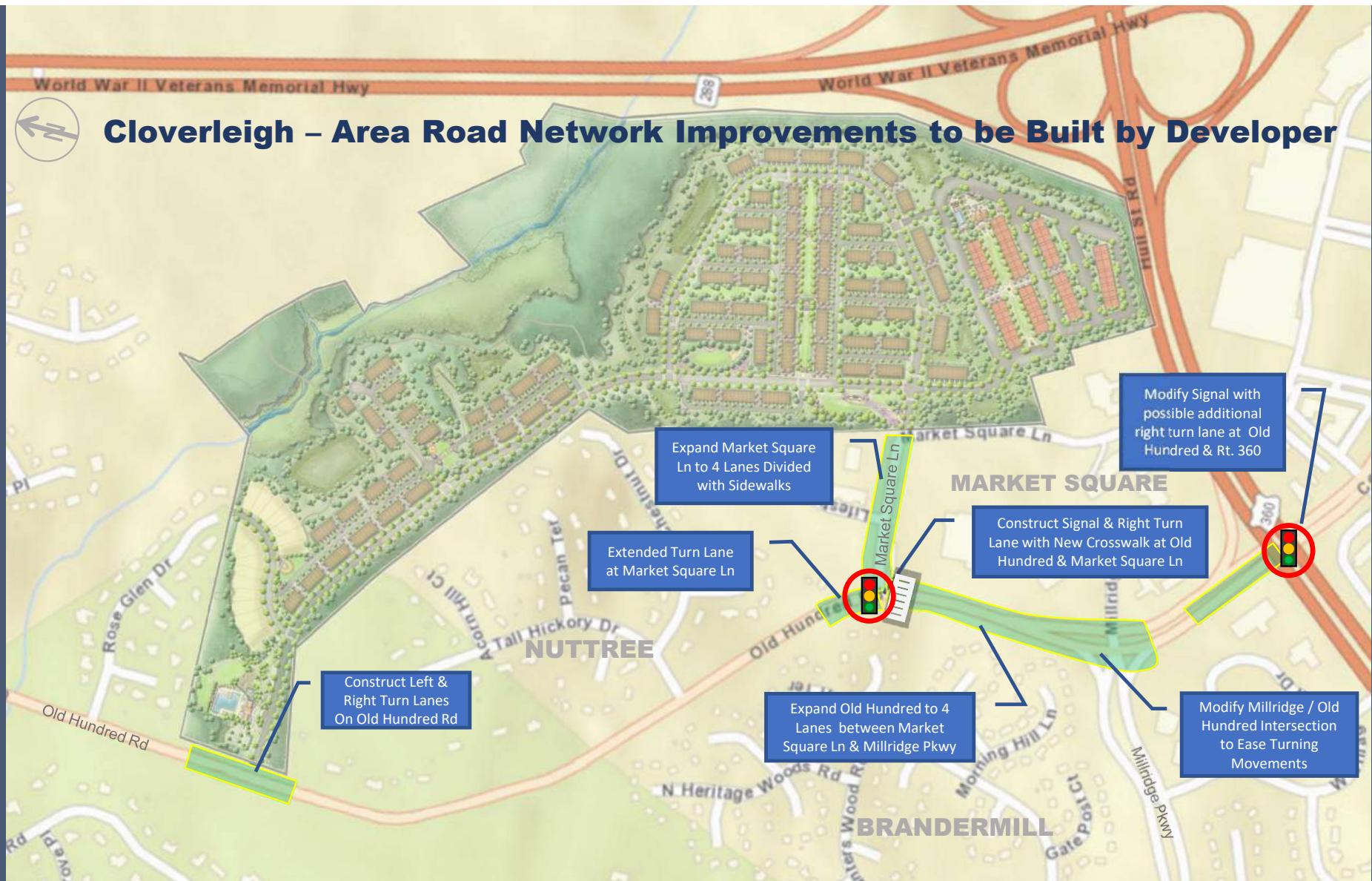






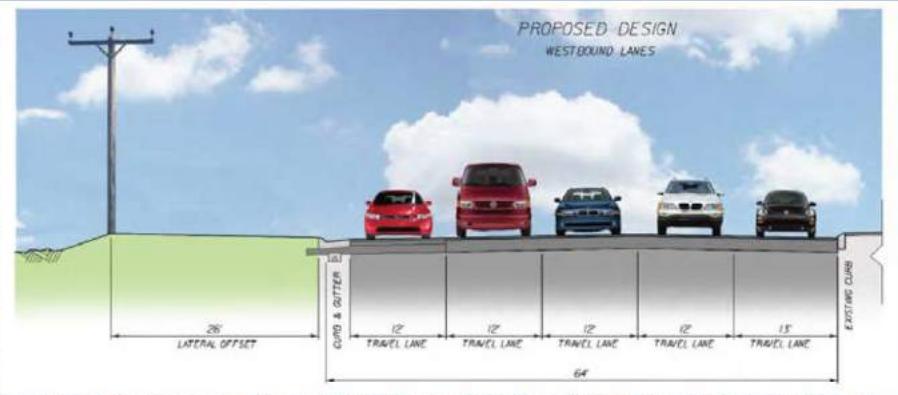


Developer
Constructed
Improvements to
Road Network



VDOT/CDOT Project

- Utility relocations underway
- Road construction start by Q3 2022
- Q2 2025 Completion



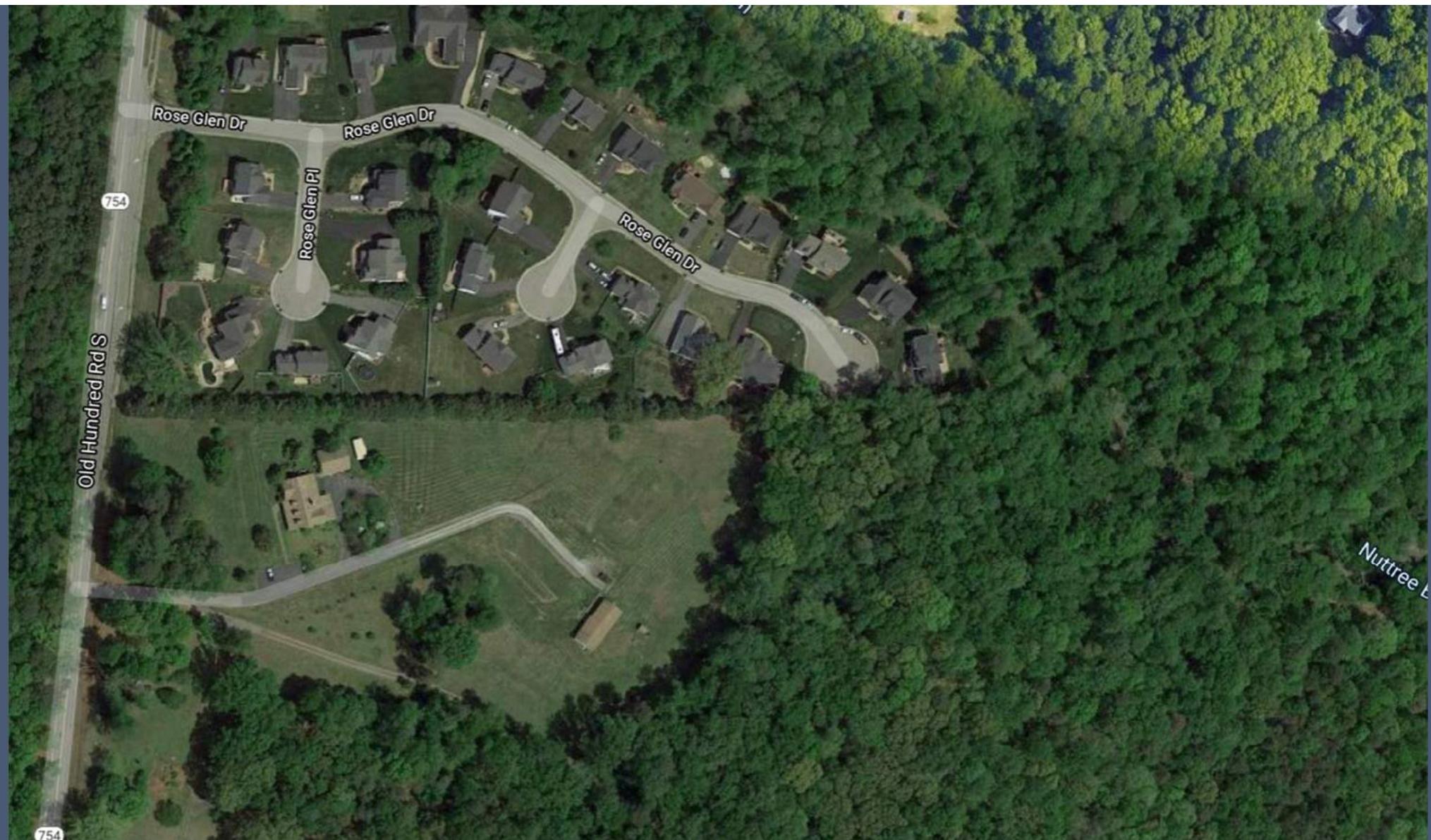
To reduce backups on Route 288, improve travel time, and reduce rear-end crashes:

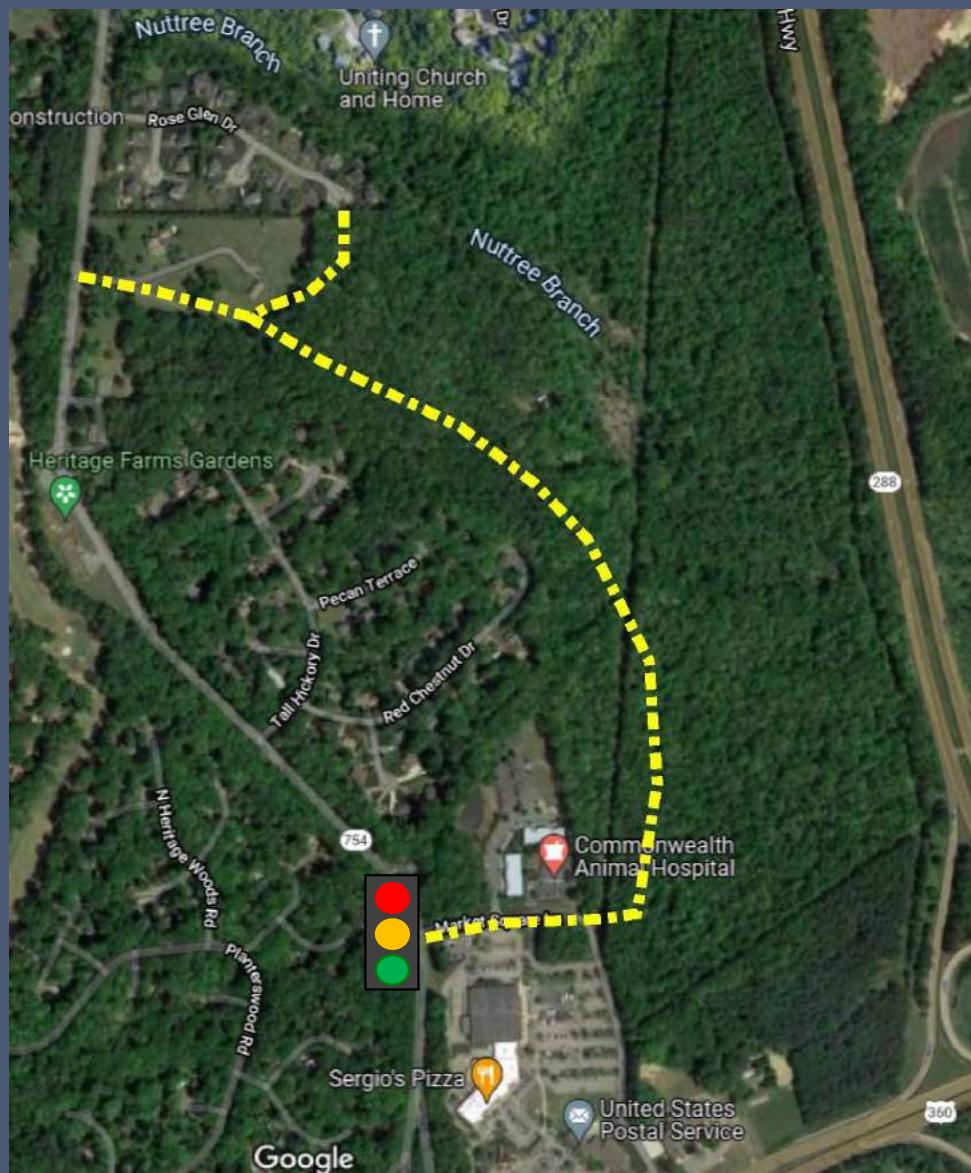
- Route 288 southbound will be widened from two lanes to three lanes.
- The off-ramp from Route 288 southbound to Route 360 westbound will be widened from one lane to two lanes.
- Route 360/Hull Street Road westbound will be widened to allow two off-ramp lanes to continue westbound. The right-most off-ramp lane will become the right-turn lane to Old Hundred Road (Route 754). Market Square Lane will be closed at Route 360/Hull Street Road.



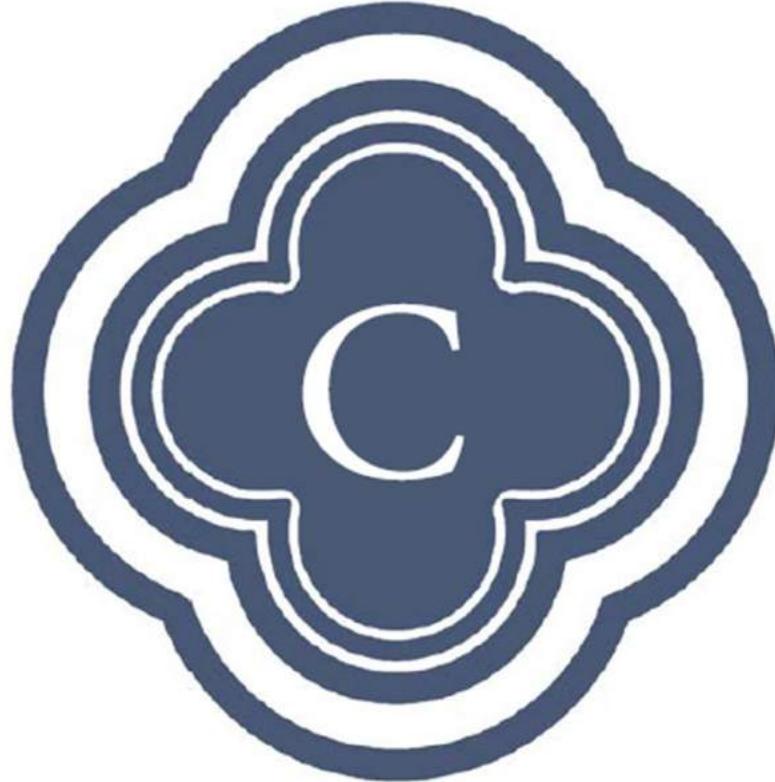
The Rt. 288 improvements will allow a driver to stay in the right-hand lane of the new 2-lane off-ramp, which will then go directly into the existing westbound right-turn lane at Old Hundred Road.



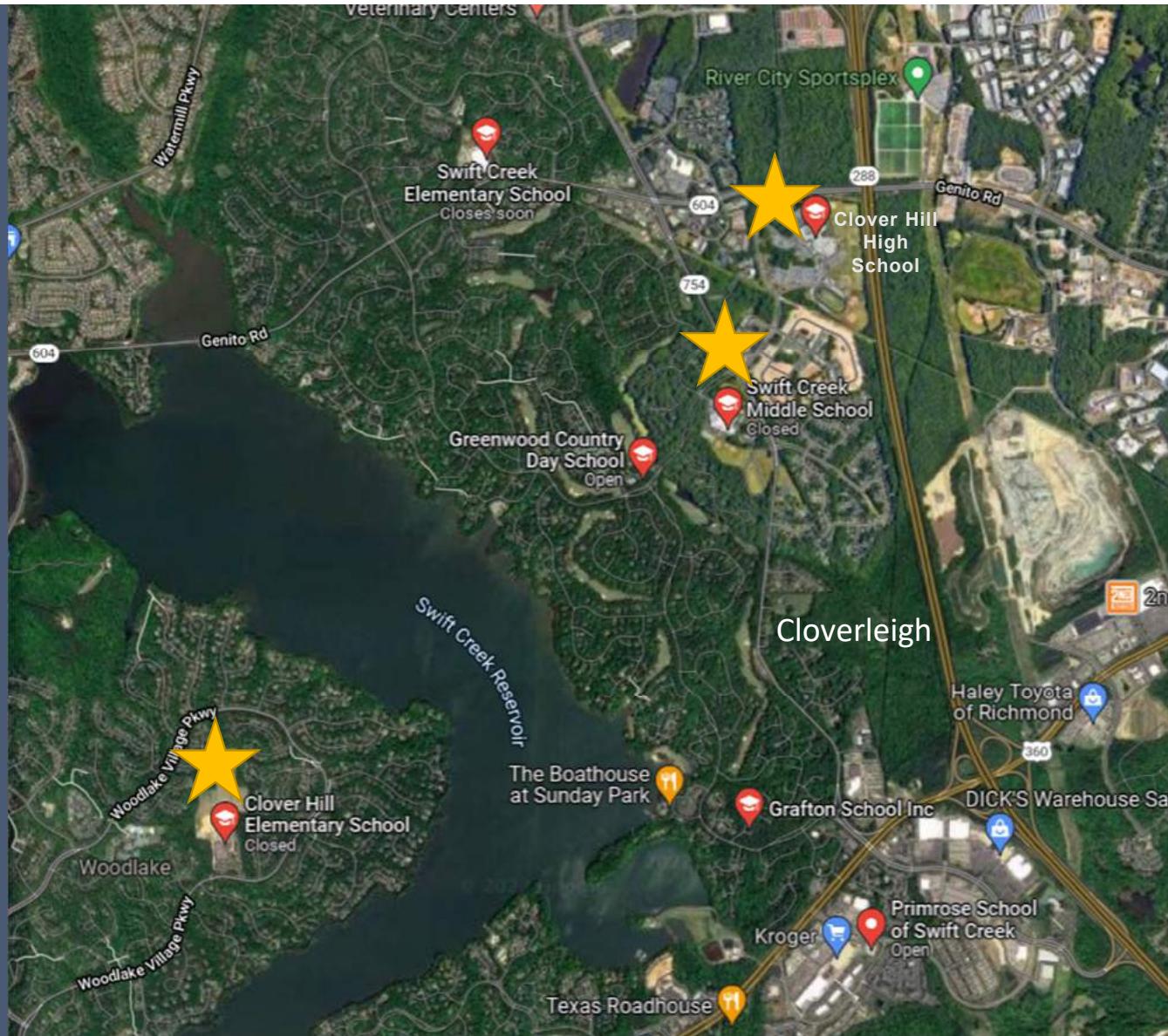




- Connection to Rose Glen in accordance with County's connectivity policy
- Will allow alternate route for Rose Glen residents to travel to Market Square and to signalized intersection



Schools

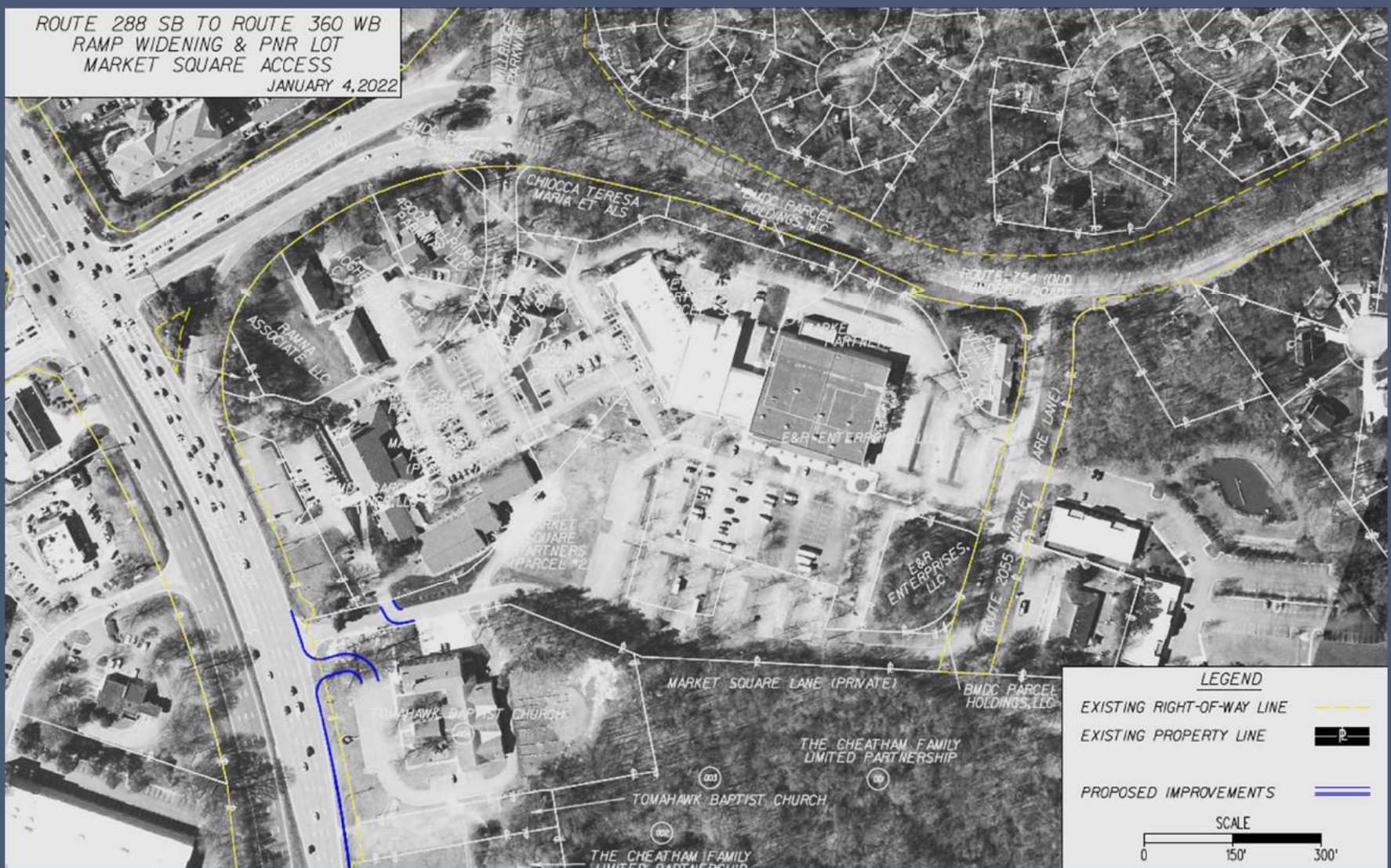


Regional pedestrian connection from Cloverleigh across Nuttree Branch, to Old Hundred Mill, through Towns at Swift Creek/Kelly Green Drive will allow access to Swift Creek Middle and Clover Hill High



Questions

ROUTE 288 SB TO ROUTE 360 WB
RAMP WIDENING & PNR LOT
MARKET SQUARE ACCESS
JANUARY 4, 2022



Option – subject to VDOT
approval and engineering

MARKET SQUARE

MILLRIDGE PARKWAY

