October 16, 2007

The Tetra Group One, LLC
448 Viking Drive, Suite 390
Virginia Beach, VA 23452

Re: Conditional Rezoning Case C-3C-07

Dear Sirs:

The Board of Supervisors at its meeting on October 9, 2007, approved your request to conditionally rezone from A-1 Agricultural District, R-3 One-Family Residence District, R-5 General Residence District and B-3 Business District to R-3C One-Family Residence District (Conditional), R-5C General Residence District (Conditional), and B-3C Business District (Conditional), Parcels 836-714-2353, 835-714-7916, 836-712-7784, 835-713-1662 and 836-713-7564, described as follows:

R-5 Zoning Boundary
9.305 Acres

Beginning at the iron rod found at the Old Williamsburg Road, said point being the Point of Beginning; thence easterly along a curve a distance of 130.85 feet, having a radius of 1879.86 feet and a central angle of 3°59'17" and being subtended by a chord which bears S 89°50'06" E a distance of 130.82 feet, having a tangent of 65.45 feet; thence S 87°51'42" E, a distance of 23.21 feet; thence leaving the Old Williamsburg Road, S 01°11'39" E, a distance of 935.80 feet; thence S 88°55'13" W, a distance of 70.02 feet to the beginning of a curve concave to the north having a radius of 555.00 feet and a central angle of 41°17'02" and being subtended by a chord which bears N 69°21'29" W 391.31 feet, having a tangent of 209.08 feet; thence westerly along said curve, a distance of 399.90 feet to a point of reverse curvature; thence northwesterly a distance of 149.16 feet along the arc of said curve concave to the Southwest having a radius of 775.00 feet and a central angle of 11°01'39", being subtended by a chord which bears N 54°13'47" W 148.93 feet, having a tangent of 74.81 feet; thence N 59°44'37" W tangent to said curve, a distance of 150.37 feet to Drybridge Road; thence along the said road N 30°45'42" E, a distance of 38.15 feet; thence N 30°22'13" E, a distance of 296.84 feet; thence N 30°27'57" E, a distance of 19.22 feet; thence N 27°09'46" E, a distance of 153.61 feet; thence leaving the Drybridge Road S 89°46'00" E, a distance of 269.04 feet; thence N 01°29'13" W, a distance of 196.43
feet to the Point of Beginning and containing 9.305 acres, more or less, and being more particularly shown on a plat by Resource International, Ltd., dated February 08, 2007.

R-3 Zoning Boundary
9.654 Acres

Beginning at a point approximately 0.25± miles South of Old Williamsburg Road said point being the Point of Beginning; thence, along Memorial Drive, S 00°57'30" E, a distance of 164.93 feet; thence, leaving Memorial Drive, S 81°19'06" W, a distance of 328.30 feet; thence S 08°37'03" E, a distance of 208.08 feet; thence S 81°17'45" W, a distance of 472.96 feet; thence N 72°32'12" W, distance of 83.81 feet; N 72°32'12" W, distance of 73.02 feet; thence N 49°08'58" W, a distance of 101.18 feet; thence N 07°51'29" W, a distance of 65.43 feet; thence N 19°41'55" E, a distance of 88.44 feet; thence N 00°56'20" W, a distance of 461.49 feet to the beginning of a curve concave to the east having a radius of 65.00 feet and a central angle of 150°50'24" and being subtended by a chord which bears N 12°58'35" E 125.81 feet, and having a tangent of 249.90 feet; thence northeasterly along said curve, a distance of 171.12 feet; thence N 89°01'59" E, a distance of 87.52 feet; thence S 01°11'39" E, a distance of 64.32 feet to the southwest corner of Betner Road; thence N 89°02'21" E, a distance of 213.86 feet; thence S 00°57'30" E, a distance of 405.00 feet; thence N 89°02'30" E, a distance of 250.00 feet to the southeast corner of Clayman Road; thence S 00°57'30" E, a distance of 4.00 feet; thence N 89°02'30" E, a distance of 190.00 feet; thence N 00°57'30" W, a distance of 104.00 feet; thence N 89°02'30" E, a distance of 195.00 feet to the Point of Beginning and containing 9.654 acres, more or less, and being more particularly shown on a plat by Resource International, Ltd., dated February 8, 2007.

B-3 Zoning Boundary
60.810 Acres

Beginning at the intersection of Drybridge Road and East Williamsburg Road, said point being the Point of Beginning; thence along the right of way line of Drybridge Road N 14°56'40" W, a distance of 73.73 feet; thence N 33°04'19" E, a distance of 930.49 feet; thence N 35°35'40" E, a distance of 56.15 feet; thence N 35°29'56" E, a distance of 289.38 feet; thence N 30°45'42" E, a distance of 204.36 feet; thence leaving Drybridge Road, S 59°44'37" E, a distance of 150.37 feet to the beginning of a curve tangent to said line; thence southeasterly a distance of 149.16 feet along the curve concave to the southwest, having a radius of 775.00 feet and a central angle of 11°01'39", being subtended by a chord which bears S 54°13'47" E 148.93 feet, having a tangent of 74.81 feet, to a point of reverse curvature; thence southeasterly a distance of 399.90 feet along the arc of said curve concave to the north having a radius of 555.00 feet and a central angle of 41°17'02", being subtended by a chord which bears S 69°21'29" E 391.31 feet, having a tangent of 209.08 feet; thence N 88°55'13" E, a distance of 70.02 feet; thence S 01°11'39" E, a distance of 372.84 feet; thence S 89°01'59" W, a distance of 87.52 feet to the beginning of a curve concave to the east having a radius of 65.00 feet and a central angle of 150°50'24" and being subtended by a chord which bears S 12°58'35" W 125.81 feet, having a tangent of 249.90 feet; thence along said curve, a distance of 171.12 feet; thence S 00°56'20" E, a distance of 461.49 feet; thence S 19°41'55" W, a distance of 88.44 feet; thence S 07°51'29"
E, a distance of 65.43 feet; thence S 49°08'58" E, a distance of 101.18 feet; thence S 72° 32'12" E, a distance of 156.83 feet; thence N 81°17'45" E, a distance of 171.47 feet; thence S 02°55'37" E, a distance of 299.80 feet; thence N 81°15'55" E, a distance of 597.08 feet to the west right-of-way line of Memorial Drive; thence along the Memorial Drive S 14°06'53" E, a distance of 533.66 feet; thence, leaving Memorial Drive S 47°16'25" W, a distance of 465.95 feet; thence N 80°10'19" W, a distance of 279.80 feet to the north right-of-way line of East Williamsburg Road; thence, along the said road N 58°04'07" W, a distance of 238.06 feet; thence N 56°52'51" W, a distance of 100.16 feet; thence N 57°48'27" W, a distance of 450.05 feet; thence N 60°55'14" W, a distance of 300.73 feet; thence N 56°57'57" W, a distance of 1125.13 feet to the Point of Beginning and containing 60.810 acres, more or less, and being more particularly shown on a plat by Resource International, Ltd, dated February 12, 2007.

The Board of Supervisors accepted the following proffered conditions, dated September 5, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

PROFFERS FOR R-5C PORTION OF THE PROPERTY:

1. **Use and Density.** The R-5C portion of the property shall be developed for age-restricted multi-family apartment units not to exceed a total number of 126 units. The apartments shall be restricted to "housing for older persons" who are 55 years of age or older in accordance with the provisions of the Virginia Fair Housing Law, the United States Fair Housing Act and the regulations promulgated by the United States Department of Housing and Urban Development, as currently set forth in 24 CFR 100.304, et seq.

2. **Square Footages.** One (1) bedroom units shall be a minimum of six hundred ninety-three (693) square feet of finished floor area in size. two (2) bedroom units shall be a minimum of eight hundred fifty-eight (858) square feet of finished floor area in size.

3. **Unit Mix.** The age-restricted multi-family apartments constructed on the property shall consist of a minimum of seventy-five percent (75%) two (2) bedroom units.

4. **Conceptual Site Plan.** The multi-family portion of the Property shall be developed substantially similar to the conceptual plan attached hereto as Exhibit A (see case file), which plan is conceptual in nature and may vary in detail as approved by the Planning Commission (which shall take into consideration changes designed to accommodate environmental, drainage and topographical conditions, as well as the requirements imposed by various County departments and agencies) at the time of Plan of Development review.

5. **Utilities.** Except for junction boxes, meters and existing overhead utility lines, all new utility lines shall be underground. All junction boxes and meters located at ground level shall be screened.
6. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed fifteen (15) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties, shall be produced from concealed sources and shall not exceed one-half (½) foot candle.

7. **Signage.** Any detached signs on the property shall be ground-mounted monolithic-type signs and, if lighted, lit with ground-mounted lights. No sign shall exceed six (6) feet in height.

8. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any buildings on the property intended for occupancy by persons shall comply with the requirements for the architectural treatment and materials specified herein. All buildings located on the property intended for use for occupancy by persons shall have exposed exterior walls (above finished grade and exclusive of rooftop screening materials for mechanical equipment, architectural features, doors and windows) of face brick, glass, exterior insulating finishing systems (E.I.F.S.), cementitious, composite-type or vinyl siding (any vinyl siding shall have a .042 or greater thickness as evidenced by the manufacturer's printed literature which shall be provided by the applicant at the time of building permit application), or combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development. The architectural elevations of the buildings shall be in substantial conformity with the elevations attached to these proffers as Exhibit B (see case file) unless otherwise approved at the time of Plan of Development review.

9. **Landscaping.** Landscaping adjacent to public roads shall be irrigated.

10. **Sound Suppression.** Any interior walls, floors and ceilings between residential units shall have a minimum sound transmission coefficient rating of fifty-five (55). This proffer does not include any doors, windows or exterior walls.

11. **Buffers.** Unless otherwise approved by the Planning Commission at the time of Plan of Development review, there shall be a minimum thirty-five (35) foot landscape buffer provided along the eastern property line adjacent to the Pine Heights subdivision. This buffer shall comply with the County's thirty-five (35) foot transitional buffer requirements, except that the landscaping provided within such thirty-five (35) foot buffer shall be equivalent to the landscaping provided in the County's fifty (50) foot transitional buffer requirements (unless otherwise approved at the time of Plan of Development). In the event the Planning Commission reduces the minimum buffer at the time of Plan of Development review, the Planning Commission may impose additional landscaping requirements in such reduced buffer. No building shall be located within sixty (60) feet of the eastern property line adjacent to the Pine Heights subdivision.
12. **Amenities.** Each building shall be wired to provide an electrical connection to permit an emergency generator to be used for running emergency lighting and one elevator.

13. **Access.** No direct access from the R-5 property will be allowed to the Pine Heights subdivision by way of Stevie Road or Maury Road except as may be required by the County to satisfy emergency/secondary access requirements.

14. **Storm Water Management Ponds.** If the storm water management ponds for the property are wet ponds, they shall be aerated to minimize the risk of West Nile Virus and shall be approved by the Director of Public Works. Any storm water management pond located on the property shall be incorporated into the site as a water feature amenity and landscaped as approved by the Planning Commission at the time of any Plan of Development review.

15. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday.

16. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted, and unless otherwise requested and specifically approved at the time of Plan of Development. Signs (in English and Spanish) containing these restricted hours of construction shall be posted during the development of the property.

**PROFFERS FOR R-3C PORTION OF THE PROPERTY:**

1. **Size of Single Family Dwellings.** All single family dwellings shall be two story dwellings and have a minimum of 1,800 square feet of finished floor area.

2. **Lot Layout.** The R-3C portion of the property shall be developed substantially similar to the conceptual plan attached hereto as Exhibit A (see case file), which plan is conceptual in nature and may vary in detail as approved by the Planning Commission (which shall take into consideration changes designed to accommodate environmental, drainage and topographical conditions) at the time of subdivision review.

3. **Foundations.** The exterior foundation of any dwelling constructed on the property shall be brick or stone. All dwellings shall be constructed above a crawl space. Any bay windows, mechanical closets or similar features shall be constructed on foundations.
4. **Chimneys.** No homes shall have cantilevered chimneys. All chimneys or direct vent fireplaces shall have foundations with the exposed portions made of the same material as the house foundation.

5. **Street Trees.** Street trees (at least 2 ¼" in caliper) shall be planted every thirty-five (35) feet along rights-of-way with the exact location(s) to be approved on the landscape plan to be submitted with the final subdivision plats.

6. **Garages.** A minimum of a one and a half (1½) car garage with interior dimensions of at least twenty (20) feet in depth and fifteen (15) feet in width clear of as-built obstructions shall be provided for each home. Any front loading garage shall be recessed at least five (5) feet from the front line of the house.

7. **Underground Utilities.** Except for junction boxes, meters, existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.

8. **Driveways.** The driveways for each residence shall be of the paved, concrete or aggregate type. Gravel driveways shall not be permitted.

9. **Mailboxes and Post Lights.** The developer shall install mailboxes and post lights that are uniform in appearance on each lot prior to the issuance of a Certificate of Occupancy for a dwelling on that lot.

10. **Entrance Sign.** Any entrance sign shall be ground-mounted monolithic-type signs and, if lighted, lit with ground-mounted lights.

11. **Curb and Gutter.** Standard curb and gutter complying with Henrico County standards shall be provided on the streets within the new subdivision. Roll-face curb and gutter shall not be used.

12. **Architectural Treatment and Building Materials.** The proposed single-family residences will be constructed in substantial conformance to the elevations attached hereto as Exhibit C (see case file) unless revisions are requested and specifically approved by the Planning Commission at the time of subdivision review. The exterior walls (excluding foundations, doors, windows and other architectural features) of the single-family residences shall be of brick or vinyl siding. Any vinyl siding shall have a .042 or greater thickness as evidenced by the manufacturer's printed literature which shall be provided by the applicant at the time of building permit application. At least forty percent (40%) of the single-family residences will have a front façade of brick.

13. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted, and unless otherwise requested and specifically approved at the time of Plan of Development.
Signs (in English and Spanish) containing these restricted hours of construction shall be posted during the development of the property.

**PROFFERS FOR B-3C PORTION OF THE PROPERTY:**

1. **Prohibited Uses.** The following uses shall be prohibited:
   a. Amusement park, carnival, circus and fairgrounds.
   b. Automobile, truck, or recreational vehicle storage lot for new or used cars and other vehicles.
   c. Bars, which, for purposes of this restriction, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control.
   d. Billiard, bagatelle, video game or a bingo parlor.
   e. Check-cashing establishments,
   f. Flea markets or antique auctions.
   g. Fortuneteller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologists, card reader, spiritual reader or similar activity.
   h. Gun shop, sales and repair.
   i. Kennels.
   j. Massage parlors.
   k. Rifle or pistol range within a fully enclosed air conditioned and soundproofed building.
   l. Adult businesses as defined in the Henrico County Zoning Ordinance.
   m. Sheet metal shop or roofing company.
   n. Truck stops.
   o. Animal hospital or kennel.
   p. Automobile, truck, trailer or bus sales, rental and repair, including towing service and automotive body and paint shops. This restriction shall not prohibit motorcycle sales, rental or repair which shall be permitted so long as all repair or storage of equipment or materials shall be inside a completely enclosed building.
   q. Boat and boat trailer sales, service and storage.
   r. Cleaning or dyeing, linen service or laundry, furniture repairing or refinishing; cabinet or carpenter shop; plumbing, electrical and heating shop; painting shop; upholstering shop; tinsmithing shop.
   s. Exterminating establishment.
   t. Janitorial service establishment.
   u. Landscape contracting and tree service.
   v. Manufactured home sales, display and storage or sales, rental, display and storage of travel trailers, travel vans, campers and truck camper tops.
   w. Public utility service buildings.
   x. Public dancehalls.
   y. Shell houses or display houses.
z. Permanent on-site recycling collection facilities.
aa. Outdoor advertising signs as regulated in section 24-104.
bb. Auditorium and assembly halls.
cc. Drive-in theater.

2. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any building on the property intended for occupancy by persons shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of all individual buildings shall be constructed of decorative concrete block (including without limitation split face block and fluted block), tilt-up or precast concrete, stone, cast stone, granite, marble, stucco, synthetic stucco, face brick, glass, exterior insulating finishing systems (E.I.F.S.), or combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development. At least seventy percent (70%) of each building’s exterior wall surfaces shall be comprised of materials other than stucco, synthetic stucco or exterior insulating finishing systems (E.I.F.S.), unless otherwise approved at the time of Plan of Development. At least sixty percent (60%) of each building’s exterior wall surfaces (exclusive of any windows or doors) shall be comprised of face brick, cast stone (with the approval of the Director of Planning), granite or marble. This proffer shall not apply to any hotels to be located on the property which are addressed by a separate proffer below.

3. **Buildings.** No commercial establishment or single user shall have a floor area of greater than eighty thousand (80,000) square feet unless otherwise approved at the time of Plan of Development review. Buildings shall contain windows on any side elevation that faces a public road and any buildings developed on the property shall be in general conformance with the architectural appearance shown on the elevations attached hereto as Exhibit D (see case file) and shall include various design features including, but not limited to, awnings, arched windows and changes in roof pitches and heights, unless otherwise approved at the time of Plan of Development review. This proffer shall not apply to any hotels to be located on the property which are addressed by a separate proffer below.

4. **Hotels.** Elevations for any proposed hotel shall be submitted for review and approval by the Director of Planning. At least seventy-five percent (75%) of any hotel’s exterior wall surfaces exclusive of any windows or doors) shall be comprised of face brick, cast stone (with the approval of the Director of Planning), granite or marble with the remaining portion of the exterior wall surfaces to be constructed of decorative concrete block (including without limitation split face block and fluted block), tilt-up or precast concrete, stone, glass, or combination of the foregoing. The HVAC air vents of any hotel shall be located on the roof (unless screened in a manner specifically approved by the Director of Planning) and no HVAC related equipment, vents or intakes shall be located on the facade of the hotel.
5. **Height of Buildings and Related Setbacks.** No building shall be greater than forty-five (45) feet in height unless otherwise approved at the time of Plan of Development review. If a building exceeding thirty-five (35) feet in height is to be constructed within seventy-five (75) feet of any residential property (excluding the R-5 property), a landscaped buffer complying with the County's fifty (50) foot transitional buffer requirements shall be provided between such commercial building and such residential property.

6. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties, shall be produced from concealed sources and shall not exceed one-half (½) foot candle.

7. **HVAC.** Heating and air conditioning equipment shall be screened from public view at ground level at the Property lines (using materials similar to those used on the face of the buildings) in a manner approved at the time of Plan of Development.

8. **Trash Receptacles.** Trash receptacles, other than convenience cans, shall be screened from public view in a manner approved at the time of Plan of Development review.

9. **Irrigation.** Landscaping adjacent to public roads shall be irrigated.

10. **Storm Water Management Ponds.** If the storm water management ponds for the property are wet ponds, they shall be aerated to minimize the risk of West Nile Virus and shall be approved by the Director of Public Works. Any storm water management pond located on the property shall be incorporated into the site as a water feature amenity and landscaped as approved at the time of any Plan of Development review.

11. **Signage.** The only types of signs permitted shall be (i) wall mounted signs comprised of individual letters or designs which are either reverse channel backlit, internally or remote lit plastic face / aluminum channel, or unlit, (ii) signage applied to awnings, banner signs protruding no more than three (3) feet from the face of any building or structure, (iii) blade signs, and (iv) ground mounted monument signs, unless otherwise specifically approved at the time of Plan of Development review. Any detached signs shall be ground mounted monumental-type signs and shall not exceed ten (10) feet in height above grade. The foundation of all ground-mounted signs shall be constructed of brick or stone and, if lighted, such signs shall be externally illuminated. A coordinated sign package shall be developed and submitted for review and approval by the Planning Commission at the time of Plan of Development review. No Attention Getting Device (as that term is currently defined in Section 24-3 of the Henrico County Zoning Ordinance) shall be permitted.
12. **Buffers.** Existing vegetation shall be maintained along the boundary line separating the B-3 portion of the property from the R-3 portion of the property and shall be supplemented if necessary to meet any transitional buffer requirements. Additionally, unless otherwise approved by the Planning Commission at the time of Plan of Development review, a vinyl fence or vinyl-coated chain link fence a minimum of six (6) feet in height (the exact color and materials to be determined at the time of Plan of Development review) shall be installed adjacent to Parcel No. 837-713-0631.

13. **Restaurants.** Any fast food restaurant or eating establishment having a drive-thru window shall not begin service to the public before 6:00 a.m. nor extend service to the public after 12:00 midnight except by provisional use permit. There shall not be more than three (3) fast food restaurants or eating establishments having a drive-thru window.

14. **Convenience Food Stores.** There shall be no more than one (1) convenience food store with fuel pumps located on the property.

15. **Hours of Operation.** Except for the convenience food store with fuel pumps, which may operate with unrestricted hours of operation, no other business shall begin service to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 12:00 midnight without a provisional use permit.

16. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.

17. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections that cannot be interrupted, and unless otherwise requested and specifically approved at the time of Plan of Development. Signs (in English and Spanish) containing these restricted hours of construction shall be posted during the development of the property.

18. **Screening.** Any loading docks or outside storage areas shall be screened. Any screening shall be done using materials that are architecturally compatible with the building(s) utilizing such storage area(s) or loading dock(s) unless otherwise approved at the time of Plan of Development review. Any service areas visible from Williamsburg Road or any major boulevard within the development shall be screened with landscaping or fencing, or a combination thereof, in a manner to be approved at the time of Plan of Development review.

19. **Landscaping.** The landscaping plan for the property shall incorporate the use of medians, pavers and sidewalks within and along the major drive aisles and boulevards as well as the use of decorative pavers and crosswalks at intersections.
Street trees, a minimum caliper of 2½ inches at the time of planting, shall be planted along any spine road connecting Drybridge Road and Old Memorial Drive, at intervals of not more than 35 feet on center, unless otherwise approved at the time of Plan of Development review. A conceptual landscape plan shall be developed and submitted for review and approval by the Planning Commission at the time of Plan of Development review.

PROFFERS APPLICABLE TO ENTIRE PROPERTY:

1. **Archeological Study.** The applicant shall conduct a limited Phase 1 Archeological Study on the property prior to Plan of Development approval. The applicant shall provide a copy of the report to the Director of Planning and shall donate to the County any artifacts found during the study and development of the property.

2. **Transportation Improvements.** Based on the Traffic Impact Analysis Report submitted in March 2007, the applicant shall: (i) dedicate right-of-way and provide for the installation of curb and gutter, pavement widening, and any necessary storm sewer along the property's entire frontage of Drybridge Road; (ii) dedicate right-of-way and provide for the installation of curb and gutter, pavement widening, and any necessary storm sewer along the property's frontage on Old Memorial Drive, Old Williamsburg Road, and Clayman Road; (iii) pay for the installation of a traffic signal at the intersection of Williamsburg Road and Drybridge Road when warranted beyond Phase 2 of the development (as described in the Traffic Impact Analysis Report); (iv) provide dual left turn lanes (or an extension of the left turn stacking area) at the intersection of Drybridge Road and Williamsburg Road both southbound on Drybridge Road and eastbound on Williamsburg Road, when warranted beyond Phase 2 of the development (as described in the Traffic Impact Analysis Report); and, (v) provide a standard 4 feet wide sidewalk with a 2 feet wide utility strip within the right-of-way along Drybridge Road for the entire frontage of the property. Should the dedicated property not be used for its intended purpose within thirty (30) years of the date of dedication, title to the dedicated property will revert to the property owner or its successors in interest.
The Planning Department 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,

Virgil R. Hazelett, P.E.
County Manager

    Michael J. Rothermel, Esq.
    Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools
    Director, Real Estate Assessment
    Conditional Zoning Index
SENIORS HOUSING PROTOTYPE

ARCHITECT: CLINE DESIGN ASSOCIATES, PA
Raleigh, North Carolina

DEVELOPER: THE TETRA COMPANIES
Virginia Beach, Virginia

SCHEMATIC DESIGN PACKAGE
MAY 17, 2006