

ZONING
RESIDENTIAL
C-6C-04
Varina District
 Ref. 816-729-1884
 0 800 Feet

N
 Rev. September, 2004
 Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 30, 2004

Mr. Ray Perkins
Atlantic Homes, Inc.
10 San Jose Drive
Suite 4C
Newport News, VA 23606

Re: Conditional Rezoning Case C-6C-04

Dear Mr. Perkins:

The Board of Supervisors at its meeting on November 23, 2004, granted your request to conditionally rezone property from A-1 Agricultural District and C-1 Conservation District to R-2C (82.1 acres) R-2AC (89.8 acres), R-5AC (26.6 acres) General Residence District (Conditional), and RTHC (40.728 acres) Residential Townhouse District (Conditional), and C-1C (21.6 acres) Conservation District (Conditional), Parcels 816-729-1884, 814-731-5764 and part of Parcel 817-731-6470, described as follows:

Tract I

Beginning at a point on the south line of Creighton Road said point being 0.6± mile east of Cedar Fork Road; thence S08°50'08"E, 928.68' to a point; thence N63°24'52"E, 45.69' to a point being the true point of beginning; thence N63°24'52"E, 961'± to a point on the approximate 90' contour line; thence along the approximate 90' contour line in a southerly direction 2224± to a point; thence N34°13'33"W, 98'± to a point on the 100 year flood plain; thence along the said 100 year flood plain in an easterly direction 1,605'± to a point; thence S29°29'17"E, 359' to a point in the centerline of a creek; thence along the said centerline of creek in a westerly direction 2,819'± to a point; thence S83°55'02"W, 545'± to a point; thence N85°29'12"W, 384.11' to a point; thence S74°46'18"W, 124.20' to a point; thence N88°14'07"W, 225.26' to a point; thence S67°20'28"W, 67.77' to a point; thence N19°07'20"W, 756.68' to a point; thence along a curve to the right having a radius of 750', a length of 17.70', a chord bearing of N70°04'49"E and a chord distance of 17.70' to a point; thence N19°14'36"W, 50' to a point; thence along a curve to the right having a radius of 300', a length of 162.35', a chord bearing of N03°44'23"W and a chord distance of 160.38' to a point; thence N79°44'56"W, 200.82' to a point; thence N19°54'22"E, 313.75'

to a point; thence N62°33'30"E, 91.07' to a point; thence N26°35'08"W, 172.39' to the point and place of beginning, containing 82.1± acres.

Tract II

Beginning at a point on the west right of way line of Westover Avenue, said point being 109.51' from the northern terminus of said right of way line; thence S89°24'59"W, 517.50' to a point; thence N89°33'23"W, 479.54' to a point; thence N02°21'10"E, 218.01' to a point; thence N85°02'05"W, 427.15' to a point; thence N83°20'34"W, 660.18' to a point; thence N00°15'25"W, 566.30' to a point; thence N86°00'02"E, 28.65' to a point; thence N03°50'15"W, 171'± to a point in the centerline of a creek; thence along the said centerline of a creek in an easterly direction 1,813'± to a point; thence N21°24'17"E, 310'± to a point; thence N66°19'11"E, 474.68' to a point; thence N49°56'03"E, 353.79' to a point; thence N42°29'36"W, 147.61' to a point; thence along a curve to the right having a radius of 750', a length of 286.63', a chord bearing of N58°27'19"E and a chord distance of 284.89' to a point; thence S19°07'20"E, 756.68' to a point; thence S67°20'28"W, 51.43' to a point; thence S51°03'23"W, 60.48'; thence S65°29'18"W, 29.64' to a point; thence S01°04'52"E, 630.87' to a point; thence S10°06'28"W 278.12' to a point; thence S85°01'22"E, 54.69' to a point; thence S00°01'42"E, 664.16' to a point; thence S89°38'44"W, 603.08' to a point; thence N06°19'52"W, 114.25' to a point; thence S83°40'08"W, 50' to a point; thence S06°19'52"E, 109.51' to the point and place of beginning, containing 89.8± acres.

Tract III

Beginning at a point, on the south line of Creighton Road said point being 0.1± mile east of Cedar Fork Road; thence S16°32'21"E, 208.20' to a point; thence S15°27'54"E, 126.83' to a point; thence S19°30'58"E, 163.54' to a point; thence S70°29'02"W, 20' to a point; thence S19°30'58"E, 656.91' to a point being the true point of beginning; thence N81°15'47"E, 313.96' to a point; thence S10°19'02"E, 15' to a point; thence N79°40'58"E, 705.36' to a point; thence S21°22'33"E, 101.32' to a point; thence S00°00'00"E, 161.33' to a point; thence N90°00'00"E, 91.59' to a point; thence, along a curve to the left having a radius of 750', a length of 268.87', a chord bearing of N79°43'48"E and a chord distance of 267.43' to a point; thence N69°27'35"E, 200.07' to a point; thence, along a curve to the left having a radius of 1450', a length of 587.32', a chord bearing of N57°51'22"E and a chord distance of 583.32' to a point; thence, along a curve to the right having a radius of 750', a length of 16.42', a chord bearing of N46°52'46"E and a chord distance of 16.42' to a point; thence S42°29'36"E, 147.61' to a point; thence S49°56'03"W, 353.79' to a point; thence S66°19'11"W, 474.68' to a point; thence S21°24'17"W, 310'± to a point in the center of a creek; thence along the center of said creek in a westerly direction 1813'± to a point; thence N03°50'15"W, 42'± to a point; thence N03°32'03"W, 696.32' to a point; thence N03°32'03"W, 30.15' to a point; thence N80°39'49"E, 280.30' to the point and place of beginning, containing 26.6± acres.

Tract IV

Beginning at a point, on the south line of Creighton Road said point being 0.6± mile east of Cedar Fork Road; thence S08°50'08"E, 928.68' to a point; thence N63°24'52"E, 45.69' to a point being the true point of beginning; thence S26°35'08"E, 172.39' to a point; thence S62°33'03"W, 91.07' to a point; thence S19°54'22"W, 313.75' to a point; thence S79°44'56"E, 200.82' to a point; thence, along a curve to the left having a radius of 300', a length of 162.35', a chord bearing of S03°44'23"E and a chord distance of 160.38' to a point; thence S19°14'36"E, 50' to a point; thence, along a curve to the left having a radius of 750', a length of 320.76', a chord bearing of S58°30'16"W and a chord distance of 318.32' to a point; thence, along a curve to the right having a radius of 1450', a length of 587.32', a chord bearing of S57°51'22"W and a chord distance of 583.32' to a point; thence S69°27'35"W, 200.07' to a point; thence, along a curve to the right having a radius of 750', a length of 268.87', a chord bearing of S79°43'48"W and a chord distance of 267.43' to a point; thence S90°00'00"W, 91.59' to a point; thence N00°00'00"E, 161.33' to a point; thence N21°22'33"W, 116.60' to a point; thence N21°24'52"E, 76' to a point; thence N04°24'52"E, 440' to a point; thence N63°56'32"E, 812± to a point in the center of a creek; thence along the center of said creek in a easterly direction 465± to a point; thence N63°24'52"E, 45.69' to the point and place of beginning, containing 24.3± acres.

Tract V

Beginning at a point on the south line of Creighton Road said point being 0.1± mile east of Cedar Fork Road; thence N64°22'45"E, 569.64' to a point; thence, along a curve to the right having a radius of 5674.58', a length of 280.56', a chord bearing of N65°47'45"E and a chord distance of 280.53' to a point; thence S04°28'42"W, 1419.79' to a point; thence S81°15'47"W, 313.96' to a point; thence N19°30'58"W, 656.91' to a point; thence N70°29'02"E, 20' to a point; thence N19°30'58"W, 163.54' to a point; thence N15°27'54"W, 126.83' to a point; thence N16°32'21"W, 208.20' to the point and place of beginning, containing 16.428 acres.

Tract VI

Beginning at a point on the south line of Creighton Road said point being 0.6± mile east of Cedar Fork Road; thence S08°50'08"E, 928.68' to a point; thence N63°24'52"E, 45.69' to a point; thence N63°24'52"E, 961± to a point being the true point of beginning; thence N63°24'52"E, 1325' ± to a point; thence S39°45'35"W, 986.35' to a point; thence S26°22'34"E, 339.86' to a point; thence S32°23'58"E, 133.58' to a point; thence N77°52'16"E, 414.87' to a point; thence N57°17'08"E, 115.90' to a point; thence N55°00'23"E, 303.30' to a point; thence N36°46'06"E, 325.60' to a point; thence N77°39'09"E, 148.81' to a point; thence N66°59'23"E, 82.51' to a point; thence S37°42'20"E, 469.35' to a point; thence S71°34'59"E, 277.84' to a point; thence N60°30'43"E, 206.13' to a point; thence S29°29'17"E, 130± to a point on the 100 year flood plain line; thence along the 100 year flood plain line in a westerly direction 1605± to

a point; thence S34°13'33"E, 98'± to a point on the approximate 90' contour line; thence along the approximate 90' contour line in a westerly direction 2224'± to the point and place of beginning, containing 21.6± acres.

The Board of Supervisors accepted the following proffered conditions, dated November 23, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO ALL DISTRICTS

1. **Protective Covenants.** Prior to or concurrent with the recordation of the subdivision plat approved by the County, and before the conveyance of any portion of the Property covered by subdivision plat or plan of development (other than for dedication of easements, roads, or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of the Property.
2. **Foundations.** The exposed portions of all foundations below the first floor level shall be constructed of or finished with brick or stone to give the appearance of a crawl space foundation. All single-family detached homes shall be built on a crawl space foundation.
3. **Chimneys.** No bay windows, closets, chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall contain brick or siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplace or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
4. **Underground Utilities.** Except for junction boxes, meters, and existing overhead utility lines or for technical or environmental reasons, all new utility lines shall be placed underground.
5. **Curb and Gutter.** Standard 6" curb and gutter meeting Henrico County requirements will be provided for all streets within the development on the Property.
6. **Driveways.** All driveways shall be finished with asphalt, concrete, exposed aggregate or concrete pavers.
7. **Mail Boxes.** All improved lots shall be required to have a mailbox with supporting post of design and installation as specified in the covenants and restrictions for each particular neighborhood.
8. **Sidewalks and Pedestrian Trails.** Sidewalks four feet in width shall be provided on one side of the interior streets and along that portion of the Property adjacent to

Creighton Road. A grass strip a minimum of two (2) feet in width shall be provided between the back of curb and sidewalks adjacent to public streets and to parking areas. A system of pedestrian trails shall be provided on certain portions of the Property to connect to sidewalks and to provide a looped interior pedestrian system.

9. **Amenities Package.** Four (4) acres of land situated around and including the existing house referred to as "Enerdale" shall be developed as a community center with a swimming pool as part of the first phase of development.
10. **Lighting.** Street lights and parking lot lighting shall not exceed fifteen (15) feet in height as measured from finish grade to the bottom of the light fixture. Light poles and fixtures shall be of a uniform style throughout the Property. Light fixtures shall be designed to emit light from concealed sources.
11. **Fences.** No stockade fences shall be permitted on the Property.
12. **Conceptual Plan.** The Property shall be developed with the various neighborhoods, open space, community center, roads and buffers generally in the areas shown on the "Conceptual Plan" prepared by Timmons Group dated December 3, 2003, revised August 24, 2004, marked as EXHIBIT A and submitted with this case (see case file), which is conceptual in nature and may vary in detail as approved by the Director of Planning.
13. **Architectural Treatment.** Various design elements will be incorporated to provide a variety of individual homes. There shall not be more than two (2) homes or townhouse units with the same elevation next to one another. All front stoops and porches, excluding country porches, shall be constructed of stone, brick and/or concrete with stone or brick steps. Country porches shall be a minimum of six (6) feet in depth and will be constructed on stone or brick foundations or stone or brick piers with lattice screening to grade. Any side of a detached house shall have at least two (2) windows except when the side façade includes a garage. Any areas above garage doors exceeding four (4) feet in height will include either a decorative gable, vent or vinyl trim board to break up the visual mass or be finished with brick. All homes shall be built on site.
14. **Exterior Finishes.** The exterior siding of all dwellings shall be constructed of brick, stone, hardiplank or premium grade vinyl equivalent to the Mastic Premium Siding by Alcoa or Alcoa Classic Living Siding descriptions and samples which have been filed with this case. All trim shall be low maintenance, vinyl or aluminum wrapped or other low maintenance material.
15. **Landscaping.** Each residential lot shall have prototypical plantings (shrubs and/or ornamental ground cover) along the front foundation. Final foundation planting

plans shall be included with the building permit applications and plantings shall be installed prior to the issuance of final certificates of occupancy. Sod and an irrigation system shall be installed in the front yards of each dwelling unit from the curb to the front line of the house.

16. **Swimming Pools.** No swimming pool shall be located nearer to any street line than the rear line of a dwelling or the side yard line in the case of a corner lot.
17. **Cash Proffer.** The developer shall pay a cash proffer in the amount of THREE MILLION TWO HUNDRED THOUSAND DOLLARS (\$3,200,000) to Henrico County to be used for a school site to serve the Varina District to mitigate the impact of the development. The cash proffer shall be paid at the time of the first subdivision final approval on the Property. In the event the cash proffer is not used for the specified purpose within fifteen (15) years of the payment, the funds shall be returned to the developer.
18. **Road Improvements.** A right turn lane shall be provided from Creighton Road into each entrance to the Property generally in the locations shown on EXHIBIT A (see case file). A left turn lane shall be provided from Creighton Road within the existing right of way into the easternmost entrance to the Property generally as shown on EXHIBIT A (see case file).
19. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

APPLICABLE TO R-2C (TRACT I)

1. **Density.** The total number of lots shall not exceed one hundred (100).
2. **Minimum House Size.** The finished floor area shall be a minimum of 2200 square feet.
3. **Garages.** A minimum of a two (2) car garage shall be provided for each house. Seventy-five percent (75%) of the garages shall be side or rear loading. No front loading garages shall protrude beyond the front façade of a house. A minimum of fifty percent (50%) of the front loading garages shall be recessed a minimum of five (5) feet back from the front façade.
4. **Historic Preservation.** The two (2) Civil War redoubts shown on EXHIBIT A (see case file) shall not be disturbed and shall be protected with a fence or bollards with a chain a minimum of three (3) feet in height. Interpretive signs not to exceed four (4) feet in height shall be provided.

5. **Cumulative Count.** Upon the request of Henrico County and no later than at the time of building permit application, the developer or his designee shall provide a cumulative count of the garage styles to ensure compliance with the condition of proffer 3.
6. **Trees.** Each lot will have at least two (2) trees with a minimum caliper of 1-1/2" – 2" retained or planted in the front yard. If the lot is a corner lot, at least two (2) trees with a minimum caliper of 1-1/2" – 2" shall be retained or planted in the side yard adjacent to the street. The trees to be planted or retained at the time of construction shall be included in the landscaping package.
7. **Architectural Treatment.** The massing, design, character and architectural features of the proposed homes shall be generally similar to the conceptual renderings marked as EXHIBIT B submitted with this case (see case file). The specific design of each house must be approved by the architectural review committee of the homeowners association.
8. **Entrance Feature.** An irrigated landscaped entrance feature shall be provided at the intersection of Creighton Road and the primary access to the Property which is through adjacent parcel GPIN 817-733-5117 generally similar to the conceptual rendering marked EXHIBIT C filed with this case (see case file).
9. **Exterior Finishes.** A minimum of twenty-five percent (25%) of the houses shall be of all brick or stone construction, exclusive of windows, doors and garage doors, notwithstanding the conceptualls shown in EXHIBIT B (see case file).

APPLICABLE TO R-2AC (TRACT II)

1. **Density.** The total number of lots shall not exceed two hundred twenty (220).
2. **Minimum House Size.** The finished floor area shall be a minimum of 1850 square feet for no more than thirty-three percent (33%) of the homes and the balance of the houses shall be a minimum of 2000 square feet.
3. **Minimum Lot Width.** Fifty percent (50%) of the lots shall be a minimum of ninety (90) feet wide.
4. **Garages.** A minimum of a two (2) car garage shall be provided for each house. Sixty percent (60%) of the garages shall be rear or side loading. No front loaded garages shall protrude beyond the front façade of a house. A minimum of fifty percent (50%) of the front loading garages shall be recessed a minimum of five (5) feet back from the front façade.

5. **Cumulative Count.** Upon the request of Henrico County and no later than at the time of subdivision for the lot widths and at the time of building permit application for the finished floor areas and garage entrances, the developer or his designee shall provide a cumulative count of the lot widths and garage styles to ensure compliance with the conditions of proffers 2, 3 and 4.
6. **Trees.** Each lot will have at least two (2) trees with a minimum caliper of 1-1/2" – 2" retained or planted in the front yard. If the lot is a corner lot, at least two (2) trees with a minimum caliper of 1-1/2" – 2" shall be retained or planted in the side yard adjacent to the street. The trees to be planted or retained at the time of construction shall be included in the landscaping package.
7. **Architectural Treatment.** The massing, design, character and architectural features of the proposed homes shall be generally similar to the conceptual renderings marked EXHIBIT D and EXHIBIT E submitted with this case (see case file).
8. **Exterior Finishes.** A minimum of fifty percent (50%) of the homes shall have a minimum of fifty percent (50%) of the front elevations constructed of brick or stone, exclusive of windows, doors and garage doors, notwithstanding the conceptualls shown in EXHIBIT D and EXHIBIT E (see case file).

APPLICABLE TO 5-AC (TRACT III)

1. **Density.** No more than seventy-nine (79) villa lots shall be permitted.
2. **Minimum Lot Width.** The lot widths shall be a minimum of sixty-five (65) feet.
3. **Minimum Unit Size.** The minimum finished floor area shall be 1600 square feet.
4. **Architectural Treatment.** The massing, design, character and architectural features of the proposed houses constructed on the villa lots shall be generally similar to the conceptual renderings marked as EXHIBIT F submitted with this case (see case file). A minimum of twenty-five percent (25%) of the houses shall be two stories.
5. **Garages.** A minimum of a one (1) car garage shall be provided for each house. The front façade of any house having a front loading garage which protrudes beyond the front elevation shall be constructed with brick or stone up to the first roof line.
6. **Trees.** Each lot will have at least two (2) trees with a minimum caliper of 1-1/2" – 2" retained or planted in the front yard. If the lot is a corner lot, at least two (2) trees with a minimum caliper of 1-1/2" – 2" shall be retained or planted in the side yard

adjacent to the street. The trees to be planted or retained at the time of construction shall be included in the landscaping package.

7. **Exterior Finishes.** A minimum of thirty-three percent (33%) of the homes shall have brick or stone fronts, exclusive of windows, doors and garage doors, notwithstanding the conceptualls shown in EXHIBIT F (see case file).
8. **Streetlights.** Streetlights a maximum of fifteen (15) feet in height and of a uniform style shall be provided along both sides of the streets.

APPLICABLE TO RTHC DISTRICTS (TRACTS IV AND V)

1. **Architectural Treatment of Tract IV Homes.** The massing, design, character and architectural features of the proposed carriage homes and quad-homes shall be generally similar to the conceptual renderings marked EXHIBIT H (see case file). Architectural features of the proposed homes may include one or more of the following: pitched roofs, gables, shutters, decorative windows, bay windows, soldier courses of brick, capstones and keystones similar to the features shown in the elevations titled "Church Square Smithfield Virginia" dated August 6, 2004 by Brandon Currence Architect. There shall be no more than four (4) attached units. A minimum of twenty-five percent (25%) of the units shall be two (2) stories.
2. **Architectural Treatment of Tract V Homes.** The massing, design, character and architectural features of the proposed townhouses shall be generally similar to the conceptual renderings marked EXHIBIT G (see case file). There shall be no more than six (6) attached townhouse units in a straight line. All attached townhouses arranged in a straight line shall be two (2) stories.
3. **Minimum Unit Size of Tract IV Homes.** The minimum finished floor area shall be 1550 square feet.
4. **Minimum Unit Size of Tract V Homes.** The minimum finished floor area shall be 1550 square feet for two (2) bedroom townhouses and 1750 square feet for three (3) bedroom townhouses.
5. **Sound Suppression.** Walls between attached units shall have a minimum sound transmission coefficient rating of 54.
6. **Building Setback.** No unit shall be constructed within seventy (70) feet of the ultimate right of way Creighton Road.
7. **Landscaping.** Each unit will have at least two (2) trees with a minimum caliper of 1-1/2" – 2" retained or planted in the front yard and two (2) in the side yard of end units adjacent to a street.

8. **Density.** No more than ninety-six (96) townhouses and no more than one hundred two (102) carriage homes and quad-homes shall be permitted.
9. **Garages.** A single car garage shall be provided for each townhouse. A minimum of a single car garage measuring a minimum of 14' in width shall be provided for each carriage home and quad-home. A minimum of sixty-five percent (65%) of the carriage homes and quad-homes shall have two (2) car garages. Garages serving a quad-home shall be either side or rear loading.
10. **Buffers.**
 - (a) **Creighton Road Buffer.** A landscaped buffer a minimum of twenty-five (25) feet in width shall be provided adjacent to the right of way of Creighton Road, exclusive of signs, entrance features, streets and sidewalks. This buffer area shall include an undulating earthen berm planted with a minimum of three (3) deciduous trees (1 ½" caliper at the time of planting) and thirty (30) shrubs for every one hundred (100) lineal feet.
 - (b) **Tract IV Buffer.** A landscaped buffer a minimum of ten (10) feet in width shall be provided along the northern property line of Tract IV for a distance of eight hundred (800) feet measured from the northwestern corner of Tract IV.
 - (c) **Tract V Buffer.** A landscaped buffer a minimum of ten (10) feet in width shall be provided along the eastern property line of Tract V for a distance of nine hundred (900) feet measured from the northeast corner of Tract V and along the entire western property line of Tract V.
 - (d) **Tract IV and V Buffer Plantings.** The plantings in the Tract IV and Tract V Buffers shall include one large deciduous or evergreen tree (1 ½" caliper at planting with an ultimate height of forty (40) feet or more), two (2) small evergreen trees (4' tall at planting with an ultimate height of 15' or more) and twenty-five (25) shrubs for each one hundred (100) lineal feet.

Any new utility easement permitted within the landscaped buffers shall be extended generally perpendicular thereto, unless otherwise requested and approved at the time of plan of development.

11. **Entrance Feature and Signs.** A boulevard style entrance with a landscaped median shall be provided from Creighton Road generally similar to the conceptual rendering marked EXHIBIT I filed with this case (see case file). The entrance signs shall be incorporated within the entrance feature which shall be ground mounted, constructed of brick and externally lighted.

12. **Road Standards.** Pavement materials and depth for all private roads shall conform to Henrico County design standards.
13. **Recreational Vehicles.** A parking area shall be provided for recreational vehicles, boats and trailers, which shall be screened in a manner approved at the time of plan of development review.
14. **Historic Preservation.** The historic house known as "Enerdale" will be renovated and used as a community center in a manner which maintains the architectural aesthetic of the Greek Revival style of the front elevation. The original one room deep house shall be retained, but refurbished and modified to accommodate modern amenities. The additions subsequently made to the original one room deep house may be altered and/or removed to accommodate the new community center. A historical plaque noting the historic nature of the Enerdale house shall be provided.
15. **Tree Canopy.** A minimum of twenty five percent (25%) tree canopy coverage shall be provided in the common open areas serving the community center.
16. **Railings.** Hand rails and railings on the townhouses shall be of black powder coated aluminum.
17. **Tract IV Exterior Finishes.** A minimum of fifty percent (50%) of the units shall have a minimum of fifty percent (50%) of the front elevations constructed with brick or stone, exclusive of windows, doors and garages, notwithstanding the conceptualls shown on EXHIBIT H (see case file).
18. **Tract V Exterior Finishes.** The first four townhouse buildings adjacent to and visible from Creighton Road shall be constructed with brick or stone. A minimum of one third of the remaining townhouse buildings shall have all brick or stone side elevations. Fifty percent (50%) of the remaining townhouse units shall be constructed with fifty percent (50%) brick or stone fronts, notwithstanding the conceptualls shown in EXHIBIT G (see case file).
19. **Tract IV Sidewalks.** Sidewalks of standard width shall be provided on both sides of the streets adjacent to residential units in Tract IV.
20. **Tract V Conceptual Plan.** The townhouses shall be developed generally as shown in the "Townhouse Conceptual Site Plan and Rendering" labeled EXHIBIT J submitted with this case (see case file), which is conceptual in nature and may vary in detail as approved by the Director of Planning.

21. **Streetlights.** Streetlights a maximum of fifteen (15) feet in height and of a uniform style shall be provided along both sides of the interior streets.

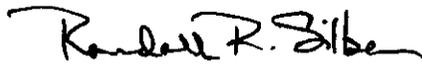
APPLICABLE TO C-1C DISTRICT (TRACT VII)

Conservation. Those portions of the Property located within a C-1 district may only be used for the following purposes:

- (a) Stormwater management and/or retention areas;
- (b) Ponds, lakes, and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
- (c) Access drives, drainage or utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impact; and
- (d) Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and/or of the same general character by the Director of Planning pursuant to Chapter 19 and 24 (respectively, the "Subdivision and Zoning Ordinances").

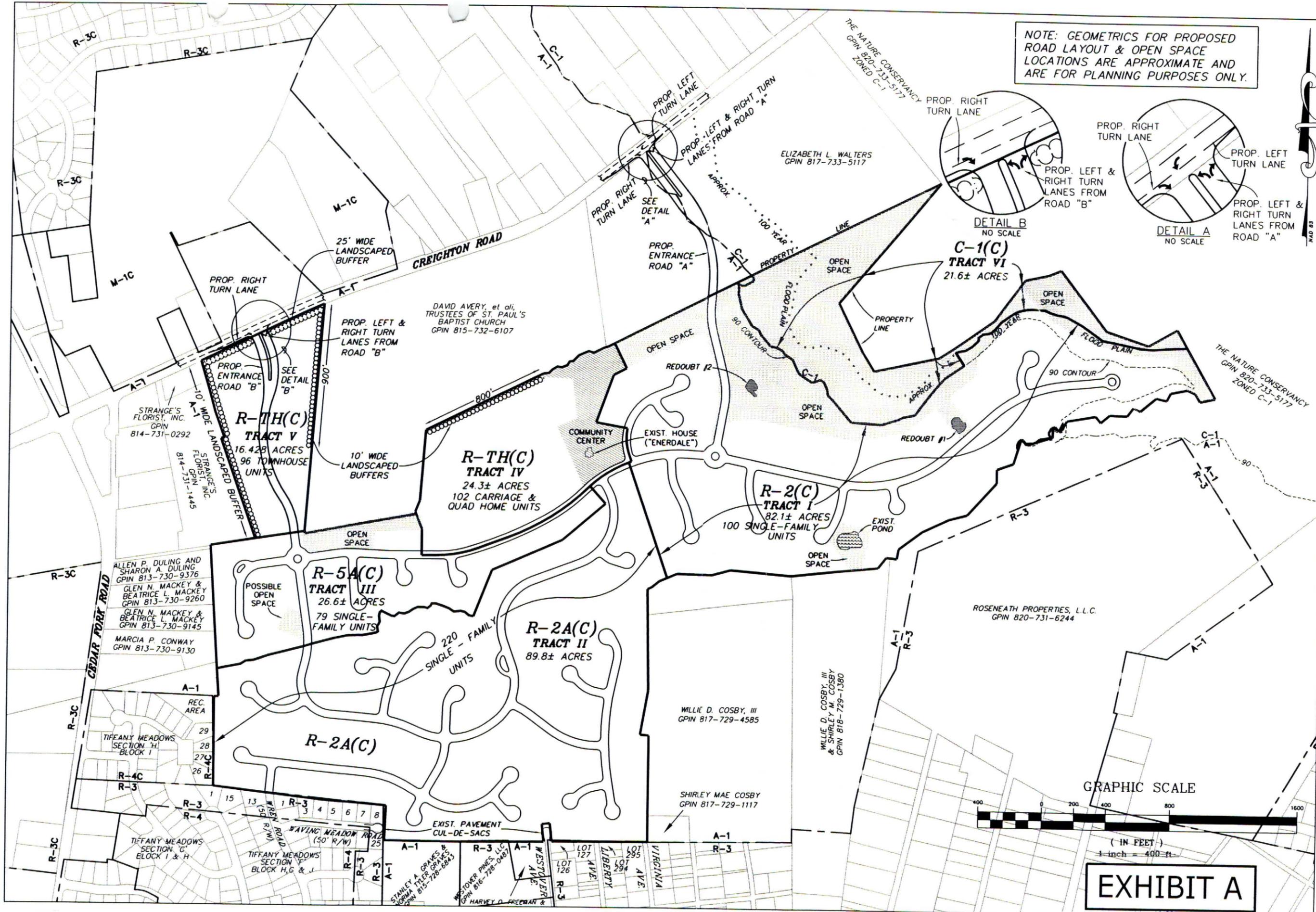
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



for Virgil R. Hazelett, P.E.
County Manager

pc: Ms. Elizabeth Latane Walters
Mr. Riley & Mrs. Helen Lowe
Mr. A. T. Markow
Ms. Gloria Freye, Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning



TIMMONS GROUP

ENERDALE-ATLANTIC HOMES
VARINA DISTRICT • HENRICO COUNTY, VIRGINIA

CONCEPTUAL PLAN

JOB NO. 66295
SHEET NO. 1

DATE	12-3-03
DRAWN BY	S. HAMLIN
DESIGNED BY	J. BOWERS
CHECKED BY	
SCALE	1" = 400'

Site Development | Residential | Infrastructure | Technology

REVISION DESCRIPTION

PRELIMINARY ROAD LAYOUT, TRACT REVISIONS

TURN LANES, BUFFER, ELIMINATE R-3 TRACT NAMES

YOUR VISION ACHIEVED THROUGH OURS

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

THIS DRAWING PREPARED AT THE CORPORATE OFFICE

711 N. Courthouse, VA 23226-4659

TEL 804.794.3500 FAX 804.794.7659 www.timmons.com

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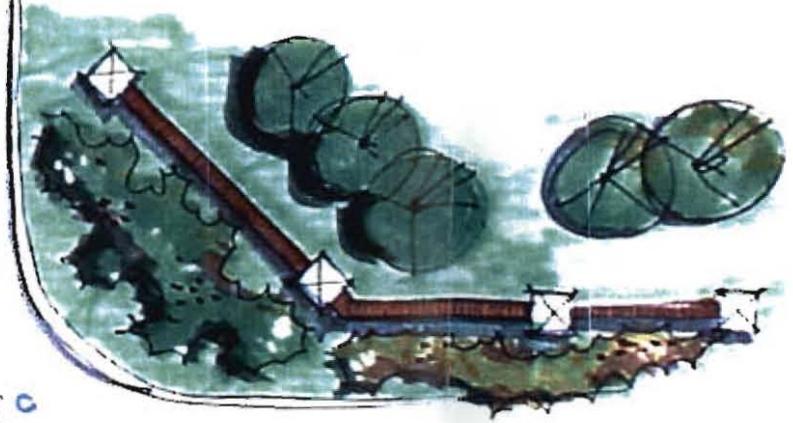
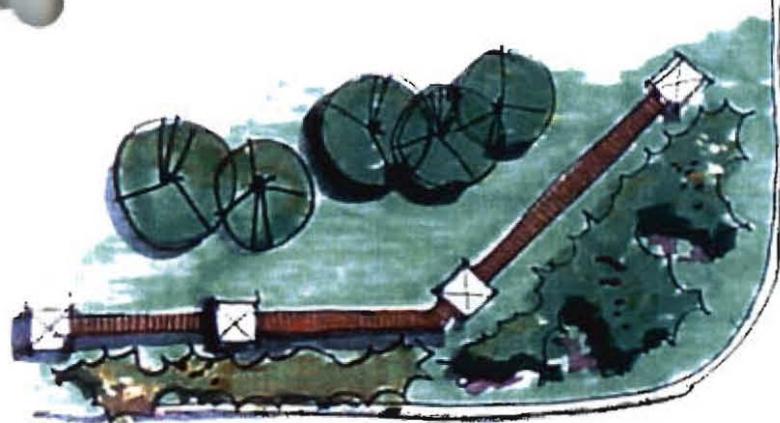
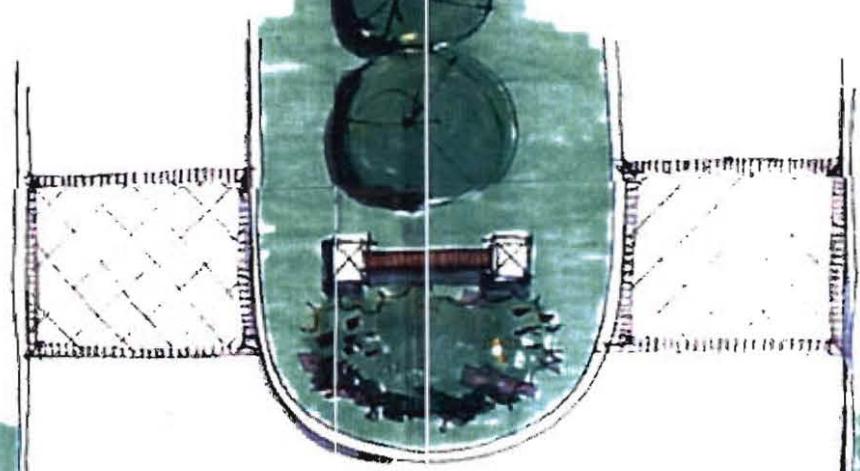
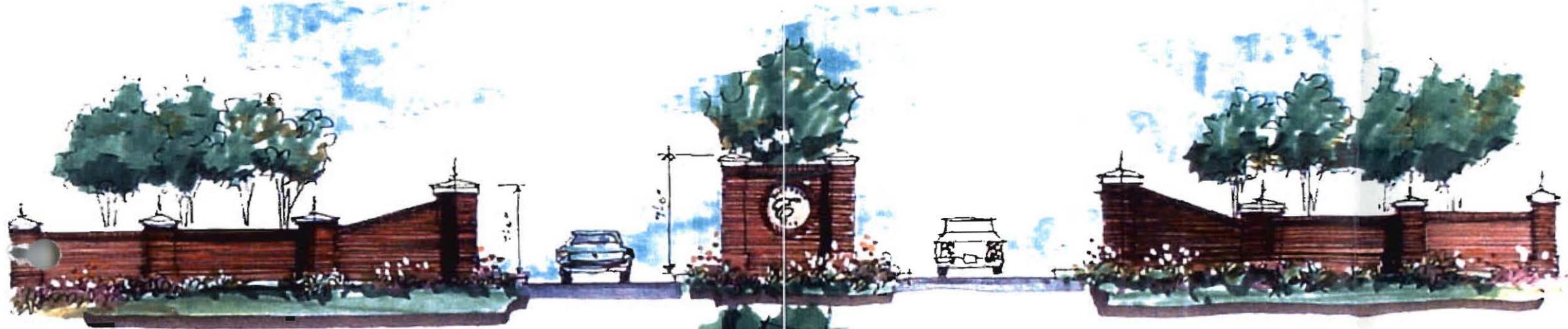


ENERDALE
AN ATLANTIC HOMES COMMUNITY

EXHIBIT B
MCALLISTER + FOLTZ ARCHITECTURE P.C.

R-2
CONCEPTUAL VIEW

C-6C-04



ENTRY FEATURE
CONCEPTUAL VIEW

EXHIBIT C
C-6C-04



R-2a
CONCEPTUAL VIEW

ENERDALE
AN ATLANTIC HOMES COMMUNITY
EXHIBIT D
MCALLISTER + FOLTZ ARCHITECTURE P.C.
C-6C-04



R-2A
CONCEPTUAL VIEW

ENERDALE
AN ATLANTIC HOMES COMMUNITY
EXHIBIT E
MCALLISTER + FOLTZ ARCHITECTURE P.C.
C-600-04



ACTIVE ADULT
DETACHED
CONCEPTUAL VIEW

ENERDALE
AN ATLANTIC HOMES COMMUNITY

EXHIBIT F
MCALLISTER + FOLTZ ARCHITECTURE P.C.

C6C-04

(R-5A)



ENERDALE
AN ATLANTIC HOMES COMMUNITY
EXHIBIT G
MCALLISTER + FOLTZ ARCHITECTURE P.C.

TOWNHOUSE
CONCEPTUAL VIEW

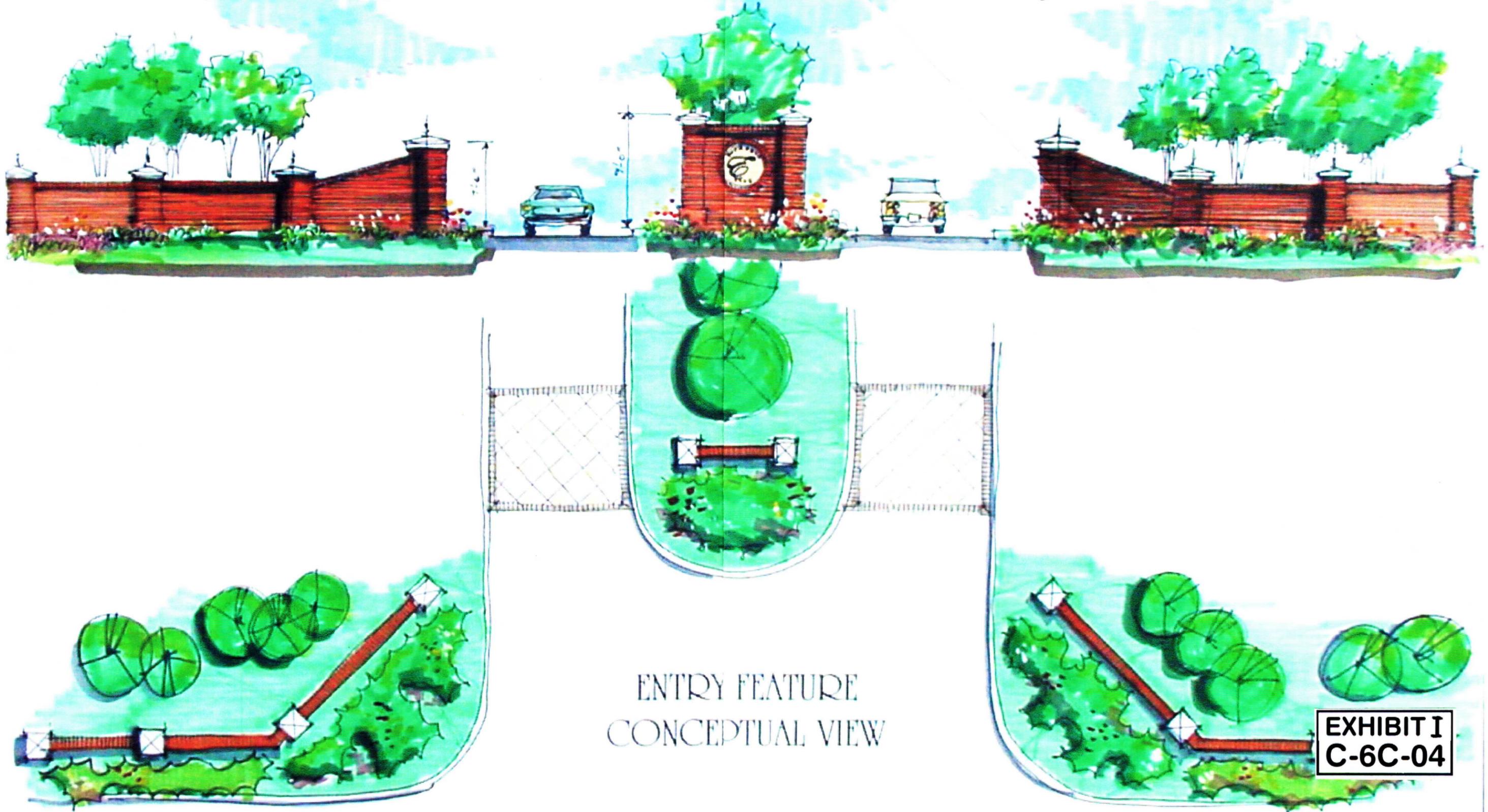
CTCC-04



ACTIVE ADULT
ATTACHED
CONCEPTUAL VIEW

ENERDALE
AN ATLANTIC HOMES COMMUNITY
EXHIBIT H C-66-04
MCALLISTER + FOLTZ ARCHITECTURE P.C.

Enerdale An Atlantic Homes Community



ENTRY FEATURE
CONCEPTUAL VIEW

EXHIBIT I
C-6C-04



Townhouse
Conceptual
Site Plan
and
Rendering

