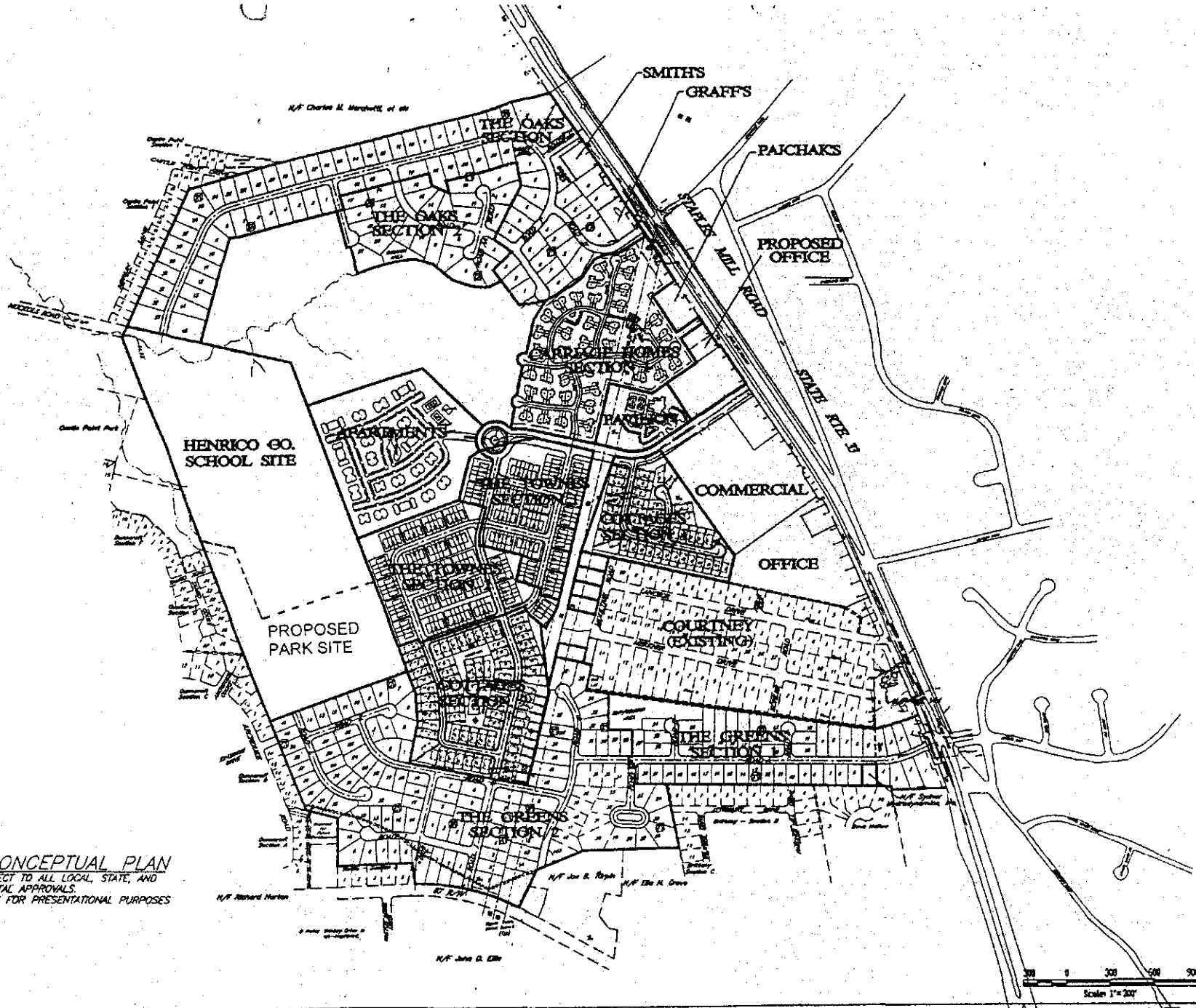




PLAN NUMBER 2003-172-00



N/F Charles M. Marshall et al

SMITHS GRAFFS

PAICHAKS

PROPOSED OFFICE

STATE RD. 100

STATE RD. 5

HENRICO CO. SCHOOL SITE

COMMERCIAL OFFICE

PROPOSED PARK SITE

COURTNEY (EXISTING)

THE GREENS SECTION

THE GREENS SECTION

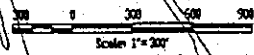
N/F Richard Horton

N/F John D. Ellis

N/F Joe B. Roper

N/F Ed H. Green

THIS IS A CONCEPTUAL PLAN
 1. FINAL PLAN IS SUBJECT TO ALL LOCAL, STATE, AND FEDERAL GOVERNMENTAL APPROVALS.
 2. THIS PLAN IS DRAWN FOR PRESENTATIONAL PURPOSES ONLY.



CIVIL · HIGHWAY · DRAINAGE · SURVEYING · SITE PLANS · SUBDIVISIONS

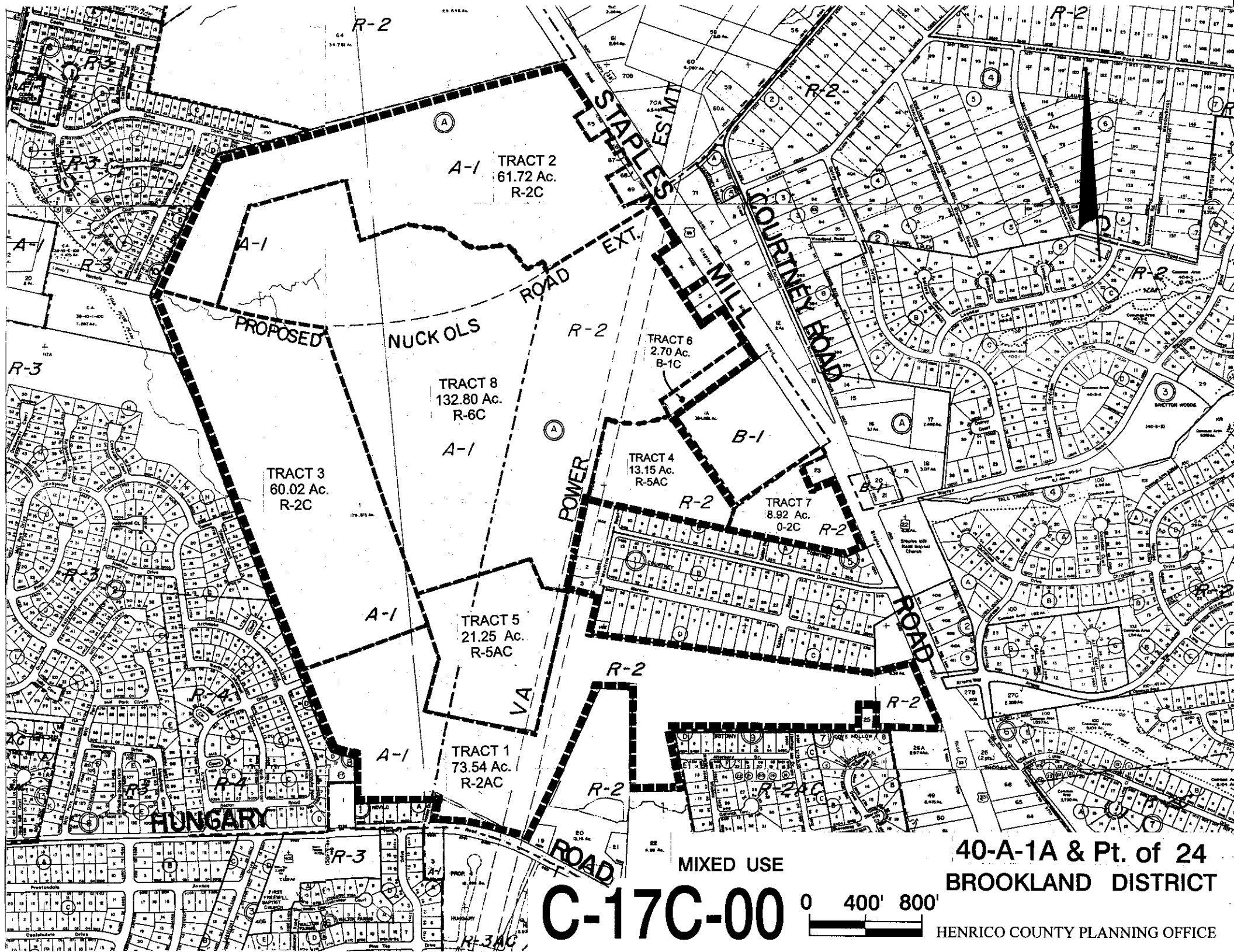
CROSSRIDGE SUBDIVISION
 COUNTY: Henrico
 CONCEPTUAL PLAN

JORDAN CONSULTING ENGINEERS P.C.
 1240 Professional Road, Richmond, Virginia 23233
 Telephone: (804) 272-7000 Fax: (804) 272-1068
 E-Mail: JORDAN@JCE.COM

DATE: DEC 27, 2009
 SCALE: 1" = 200'
 PROJECT: 2003-172-00
 SHEET: 01



C-17C-00



A-1 TRACT 2
61.72 Ac.
R-2C

TRACT 8
132.80 Ac.
R-6C

TRACT 3
60.02 Ac.
R-2C

TRACT 5
21.25 Ac.
R-5AC

TRACT 1
73.54 Ac.
R-2AC

TRACT 6
2.70 Ac.
B-1C

TRACT 4
13.15 Ac.
R-5AC

TRACT 7
8.92 Ac.
0-2C

40-A-1A & Pt. of 24
BROOKLAND DISTRICT

C-17C-00



HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO
June 20, 2000

Virgil R. Hazelett, P.E.
County Manager

Mr. Robert M. Atack
Staples Mill L.C.
4435 Waterfront Dr.
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-17C-00

Dear Mr. Atack:

The Board of Supervisors at its meeting on June 13, 2000, granted your request to conditionally rezone property from from A-1 Agricultural District and R-2 One Family Residence District to R-2C and R-2AC One Family Residence Districts (Conditional); R-5AC and R-6C General Residence Districts (Conditional); O-2C Office District (Conditional); and B-1C Business District (Conditional), Parcels 40-A-1A, 30-A-67 and part of Parcel 40-A-24, described as follows:

Tract 1

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lancelor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 73°05'20" W 176.28 feet to a point; (2) Thence N 70°50'10" W 1865.01 feet to a point; (3) Thence S 20°13'20" W 750.12 feet to a point, said point being the Actual Point and Place of Beginning for Tract 1.

Thence in an easterly direction with four (4) courses and distances: (1) Thence S 70°50'10" E 255.01 feet to a point; (2) Thence S 20°13'20" W 169.94 feet to a point; (3) Thence S 75°20'40" E 2016.52 feet to a point; (4) Thence N 78°11'00" E 312.06 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33).

Thence along the western boundary of the right of way line of Staples Mill Road in a southerly direction with five (5) courses and distances: (1) Along a circular curve to the right having a delta angle of 00°41'05", a radius of 11348.16 feet and an arc length of 135.60 feet to a point; (2) Thence S 75°16'30" W 23.00 feet to a point; (3) Thence along a circular curve to the right having a delta angle of 01°07'53", a radius of 11348.16 feet and an arc length of 223.63 feet to a point; (4) Thence N 76°24'23" E 23.00 feet to a point; (5) Thence along a circular curve to the right having a delta angle of 00°54'19", a radius of 11348.16 feet and an arc length of 179.33 feet to a point on said right of way line.

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Staples Mill L.C.
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Thence leaving the western right of way line of Staples Mill Road (State Rte 33) in a westerly direction with fourteen (14) courses and distances: (1) Thence N 84°41'52" W 378.02 feet to a point; (2) Thence N 86°50'20" E 22.87 feet to a point; (3) Thence N 82°45'34" W 96.49 feet to a point; (4) Thence N 05°26'55" E 150.07 feet to a point; (5) Thence N 82°45'34" W 100.44 feet to a point; (6) Thence S 07°14'26" W 150.00 feet to a point; (7) Thence N 82° 45'34" W 330.57 feet to a point; (8) N 82°29'56" W 1013.20 feet to a point; (9) Thence S 04°13'42" E 453.21 feet to a point; (10) Thence N 84°47'20" W 390.26 feet to a point; (11) N 09°20'40" E 716.41 feet to a point; (12) Thence N 84°46'33" W 219.38 feet to a point; (13) Thence S 32°33'07" W 1062.48 feet to a point; (14) S 31°39'52" W 158.80 feet to a point on the northern boundary of the right of way line of Hungary Road.

Thence with the northern boundary of the right of way line of Hungary Road in a westerly direction along a circular curve to the left having delta angle of 26°53'52", a radius of 1540.00 feet and an arc length of 722.96 feet to a point, said point being the intersection of the northern boundary of the right of way line of Hungary Road and the eastern boundary of the right of way line of Vantay Drive (Un-improved). Thence leaving the northern boundary of the right of way line of Hungary Road in a northerly direction with the eastern boundary of the right of way line of Vantay Drive; N 19°10'23" E 148.68 feet to a point.

Thence leaving the eastern boundary of the right of way line of Vantay Drive (Un-improved) in a westerly direction with thirteen (13) courses and distances: (1) N 85°32'37" W 563.50 feet to a point; (2) Thence N 06°40'49" E 155.23 feet to a point; (3) Thence N 06°57'19" E 178.00 feet to a point; (4) N 67°29'56" W 225.31 feet to a point; (5) Thence N 15°09'51" W 667.91 feet to a point; (6) Thence N 77°14'00" E 998.84 feet to a point; (7) Thence S 14°00'00" E 164.90 feet to a point; (8) Thence S 03°06'00" W 202.21 feet to a point; (9) S 18°00'00" W 280.35 feet to a point; (10) Thence S 72°25'00" E 807.26 feet to a point; (11) Thence N 20°13'00" E 629.40 feet to a point; (12) Thence N 07°49'03" E 50.47 feet to a point; (13) Thence N 20°13'20" E 219.59 feet to a point, said point being the Point and Place of Beginning for Tract 1 and containing 73.54 acres.

Tract 2

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 3334.94 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with sixteen (16) courses and distances: (1) S 62°42'00" W 803.35 feet to a point; (2) Thence N 30°00'00" W 70.40 feet to a point; (3) Thence S 60°00'00" W 180.00 feet to a point; (4) Thence N 30°00'00" W 209.58 feet to a point; (5) Thence S 87°08'00" W 198.54 feet to a point; (6) Thence N 65°40'00" W 142.34 feet to a point; (7) Thence N 46°00'00" W 176.54 feet to a point; (8) N 70°17'00" W 136.40 feet to a point; (9) Thence S 87°00'00" W 198.06 feet

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to a point; (10) Thence S 78°00'00" W 197.24 feet to a point; (11) N 08°16'00" W 193.12 feet to a point; (12) Thence S 81°44'00" W 28.00 feet to a point; (13) Thence N 08°16' 00" W 258.80 feet to a point; (14) Thence S 81°44'00" W 764.54 feet to a point; (15) Thence S 22°20' 00" W 721.05 feet to a point; (16) Thence N 70°57'21" W 521.17 feet to a point; (17) Thence N 30°52'02" E 1028.34 feet to a point; (18) Thence N 81°38'21" E 666.39 feet to a point; (19) Thence N 81°44'47" E 1896.54 feet to a point on the western boundary of the right of way line of Staples Mill Road. Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 408.12 feet to a point.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 62°42'00" W 188.00 feet to a point; (2) Thence S 27°18'00" E 200.00 feet to a point; (3) N 62°42'00" E 188.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 60.00 feet to a point.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 62°42'00" W 37.00 feet to a point; (2) Thence S 27°18'00" E 100.00 feet to a point; (3) N 62°42'00" E 37.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 100 feet to a point.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 62°42'00" W 188.00 feet to a point; (2) Thence S 27°18'00" E 250.00 feet to a point; (3) N 62°42'00" E 188.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 50.00 feet to a point, said point being the Point and Place of Beginning for Tract 2 and containing 61.72 acres.

Tract 3

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 73°05'20" W 176.28 feet to a point; (2) Thence N 70°50'10" W 1865.01 feet to a point; (3) Thence S 20°13'20" W 650.10 feet to a point; (4) Thence N 70°50'10" W 160.33 feet to a point; (5) Thence N 14°00'00" W 244.04 feet to a point; (6) Thence S 77°14'00" W 668.58 feet to a point; (7) Thence N 12°46' 00" W 22.73

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feet to a point; (8) Thence S 76°00'00" W 229.94 feet to a point, said point being the Actual Point and Place of Beginning for Tract 3.

Thence in a southerly direction with nine (9) courses and distances: (1) S 14°00'00" E 181.73 feet to a point; (2) Thence S 77°14'00" W 998.84 feet to a point; (3) Thence N 15°09' 51" W 480.34 feet to a point; (4) Thence N 14 11'19" W 1126.72 feet to a point; (5) Thence N 13 28'39" W 396.17 feet to a point; (6) Thence N 16 58'09" W 356.54 feet to a point; (7) Thence N 14 56'19" W 454.67 feet to a point; (8) Thence N 30 52'02" E 85.52 feet to a point; (9) Thence S 70 57'21" E 1162.00 feet to a point; (10) Thence S 77°14'00" E 2080.54 feet to a point, said point being the Point and Place of Beginning for Tract 3 and containing 60.02 acres.

Tract 4

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with two (2) courses and distances: (1) S 73°05'20" W 176.28 feet to a point; (2) Thence N 70°50'10" W 816.54 feet to a point, said point being the Actual Point and Place of Beginning for Tract 4.

Thence in an northerly direction with seven (7) courses and distances: (1) Thence N 70° 50'10" W 1048.48 feet to a point; (2) Thence N 20°13'20" E 635.42 feet to a point; (3) Thence S 69°46'40" E 130.71 feet to a point; (4) Thence along a circular curve to the left having a delta angle of 47°27'40", a radius of 375.00 feet and an arc length of 310.63 feet to a point; (5) Thence N 62°45'40" E 9.11 feet to a point; (6) Thence S 28°45'00" E 837.14 feet to a point; (7) Thence S 19°09'50" W 194.75 feet to a point, said point being the Point and Place of Beginning for Tract 4 and containing 13.15 acres.

Tract 5

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 73 05'20" W 176.28 feet to a point; (2) Thence N 70°50'10" W 1865.01 feet to a point; (3) Thence S 20°13'20" W 650.10 feet to a point, said point being the Actual Point and Place of Beginning for Tract 5.

Thence in an westerly direction with twelve (12) courses and distances: (1) S20o13'20" W 319.61 feet to a point; (2) Thence S 07o49'03" W 50.47 feet to a point; (3) Thence S 20o13'00" W 629.40 feet to a point; (4) Thence N 72o25'00" W 807.26 feet to a point; (5) Thence N 18o00'00" E 280.35 feet to a point; (6) Thence N 03o06'00" E 202.21 feet to a point; (7) Thence N 14o00'00" W 346.63 feet to a point; (8) N 76o00'00" E 229.94 feet to a point; (9) Thence N 12o46'00" W 22.73 feet to a point; (10) Thence N 77o14'00" E 668.58 feet to a point; (11) S 14o00'00" E 244.04 feet to a point; (12) Thence S 70o50'10" E 160.33 feet to a point; said point being the Point and Place of Beginning for Tract 5 and containing 21.25 acres.

Tract 6

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence with the western boundary of the right of way line of Staples Mill Road in a northwesterly direction with nine (9) courses and distances: (1) N 16 54'00" W 459.06 feet to a point; (2) Thence N 18°18'39" W 90.46 feet to a point; (3) Thence along a circular curve to the left having a delta angle of 03°15'15", radius of 2815.87 and an arc length of 159.93 to a point; (4) Thence N 22°33'00" W 48.30 feet to a point; (5) Thence S 67°28'38" W 23.25 feet to a point; (6) Thence N 25°05'36" W 210.82 feet to a point; (7) Thence N 12°06'41" E 31.69 feet to a point; (8) Thence N 26°04'20" W 94.39 feet to a point; (9) Thence N 27°14'20" W 459.84 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being the Actual Point and Place of Beginning for Tract B.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with four (4) courses and distances: (1) S 62°45'40" W 743.07 feet to a point; (2) Thence N 28°45'00" W 158.05 feet to a point; (3) Thence N 62°45'40" E 747.23 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°14'20" E 158.00 feet to a point, said point being the Point and Place of Beginning for Tract 6 and containing 2.70 acres.

Tract 7

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 287.43 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with four (4) courses and distances: (1) S 73°05'20" W 176.28 feet to a point;

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(2) Thence N 70°50'10" W 816.54 feet to a point; (3) Thence N 19°09'50" E 194.75 feet to a point; (4) Thence N 61 15'00" E 693.74 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33).

Thence along the western boundary of the right of way line of Staples Mill Road in an easterly direction with three (3) courses and distances; (1) S 25°05'36" E 25.86 feet to a point; (2) Thence N 67°28'38" E 23.25 feet to a point; (3) Thence S 22°33'00" E 48.30 feet to a point on said right of way line.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 69°49'56" W 184.72 feet to a point; (2) Thence S 21°47'24" E 160.00 feet to a point; (3) Thence N 69°49'26" E 180.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence along the western boundary of the right of way line of Staples Mill Road in an southerly direction with two (2) courses and distances; (1) S 18°18'39" E 90.46 feet to a point; (2) Thence S 16°54'00" E 459.06 feet to a point on said right of way line, said point being the Point and Place of Beginning for Tract 7 and containing 8.92 acres.

Tract 8

Beginning at a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33), said point being 3334.94 feet northwest of the intersection of the western boundary of the right of way line of Staples Mill Road and the northern boundary of the right of way line of Lanceor Drive extended. Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 50.00 feet to a point, said point being the Actual Point and Place of Beginning for Tract 8.

Thence continuing with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 400.00 feet to a point on said right of way line. Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 62°42'00" W 188.00 feet to a point; (2) Thence S 27°18'00" E 300.00 feet to a point; (3) N 62°42'00" E 188.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 50.00 feet to a point.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with three (3) courses and distances: (1) S 62°42'00" W 188.00 feet to a point; (2) Thence S 27°18'00" E 200.00 feet to a point; (3) N 62°42'00" E 201.00 feet to a point on the western boundary of the right of way line of Staples Mill Road (State Rte 33). Thence with the western boundary of the right of way line of Staples Mill Road in a southerly direction; S 27°18'00" E 298.77 feet to a point.

Thence leaving the western boundary of the right of way line of Staples Mill Road in a westerly direction with twenty-seven (27) courses and distances: (1) S 62°45'00" W 747.23 feet to a point; (2) Thence S 28°45'00" E 103.04 feet to a point; (3) Thence S 62°45'40" W 9.11 feet to a point; (4) Thence along a circular curve to the right having a delta angle of 47°27'40", a radius of 375.00 feet and an arc length of 310.63 feet to a point; (5) Thence N 69°46'40" W 130.71 feet to a point; (6) Thence S 20°13'20" W 1285.51 feet to a point; (7) Thence N 70°50' 10" W 160.33 feet to a point; (8) Thence N 14°00'00" W 244.04 feet to a point; (9) Thence S 77°14'00" W 668.58 feet to a point; (10) Thence N 12°46'00" W 22.73 feet to a point; (11) Thence S 76°00'00" W 229.94 feet to a point; (12) Thence N 14°00'00" W 2080.54 feet to a point; (13) Thence N 70°57'21" W 640.82 feet to a point; (14) Thence N 22°20' 00" E 721.05 feet to a point; (15) Thence N 81°44'00" E 764.54 feet to a point; (16) Thence S 08°16' 00" E 258.80 feet to a point; (17) Thence N 81°44'00" E 28.00 feet to a point; (18) Thence S 08°16'00" E 193.12 feet to a point; (19) Thence N 78°00'00" E 197.24 feet to a point; (20) Thence N 87°00' 00'00" E 198.06 feet to a point; (21) Thence S 70°17'00" E 136.40 feet to a point; (22) Thence S 46° 00'00" E 176.54 feet to a point; (23) Thence S 65°40'00" E 142.34 feet to a point; (24) Thence N 87°08' 00" E 198.54 feet to a point; (25) Thence S 30°00'00" E 209.58 feet to a point; (26) Thence N 60°00' 00" E 180.00 feet to a point; (27) Thence S 30°00'00" E 70.40 feet to a point; (28) Thence N 62°42'00" E 803.35 feet to a point on the western boundary of the right of way line of Staples Mill Road, said point being the Point and Place of Beginning for Tract 8 and containing 132.80 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 13, 2000, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO TRACT I - 73.54 ACRES (Single Family R-2A Zoning District)

1. Access.
 - a. There shall be no access (construction or otherwise) or road connection between Tract I and Dove Hollow Subdivision, Brittany Subdivision or Duncroft Subdivision.
 - b. Access to Tract I shall be provided at Staples Mill Road and Hungary Road. Secondary emergency accesses only may be provided through adjacent CrossRidge tracts. All emergency accesses will be constructed with pavers and a cable across the access.
2. Density. The density of Tracts I, II and III shall not exceed two units per acre in the aggregate.
3. Minimum House Size. Homes constructed on Tract I shall have a minimum of 2000 square feet of finished floor area.

4. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
5. Foundations. The exterior portions of the residence foundations shall be constructed of brick or stone.
6. Restrictive 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 said subdivision plat (other than for the dedication of easements, roads or utilities) there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
7. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
8. Paved Parking. All driveways on each individual subdivision lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials and brick or stone pavers.
9. Brick Stoops. Stoops provided as front entry to homes shall be constructed with brick.
10. Garages. 80% of dwellings that provide a garage shall employ side or rear entry garage design.
11. Landscaping. Front yards of all single family lots will be sodded and irrigated.
12. Satellite Dishes. No satellite dishes larger than 18" in diameter will be allowed.
13. Swimming Pools. No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a corner lot. No above ground swimming pools will be allowed.
14. Streets. Curb and gutter and asphalt will be used on all streets within the subdivision. Wherever roll face curb and gutter is used, the gutter will be approximately three feet - similar to that of Magnolia Ridge.
15. Sidewalks. A standard-size, pedestrian sidewalk shall be installed in the right of way along one side of the streets, except cul-de-sac streets.

16. Recreational Vehicles. No recreational vehicles or boats shall be parked on streets.
17. Fences. No fence will exceed 72". Any fence over 42" in height must be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No chain link fences shall be permitted.
18. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase.

Should any proposed development not warrant a traffic impact study in the opinion of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. Where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.

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 TRACT II - (61.72 ACRES) (Single Family R-2 Zoning District)

1. Access.
 - a. Access to Tract II shall be provided at Staples Mill Road. Secondary emergency accesses only may be provided through adjacent CrossRidge tracts. All emergency accesses will be constructed with pavers and a cable across the access.

- b. There shall be no access (construction or otherwise) or road connection between Tract II and Castle Point Subdivision.
2. Density. The density of Tracts I, II and III shall not exceed two units per acre in the aggregate.
3. Minimum House Size. Homes constructed on Tract II shall be a minimum of 2000 square feet of finished floor area.
4. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
5. Foundations. The exterior portions of the residence foundations shall be constructed of brick or stone.
6. Restrictive 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 said subdivision plat (other than for the dedication of easements, roads or utilities) there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
7. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
8. Paved Parking. All driveways on each individual subdivision lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials, and brick or stone pavers.
9. Brick Stoops. Stoops provided as front entry to homes shall be constructed of brick.
10. Garages. All of dwellings that provide a garage shall employ side or rear entry garage design.
11. Landscaping. Front yards of all single family lots will be sodded and irrigated.
12. Satellite Dishes. No satellite dishes larger than 18" in diameter will be allowed.

13. Swimming Pools. No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a corner lot. No above ground swimming pools will be allowed.
14. Streets. Curb and gutter and asphalt will be used on all streets within the subdivision. Wherever roll face curb and gutter is used, the gutter will be approximately three feet – similar to that of Magnolia Ridge.
15. Sidewalks. A standard-size, pedestrian sidewalk shall be installed in the right of way along one side of the streets, except cul-de-sac streets.
16. Recreational Vehicles. No recreational vehicles or boats shall be parked on the streets.
17. Fences. No fence will exceed 72". Any fence over 42" in height must be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No chain link fences shall be permitted.
18. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic impact study in the opinion of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. Where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.
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 TRACT III - (60.02 ACRES) (Single Family R-2 Zoning District)

1. Access.
 - a. Access to Tract III shall be provided from Staples Mill Road through Tract II and from Hungary Road through Tract I.
 - b. There shall be no access (construction or otherwise) or road connection between Tract III and Duncroft Subdivision.
2. Minimum House Size. Homes constructed on Tract III shall be a minimum of 2000 square feet of finished floor area.
3. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
4. Foundations. The exterior portions of the residence foundations shall be constructed of brick or stone.
5. Restrictive 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 said subdivision plat (other than for the dedication of easements, roads or utilities) there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development and maintenance of all portions of the Property.
6. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
7. Paved Parking. All driveways on each individual subdivision lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials, and brick or stone pavers.
8. Brick Stoops. Stoops provided as front entry to homes shall be constructed of brick.
9. Garages. All dwellings that provide a garage shall employ side or rear entry garage design.
10. Landscaping. Front yards of all single family lots will be sodded and irrigated.

11. Satellite Dishes. No satellite dishes larger than 18" in diameter will be allowed.
12. Swimming Pools. No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a corner lot. No above ground swimming pools will be allowed.
13. Streets. Curb and gutter and asphalt will be used on all streets within the subdivision. Wherever roll face curb and gutter is used, the gutter will be approximately three feet - similar to that of Magnolia Ridge.
14. Sidewalks. A standard-size, pedestrian sidewalk shall be installed in the right of way along one side of the streets, except cul-de-sac streets.
15. Recreational Vehicles. No recreational vehicles or boats shall be parked on the streets.
16. Fences. No fence will exceed 72". Any fence over 42" in height must be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No chain link fences shall be permitted.
17. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic impact study in the opinion of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. Where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.

18. 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 TRACTS IV (13.15 acres) and V - (21.25 acres) (Villa Lots in R-5A Districts)

1. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state or local legal requirements, residential development on the Property shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law.
2. Trash Service. Trash pick up service shall be provided for each building and shall not commence before 6:00 a.m. or extend beyond 9:00 p.m.
3. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.
4. Landscaping. All front yards shall be sodded except for areas that are mulched, landscaped, treed or areas that may not be sodded by law. All such sodded areas shall be served by an underground irrigation system.
5. Sidewalks. Sidewalks of standard width shall be provided.
6. Density. No more than 110 villa lots shall be permitted in the R-5A Districts.
7. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
8. Amenities Package. The residents of Tracts IV and V shall be entitled to use the Pavilion community center developed on Tract VIII. The residents of Tracts IV and V shall be Pavilion and Homeowner Association members and the fee for the Pavilion membership shall be included in the Homeowners Association dues.
9. Access. Access to Tracts IV and V shall be provided from CrossRidge Parkway, the main entrance road serving the CrossRidge development. Secondary emergency accesses only may be provided through adjacent CrossRidge tracts. All emergency accesses will be constructed with pavers and a cable across the access.

10. Recreational Vehicles. A special parking area shall be provided and required for recreational vehicles and boats. No recreational vehicle or boat shall be parked on the streets. The recreational vehicle and boat parking area shall be screened in a manner approved at the plan of development review.
11. Minimum Unit Size. The minimum unit sizes (finished floor) shall be 1100 square feet. Units larger than 2 bedroom units shall be a minimum size (finished floor) of 1700 square feet.
12. Parking. Each unit shall have 2 parking spaces including spaces contained in a garage.
13. Paved Parking. All driveways on each individual lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials and brick or stone pavers.
14. Roof. Any roof of any home constructed on the Property shall be Class A (fire and wind protection rated by Underwriter Labs) (UL) Fiberglass Asphalt Roof Shingle - Three Tab, 20 year, Mid-weight shingle, self-sealing adhesive tab or an equivalent material that has 20 year expected life.
15. Lighting. Street lighting fixtures shall be constructed and maintained along the private roadway system within the property and will not exceed 15' in height at grade level.
16. Fences. No fence will exceed 72". Any fence over 42" in height must be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No chain link fences shall be permitted. Notwithstanding the foregoing, a masonry wall finished on both sides up to eight (8) feet in height designed to accommodate drainage and sanitary sewer crossings in a manner approved at the time of plan of development review will be constructed along the eastern boundary line of Tract IV adjacent to the B-1 district on part of Tax Parcel ID#40-A-1A for approximately 780 feet (excluding the distance where the wall cannot be constructed because of an existing pond and jurisdictional wetlands). This wall shall be constructed within thirty (30) days after the approval of the plan of development for the B-1 district.
17. Road Standards. All private roads shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.
18. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic impact study in the

opinion of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.

19. Minimum Lot Sizes. Lots constructed on Tracts IV and V shall have a minimum of 6000 square feet.
20. 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 TRACT VI - 2.70 ACRES (Neighborhood Commercial B-1 District)

1. Use-Restriction. The Property shall only be used to serve as a landscaped buffer, except to the extent necessary for access ways and utility easements. Utility easements shall be installed within the access way of within ten (10) foot wide area parallel to and measured from the back of the curb of the access way.

APPLICABLE TO TRACT VII - (8.92 ACRES) (O-2 District)

1. Landscape Area. A landscape area a minimum of thirty (30) feet in width shall be provided along Staples Mill Road. The entire site shall be landscaped with either sod, mulch or irrigation with the exception of parking lots and islands.
2. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines, all utility lines shall be underground.

3. Trash Service. Trash enclosures for dumpsters on Tract VII shall be constructed of materials similar to that which is used in the primary building. The enclosure shall be gated with an opaque material.
4. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level and from the second floor of any residence in a manner approved at the time of plan of development review. The screening material will be a minimum of 6" higher than the mechanical equipment.
5. Building Materials. The building will be constructed with a minimum of ninety (90%) percent brick exclusive of windows, doors, breezeways and architectural design features. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal.
6. Prohibited Uses. Tract VII shall not be developed for use as a child care center or a funeral home.
7. Building Size. The building will be a maximum height of two (2) stories or 35 feet and a maximum size of 36,000 square feet.
8. Perimeter Screening. A brick wall up to eight (8) feet in height will be constructed along the southern boundary (Courtney subdivision) line approximately 990 feet and along the western boundary line approximately 195 feet.
9. Parking. Five parking spaces will be constructed for every 1,000 square feet of office space constructed.
10. Fences. No fence, other than perimeter screening described in Proffer number will exceed 72".
11. Road Standards. All private roads within CrossRidge shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.
12. Accesses. All emergency accesses will be constructed with pavers and a cable across the access. There shall be no access (construction or otherwise) or road connection between Tract VII and Courtney subdivision. There shall be no access between Tract VII and the adjacent B-1 district.
13. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic impact study in the opinion

of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. Where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.

14. 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 TRACT VIII - (132.8 ACRES) (Condominiums, Townhouses for Sale, Rental Apartments for Seniors, Day Care and Pavilion R-6 District)

1. Age Restriction. Except as otherwise prohibited by the Virginia Fair Housing Law, as it may be amended, the federal Fair Housing Law and such other applicable federal, state or local legal requirements, residential development on the Property shall be restricted to "housing for older persons" as defined in the Virginia Fair Housing Law.
2. Entrance. The main entrance of CrossRidge will be comparable to that shown on Exhibit "A" and will be constructed within six (6) months of the first building permit of any residence within CrossRidge. The entrance median will be landscaped and irrigated.
3. Guardhouse. A guardhouse will be constructed and will be comparable to that shown on the plan entitled, "CrossRidge Guardhouse, dated March 22, 2000 by Higgins and Gerstenmaier" (Exhibit "B") within six (6) months after issuance of the first residential building permit. The guardhouse will include security cameras which will be operational 24 hours per day. The entire guardhouse area will be landscaped and irrigated.
4. Security Gates. Security gates will be constructed and will be comparable to that shown on the plan entitled, "CrossRidge Guardhouse, dated March 22, 2000 by Higgins and

- Gerstenmaier" (Exhibit "B") within six (6) months after the issuance of the first residential building permit.
5. Security Fencing. Security fencing will be comparable to that shown on the plan entitled, "CrossRidge Guardhouse, dated March 22, 2000 by Higgins and Gerstenmaier"(Exhibit "B"), and will be constructed perpendicular to the guardhouse and extend to the parking area of the pavilion on the north side and one hundred feet to the existing B1 zoned property on the south side. Construction will be complete within six (6) months of the issuance of the first residential building permit.
 6. Underground Utilities. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
 7. Trash Service. Trash pick up service shall be provided for each building and shall not commence before 6:00 a.m. or extend beyond 9:00 p.m.
 8. Fireplace Chimneys. All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
 9. Landscaping. All front yards shall be sodded except for areas that are mulched, landscaped, treed or areas that may not be sodded by law. All such sodded areas shall be served by an underground irrigation system. Apartment site will be landscaped, sodded and irrigated.
 10. Sidewalks. Sidewalks of standard width shall be provided.
 11. Amenities Package. The owners shall develop approximately 5 acres of the Property for a community center building and grounds on Tract VIII to provide recreational, athletic and leisure activities for townhouse, condominium and apartment residents and their guests only as defined and regulated by restrictive covenants. Every townhouse, condominium and apartment resident shall be a member and the fee for membership shall be included in the Homeowners Association dues.
 12. Pavilion. A pavilion will be constructed comparable to that shown on the plan entitled, "The Pavilion at CrossRidge by McAllister & Foltz"(Exhibit "C") and will be completed no later than twelve (12) months from the issuance of the first residential occupancy permit with the exception of the pool and tennis courts which will be completed no later than eighteen (18) months from the issuance of the first residential occupancy permit. The pavilion will contain the following: a minimum of 4000 square feet of finished space, men's' and women's bathrooms with showers and lockers, computer room, two (2) card

- rooms, fireplace, kitchen, fitness area, celebration room (for 200 people) for parties, banquets and meetings, an activity director (to arrange trips, social events and community activities). Membership to the pavilion and its outside amenities are for the exclusive use of residents of CrossRidge with the exception of Tracts I, II, & III. All expenses of the pavilion for operations and maintenance will be included in homeowners association dues.
13. Outside Amenities. Outside Amenities shall include: a swimming pool, tennis court and pedestrian walkways. This area will include landscaping, sod and irrigation.
 14. Outside Lighting In Pavilion Area. Pole lighting and at grade walkway lighting will be provided in the pavilion area.
 15. CrossRidge Parkway. A five (5) foot pedestrian walkway will be provided on one side of CrossRidge Parkway for its entire length. Lighting not to exceed 15 feet in height will also be provided along CrossRidge Parkway. At the western terminus of CrossRidge Parkway, a landscaped designed, maintained and irrigated feature will be constructed comparable to that shown on the plan entitled, "CrossRidge Park Plan and Section, dated March 22, 2000 by Higgins and Gerstenmaier"(Exhibit "D").
 16. Multifamily Density and Unit Size. The apartment site will be comparable to that shown on the plan entitled, "Tract 8B, Illustrative Plan". No more than 300 senior multifamily units for rental shall be permitted in the R-6 District. One bedroom units will be a minimum of 760 square feet. Two bedroom units will be a minimum of 1028 square feet. Three bedroom units will be a minimum of 1246 square feet.
 17. Multifamily Building Materials. The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade) of brick, wood, E.I.F.S., cementitious, vinyl or composite-type siding, or a 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 review. A minimum of forty percent (40%) in the aggregate, of the visible portions of the exterior building wall surfaces (chimneys, front, rear and sides) of each building, excluding windows, doors, breezeways and architectural design features, shall be of brick construction. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum or metal, unless otherwise specifically approved at the time of Plan of Development review. The apartment buildings will be comparable to that shown on the plan entitled, "CrossRidge, Senior Apartments, by McAllister & Foltz (Exhibit E).
 18. Recreational Vehicles. A special parking area shall be provided and required for recreational vehicles or boats. No recreational vehicle or boat shall be parked on the

- streets. The recreational vehicle and boat parking area shall be screened in a manner approved at the time of Plan of Development review.
19. Parking. Two (2) parking spaces per unit will be provided in apartment site.
 20. Access. Access to Tract VIII shall be provided from Crossridge Parkway, the main entrance road serving the Crossridge development. Secondary emergency accesses only may be provided through adjacent tracts. All emergency accesses will be constructed with pavers and a cable across the access.
 21. Mechanical Equipment. Mechanical equipment shall be screened from public view at ground level at the Property lines of Tract VIII in a manner approved at the time of plan of development review.
 22. Day Care Hours of Operation. The hours of operation for a day care facility shall be between the hours of 6:00 a.m. and 12:00 midnight.
 23. Trash Enclosures. Trash enclosures for dumpsters on Tract VIII shall be constructed of materials similar to that which is used in the primary building being served. The enclosure shall be gated with an opaque material.
 24. Fences. No fence will exceed 72". Any fence over 42" in height must be constructed of finished masonry or constructed with a combination masonry piers and aluminum, metal or cast iron pickets. No chain link fences shall be permitted.
 25. Day Care Recreational Area. Any day care outside recreational area shall be enclosed in a manner approved at plan of development review.
 26. Day Care Architecture and Building Materials. The exterior design of any day care building to be constructed on Tract VIII shall be compatible in architectural treatment and materials as the Pavilion. Any day care building constructed on Tract VIII shall have exposed exterior walls (above finished grade) of brick, face brick, wood, natural stone, siding, glass, stucco, drivit or vinyl. No building shall be covered with or have exposed to view any painted or unfinished concrete block, sheet or corrugated aluminum, asbestos or metal.
 27. Minimum Unit Size. The minimum unit sizes (finished floor) of all townhouse and condominiums shall be 1700 square feet. The average unit size of all townhouses and condominiums shall be 2000 square feet. Thirty (30%) percent of all townhouse and condominiums shall be a minimum of 2300 square feet.
 28. Density. No more than 430 townhouse and condominium units shall be permitted on the property.

29. Parking. Each townhouse and condominium unit shall have 2 parking spaces including spaces contained in a garage. Townhouses and condominiums will have a minimum of a one car attached garage (unless a multistory building).
30. Assisted Living Facilities/Adult Daycare. Assisted living facilities/Adult daycare facilities may be constructed on Tract VIII and if required shall be licensed and regulated by the Commonwealth of Virginia.
31. Road Standards. All private roads shall be built in a comparable manner to Henrico County public subdivision roads as it relates to base stone and asphalt.
32. Soundproofing. The apartments will exceed the county requirements for sound proofing and will include a floor system that will have a poured concrete layer between each floor.
33. Pedestrian Lighting. Pedestrian lighting will be provided throughout the apartment site on poles not to exceed 15 feet in height, but will allow light to spread over a larger area than standard shoebox lighting.
34. Site Design. Townhouses and condominiums will be comparable to the illustrative renderings. No one story building will exceed six (6) attached units.
35. Lighting. Lighting shall be installed throughout the townhouse and condominium areas.
36. Traffic Impact Study. In conjunction with any Plan of Development and/or Subdivision Approval process for any portion of the Property, a traffic study shall be submitted which describes the traffic impact of such proposed development. If such development is contemplated to occur in phases, such traffic study shall indicate the traffic impact of each phase. Should any proposed development not warrant a traffic impact study in the opinion of the Henrico County Traffic Engineer, such study shall be waived. No such Plan of Development and/or Subdivision Plan will be approved until such time as the County of Henrico and the Owner have mutually agreed to (i) the improvements in roads and intersections which are necessitated by such development, (ii) when and if the proposed development is to be phased; with which phase such improvements are to be completed, and (iii) who will complete or cause the completion of such improvements. Where portions of the Property will be developed in phases, any roadway improvements required for any portion of the Property shall be assigned to the applicable phase of the development in the Plan of Development and/or Subdivision Approval process and shall be constructed in connection with the development of such phase. Any right-of-way required for the construction of such roadway improvements shall be dedicated to Henrico County or VDOT as applicable. Once such roadway improvements have been determined and assigned to individual phases of such portion of the Property in conjunction with the Plan of Development and/or Subdivision Approval process described above, development

Mr. Robert M. Atack
Staples Mill L.C.
June 20, 2000

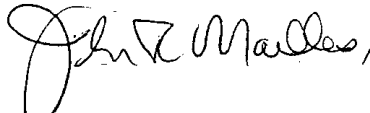
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of such portion of the Property may proceed in phases in accordance with the approved Plan of Development and/or Subdivision Plan, without submittal of additional traffic studies and without additional road improvements being required.

37. 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.

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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Ms. Gloria L. Freye, Esquire