

R-3C, R-5C and RTHC to RTHC  
Approx. 54,589 Ac.



May 2004

**ZONING** ®  
Residential Townhouses  
Ref. 745-741-0907

**C-35C-04**  
Tuckahoe District





COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

October 19, 2004

Gaskins Centre, L.C.  
c/o Mr. Jeffrey H. Gumenick  
6600 W. Broad Street  
Suite 500  
Richmond, VA 23230

Re: Conditional Rezoning Case C-35C-04

Dear Mr. Gumenick:

The Board of Supervisors at its meeting on October 12, 2004, granted your request to conditionally rezone property from R-3C One Family Residence District (Conditional), R-5C General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 745-740-9892, 746-741-3665 and part of Parcel 745-741-0907, described as follows:

Beginning at a point said point being the intersection of the eastern line of Gaskins Road and the southern line of Patterson Avenue; thence from said point of beginning along the southern line of Patterson Avenue the following seven (7) courses: 1) S85°42'01"E a distance of 14.32'; 2) N87°41'43"E a distance of 101.50'; 3) S86°42'12"E a distance of 50'; 4) S80°59'34"E a distance of 50.25'; 5) S86°42'12"E a distance of 250'; 6) N76°35'51"E a distance of 52.20'; 7) S86°42'12"E a distance of 664.08' to a point; thence from the southern line of Patterson Avenue S63°21'48"E a distance of 84.68' to a point; thence S22°43'20"W a distance of 1211.05' to a point; thence N64°12'10"W a distance of 10.67' to a point; thence S26°29'18"W a distance of 599.15' to a point; thence N65°38'15"W a distance of 504.21' to a point; thence S25°43'44"W a distance of 332.66' to a point in the northern line of Derbyshire Road; thence along the northern of Derbyshire Road the following five (5) courses: 1) along a curve to the left having a radius of 415' a length of 49.32' a chord of 49.29' and chord bearing of N61°35'39"W; 2) N64°59'56"W a distance of 598.59'; 3) N25°09'45"E a distance of 16.39'; 4) 64°50'15"W a distance of 450'; 5) N18°34'08"W a distance of 41.15' to a point at the intersection of the northern line of Derbyshire Road and the eastern line of Gaskins Road; thence along the eastern line of Gaskins Road the following six (6) courses: 1) along a curve to the right having a radius of 914.93' a length of 610.30' a chord of 599.05' and a chord bearing of N47°45'37"E; 2) along a curve to the left having a radius of 994.93' a length of 678.52' a chord of 665.44' and a chord bearing of N47°19'58"E; 3) N27°47'45"E a distance of 18'; 4) N33°28'40"E a

distance of 103.64'; 5) along a curve to the left having a radius of 933.47' a length of 341.90' a chord of 340' and a chord bearing of N13°48'23"E; 6) N36°34'33"E a distance of 23.25' to a point at the intersection of the Eastern line of Gaskins Road and the southern line of Patterson Avenue being the point and place of beginning, containing 54.589 acres.

The Board of Supervisors accepted the following proffered conditions, dated October 12, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Setback Requirements.** No building shall be constructed within one hundred (100) feet of the present rights-of-way line along Patterson Avenue, and along Gaskins Road from Patterson Avenue to the southern-most entrance point on Gaskins Road (except for a temporary sales facility within such setback on Gaskins Road, which shall be within the proposed clearing area for the northernmost entrance drive and outside of the buffer and tree save areas). From the southern-most entrance point on Gaskins Road to the southern property line, the minimum building setback shall be fifty-five (55) feet exclusive of yard requirements. The two (2) southeastern-most buildings adjacent to Sleepy Hollow Forest shall be setback a minimum of one hundred thirty-five (135) feet from the eastern property line.
2. **Access to the Property.** Access to the Property shall be from Patterson Avenue and Gaskins Road only. There shall be no access to the Property from Derbyshire Road, Lakewater Drive or Avalon Drive.
3. **Buffers Along Eastern Property Line.** There shall be a seventy-five (75) foot buffer, undisturbed except as may be specifically permitted herein, along the eastern property line abutting Lots 4 – 9, Block A of Sleepy Hollow Forest subdivision; Lots 1 – 8, Block G and Lots 3 – 6, Block D, Section 3 of Westmoor subdivision. Except as otherwise provided in these Proffers, the eastern-most fifty (50) feet of the aforesaid seventy-five (75) buffer abutting Lots 5, 6 and 7, Block A of Sleepy Hollow Forest subdivision and Lots 1, 2, 4 and 5, Block G and Lots 4, 5 and 6 Block D, Section 3 of Westmoor subdivision shall remain undisturbed and clearing and grading shall be permitted only in the western-most twenty-five (25) feet of the seventy-five (75) foot buffer provided supplemental landscaping, as approved at the time of Landscape Plan review, is planted to replace any such clearing and grading. The aforesaid buffers shall be considered common area and not part of any dwelling unit's lot. No structures of any kind (including fences), except for underground retaining wall footings, shall be built in the buffer area. Supplemental landscaping in the seventy-five (75) foot buffer shall be as described in Proffer 7 and as approved at the time of Landscape Plan review and shall be sufficient to provide a high degree of visual privacy for the Westmoor and Sleepy Hollow Forest property owners whose property abuts the buffer at that point.

4. **Buffers Along Patterson Avenue.** Except as otherwise provided in these Proffers, there shall be a fifty (50) foot undisturbed buffer within the one hundred (100) foot setback in Proffer 1, which buffer is in addition to the minimum setback requirements for buildings specified by the Henrico County Zoning Ordinance. Notwithstanding anything else contained to the contrary in these Proffers, the aforesaid buffer shall be outside of any proposed non-perpendicular utilities easements, deceleration lanes and proposed widening strips along Patterson Avenue.
5. **Buffers Along Gaskins Road.** Except as otherwise provided in these Proffers, there shall be a fifty (50) foot undisturbed buffer within the portion of the one hundred (100) foot setback in Proffer 1, which buffer is in addition to the minimum setback requirements for buildings specified by the Henrico County Zoning Ordinance. Where the aforesaid buffer is between any lakes and Gaskins Road, the aforesaid fifty (50) feet may be cleared and graded provided supplemental landscaping, as approved at the time of Landscape Plan review, is planted to replace any such clearing and grading. Notwithstanding anything else contained to the contrary in these Proffers, the aforesaid buffer shall be outside of any proposed non-perpendicular utilities easements, deceleration lanes and site distance easements required by Henrico County.
6. **Buffers Along Derbyshire Road and to Southern Access Point on Gaskins Road.** Except as otherwise provided in these Proffers, there shall be a fifty (50) foot undisturbed buffer along the lots adjacent to the rights-of-way of Derbyshire Road, as such rights-of-way are determined at the time of Plan of Development, except that grading may occur within the first fifteen (15) feet of the buffer as measured from the townhouse side of the buffer, for a distance of two hundred fifty (250) feet from GPIN 745-740-3611, provided supplemental landscaping, as approved at the time of Landscape Plan review, is planted to replace any such grading. There shall be a twenty-five (25) foot undisturbed buffer (i) along Gaskins Road from its intersection with Derbyshire Road to the southern access point on Gaskins Road as such rights-of-way are determined at the time of Plan of Development, (ii) adjacent to the western property lines of GPIN 745-740-3611 for so long as such parcel is zoned or used for single-family residential purposes, and (iii) along the rear of GPINs 745-740-3611, 745-740-4804, 745-739-5887, 745-739-7086 and 745-739-8598, for so long as such parcels are zoned or used for single-family residential purposes. These buffers are in addition to the minimum requirements for buildings specified by the Henrico County Zoning Ordinance other than the requirements related to major collector roads. These buffers shall be considered common area and be reflected on the subdivision plat. In order to accommodate Henrico County's requirements for site distance clearing on that portion of the buffer adjacent to the right-of-way of Gaskins Road, the Owner shall be permitted to clear and grade in the aforesaid twenty-

five (25) foot buffer adjacent to the right-of-way of Gaskins Road provided supplemental landscaping, as approved at the time of Landscape Plan review, is planted to replace any such grading.

7. **Buffers.** All of the buffer areas set forth in Proffers 3 through 6, inclusive, shall permit, to the extent required: (a) utility easements required by Virginia Power, Richmond Gas, Verizon and Henrico County or their successors; (b) drainage, sanitary sewer and site distance easements required by government bodies; (c) signage and access to and from public rights-of-way required at the time of Plan of Development; and (d) pedestrian access ways. All of the buffer areas set forth in Proffers 3 through 6, inclusive, shall preclude fencing within 20 feet of a right-of-way line, except for entrance-way fencing, structures (walls, columns, pavilions, etc.) and/or signage. Dead, diseased or fallen trees may be removed, taking care to not damage healthy trees in the buffer, and shall be replaced with trees which, when they reach maturity, will be of comparable size and height to the trees which they replaced as determined at the time of Landscape Plan review. Supplemental plantings and landscaping, as approved at the time of Landscape Plan review, shall be provided and permitted in all of the aforesaid buffer areas, provided that these plantings and the processes used to plant them do not damage or threaten damage to any healthy trees in the buffer. Specific supplemental plantings and landscaping as shown on the landscape plan dated May 20, 2004 prepared by Studio 39 Landscape Architecture, P.C. and entitled "Gaskins Centre Henrico County, Virginia, Gumenick Properties, Proffered Landscape Plan" attached hereto as Exhibit "A" (see case file), subject to approval at the time of Landscape Plan review, shall be provided and permitted in the buffers referenced in Proffer 3 and in Proffer 6 (as it relates to the buffer along Derbyshire Road), provided that these plantings and the processes used to plant them do not damage or threaten damage to any healthy trees in the buffer. Any supplemental landscaping which falls, dies or becomes diseased, shall be removed and replaced with material which, when it reaches maturity, will be of comparable size and height to the material which it replaces. Any easements permitted under this Proffer 7 (a), (b), and (c) shall run generally perpendicular to the property line at the point nearest the easement, unless already existing or otherwise specifically permitted or required at the time of the Plan of Development. Areas disturbed for required utility and drainage easements shall be restored to the maximum degree permitted by utility companies and Henrico County (as determined at the time of Plan of Development) and shall thereafter be maintained by the Owner of the Property. If any required easements necessitate activity within the property lines of adjoining property owners, the desires of those property owners with regard to repair or reclamation of the affected portions of their property shall be sought, considered and (unless they are clearly unreasonable) implemented by the developer at no expense to that property owner. The supplemental plantings required on Exhibit "A" (see case file) shall be installed no later than the first growing season after Plan of

Development approval and shall be of the following size at planting: (i) deciduous shade trees shall be five to six inches in caliper; (ii) flowering understory trees shall be twelve (12) to fourteen (14) feet in height; and (iii) evergreen trees shall be twelve (12) to sixteen (16) feet in height.

8. **Fences.** Any fence built on lots backing up to Gaskins Road between Derbyshire and the southern access point on Gaskins Road shall be built to the east of the buffer. Any fence built on lots backing up to Derbyshire Road shall be built to the north of the buffer. Any fence built on the lots located at the eastern boundary of the Property adjacent to GPIN 745-740-3611 shall be constructed on the west side of the buffer. The finished side of any fence built on the Property shall face both the Property and the buffers along Lakewater Drive, Patterson Avenue, Gaskins Road and Derbyshire Road. Any fence built parallel to the eastern boundary of the Property shall be constructed on the west side of the buffer. An ornamental fence shall be provided around the existing family cemetery. Chain link fences shall be prohibited. The footing and gate posts of any fence built on the Property shall be set in concrete and the style and materials shall be uniform for each housing type.
  
9. **Number of Units/Adjustment.** No more than two hundred twenty (220) dwelling units shall be constructed on the Property, generally in accordance with the Conceptual Plan (as defined herein). Except as hereinafter provided the following number of dwelling units shall be developed for each type of townhome:
  - a. *City Homes:* 35 homes
  - b. *Courtyard Homes:* 60 homes
  - c. *Estate Homes:* 61 homes
  - d. *Executive Homes:* 64 homes

In order to meet changing market demands, the Owner reserves the right to adjust upward and/or downward, the number of each type of townhome (other than City Homes) by ten percent (10%) of the number of units specified above and as shown on the Conceptual Plan, but in no event shall the overall density of the project exceed 220 units. The forgoing notwithstanding, the only type of home to be constructed along the eastern property (Lakewater Drive) shall be Executive Homes.

10. **Size of Dwellings.** The following types of units shall have a minimum finished floor area of:
  - a. *City Homes:* 1800 square feet;
  - b. *Courtyard Homes:* 2600 square feet;
  - c. *Estate Homes:* 3100 square feet;
  - d. *Executive Homes:* 3200 square feet.

Garages, decks and balconies shall not be included in the finished floor area calculations.

11. **Exterior Architectural Treatment.** The architectural treatment of the following types of buildings within the development shall be substantially as follows:

- a. **City Homes:** The exterior architectural treatment of these residences to be constructed on the Property shall be of substantially the same architectural character and materials and shall be similar in treatment to the buildings entitled "City Homes" as shown on the elevations attached hereto as Exhibit "B" (the "Elevations") (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
- b. **Courtyard Homes:** The exterior architectural treatment of these residences to be constructed on the Property shall be of substantially the same architectural character and materials and shall be similar in treatment to the buildings entitled "Courtyard Homes" as shown on the Elevations, unless otherwise requested and specifically approved at the time of Plan of Development.
- c. **Estate Homes:** The exterior architectural treatment of these residences to be constructed on the Property shall be of substantially the same architectural character and materials and shall be similar in treatment to the buildings entitled "Estate Homes" as shown on the Elevations, unless otherwise requested and specifically approved at the time of Plan of Development.
- d. **Executive Homes:** The exterior architectural treatment of these residences to be constructed on the Property shall be of substantially the same architectural character and materials and shall be similar in treatment to the buildings entitled "Executive Homes" as shown on the Elevations, unless otherwise requested and specifically approved at the time of Plan of Development.

12. **Building Materials, Signage and Architecture:**

- a. All buildings constructed on the Property shall be of compatible architectural styles and materials as determined at the time of Plan of Development.
- b. Exterior wall materials (exclusive of windows and doors) that may be used are brick, stone, cultured stone, and cementitious siding (e.g. Hardiplank), unless different architectural treatment and/or materials are specifically

approved with respect to the exposed portion of any such wall of the time of Plan of Development. Exterior materials for each type of townhome shall be as follows:

- i) *City Homes*: End units shall be brick on all three sides; interior units shall be a combination of the following: brick front/brick rear; brick front/cementitious siding on rear; cementitious siding on front and rear. Four out of six unit fronts shall be all brick.
  - ii) *Courtyard Homes*: Shall be the same as City Homes.
  - iii) *Estate Homes*: Same as Executive Homes.
  - iv) *Executive Homes*: End units shall be brick on all three sides; interior units shall be a combination of the following: brick front/brick rear; brick front/cementitious siding on rear. All fronts shall be all brick.
- c. The visible portions of exterior foundations shall be constructed of brick or stone.
  - d. All chimneys shall be brick. All direct vent fireplaces shall have foundations where exposed, and such foundations shall be similar to the townhouse foundation. No cantilevered chimneys shall be allowed.
  - e. All construction (including firewalls) shall be in accordance with the Uniform Statewide Building Code. Sound suppression measures shall be provided between units with at least a 55 sound coefficient rating.
  - f. Signs on the Property shall be of low profile and compatible with the architecture of the surrounding community as determined at the time of Plan of Development.
  - g. Front doors of townhomes shall not be at grade level, and will have a minimum of two steps for entry.
  - h. Individual HVAC units shall be screened from view of residents adjacent to the Property, and a conceptual screening plan for same shall be provided at the time of Plan of Development.
  - i. Any retaining walls shall be of brick.
  - j. Townhomes shall not exceed the maximum building height standard for townhouses for sale of thirty-five (35) feet.



13. **Sidewalks**. Sidewalks or pedestrian paths shall be a part of the entire development, generally as shown on the Conceptual Plan and as approved at the time of Plan of Development. Subject to obtaining all required governmental easements, approvals and permits, a standard size pedestrian sidewalk shall, concurrent with the development of buildings on the Property, be installed in accordance with County standards in the County's right-of-way along the southern right-of-way line of Patterson Avenue, the eastern right-of-way line of Gaskins Road, and the northern right-of-way line of Derbyshire Road where there is existing curb and gutter. From the end of the existing curb and gutter on the northern right-of-way line of Derbyshire Road east to the property line, a paved pedestrian path shall be installed within the County's right-of-way, which path shall be maintained by the Owner.
14. **Irrigation System**. All landscaped common areas, exclusive of buffer areas and areas surrounding all lakes or BMPs, shall have an underground irrigation system unless topography precludes the practical installation thereof.
15. **Covenants and Restrictions**. Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (other than for the dedication of easements, roads or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia, setting forth controls on the development and maintenance of such portions of the Property. The Document shall include detailed provisions limiting the number and nature of leases for all types of units on the Property and providing remedies for violations of the limitations, as well as provisions that residents must park their vehicles in garages, that recreational vehicles are prohibited from parking outside of garages, and that trash cans must be kept inside garages except on trash pick-up day. A copy of the document shall be filed with the Henrico County Attorney.
16. **Driveways**. No lot developed on the Property shall have a driveway providing direct vehicular access to Derbyshire Road, Gaskins Road or Patterson Avenue. Gravel driveways shall be prohibited. Substantially the same materials shall be used for driveways within any single housing type.
17. **Utilities**. All utilities, except for existing electric and telephone lines, shall be underground with the exception of junction, connection and meter boxes and pad-mounted transformers and equipment cabinets. Owner shall use reasonable efforts to have the utility companies install such boxes, transformers and cabinets underground or, if not achievable, then at locations which are not visible at ground level from adjoining properties. Any above-ground boxes, transformers and cabinets shall be screened with vegetation, as permitted by the respective

utility companies and in accordance with the Conceptual Landscape Plan (as defined herein), or with hardscape material, as permitted by the respective utility companies and as approved at the time of Plan of Development or Landscape Plan review.

18. **Lakes.** Lakes shall be designed, constructed and maintained in accordance with all applicable engineering, governmental, and environmental requirements and the Owner will use all reasonable efforts to have the BMP requirements met by any lakes constructed on the Property. Use of motorized vehicles on the lakes shall be prohibited. Such lakes shall be aerated.
19. **Construction Access and Traffic.** All construction access to the Property shall be from either Patterson Avenue or Gaskins Road. Lakewater and Avalon Drives and Derbyshire Road shall not be used by clearing, grading or construction trucks providing services to the Property during construction. All clearing, grading and construction contracts will contain this provision. There shall be no exterior construction on Sundays. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all constructions entrances prior to any land disturbance activities on the Property.
20. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on 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. There shall be no exterior construction on Sundays. Signs, in both English and Spanish, stating the above referenced hours of construction shall be posted and maintained at all constructions entrances prior to any land disturbance activities on the Property.
21. **Burning on Site.** There shall be no burning of construction debris, materials or vegetation on the Property, except to provide warmth to workmen using drums not exceeding fifty-five (55) gallons.
22. **Parking Lot Lighting Standards.** Parking lot lighting standards shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard. Parking lot lighting, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development, shall be produced from concealed sources of lighting, and no lighting on the Property shall exceed one-half (1/2) foot candle at the boundaries of the Property.
23. **Street Lighting Standards.** Street lighting fixtures shall not exceed sixteen (16) feet in height above grade level. Street lighting shall be non-glare, decorative in style, and residential in character.

24. **Units for Sale.** All dwelling units built on the Property shall be constructed and marketed as "for sale" units only. No rental units of any kind shall be allowed to be built by the Owner. The Owner, his designees and/or agents are precluded from purchasing dwelling units for future use as rentals to third parties. This does not preclude purchasers of such units from renting such units subject to any limitations contained in the Declaration of Covenants and Restrictions referred to in Proffer No. 15 hereof or other applicable documents.
25. **Retention of Trees.** To the extent reasonably practicable at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate grading, the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways generally in accordance with the Conceptual Plan referred to in Proffer No. 27.
26. **Townhouses for Sale.** There shall be no more than six (6) townhouse dwelling units continuously connected.
27. **Conceptual Plan.** The Property shall be developed in general conformance with the Conceptual Plan entitled "Site Map Overview, Gaskins Centre, Gumenick Properties", a copy of which is attached hereto as "Exhibit C" (see case file), subject, however, to such traffic, engineering and other changes as may be requested by the County and approved at the time of Plan of Development. Streetscapes shall be provided generally as shown on the Conceptual Plan unless otherwise approved at the time of Plan of Development or Landscape Plan review. Trees to be saved along the inner edges of all buffers and trees inside all other tree save areas (as generally depicted on Exhibit "D" (see case file) attached hereto) will be clearly marked prior to the commencement of clearing and grading and will remain clearly marked throughout the construction process consistent with the phasing of development until the last townhouse is completed.
28. **Recreational Facilities.** Use of the recreational facilities on the Property shall be limited to residents of the Property, residents of the proposed development at the southwest corner of Gaskins Road and Patterson Avenue and their respective guests. No permanent loudspeaker paging system shall be permitted on the Property.
29. **Dumpsters.** No dumpsters shall be permitted on the Property.
30. **Traffic Signals at Castile Road and Patterson Avenue.** With the construction of this development, the Developer shall pay the cost of installation of signalization improvements at the intersection of Gaskins and Castile Roads and

the synchronization of the lights with those at Patterson Avenue and Gaskins Road, if warranted and approved by applicable governmental authorities, provided such approvals are obtained prior to December 31, 2008. With the construction of this development, the Developer shall also pay the cost of installation of signalization improvements at the entrance to the Property on Patterson Avenue across from Ukrop's Super Market and the synchronization of the lights with those at Patterson Avenue and Gaskins Road, if warranted and approved by applicable governmental authorities, provided such approvals are obtained prior to December 31, 2008.

31. **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 any of the other proffers or the unaffected part of any such proffer.
32. **Garages**. Each dwelling unit shall have a minimum of a two-car garage. City Homes and Courtyard Homes shall have rear-loading garages. Estate Homes shall have front-loading garages. Executive Homes shall have recessed garages or garages facing the courtyard of the building. Permitted front-loading garages shall be recessed and shall be of varying architectural styles.
33. **Conceptual Landscape Plan**. A Conceptual Landscape Plan showing the coordinated planned landscape scheme for the entire Property shall be filed at the time of Landscape Plan review and will be updated with each phase of development thereafter. Such Conceptual Landscape Plan shall include foundation plantings for the buildings.
34. **Age Restriction**. Except as otherwise prohibited by the Virginia Fair Housing Law, the Federal Housing Law, and such other applicable federal, state, or local legal requirements, seventy-one (71) dwelling units shall be administered in such a manner as to restrict occupancy of such residential dwelling units to "housing for older persons" as defined in the Virginia Fair Housing Law. Such seventy-one (71) dwelling units shall be designated at the time of Plan of Development.
35. **Transportation**. Transportation improvements shall be made as specified in that certain letter from James W. Theobald on behalf of Gaskins Center, L.C. to Robert C. Thompson, Director of Public Works, dated October 12, 2004 (see case file).
36. **BMP**. BMPs for the Property shall be designed and constructed to accommodate the required pollutant load from the Derby subdivision and the Owner shall comply with the provisions of in that certain letter from James W. Theobald on behalf of Gaskins Centre, L.C. to Robert C. Thompson, Director of Public Works, dated October 7, 2004 (see case file).

37. **Entrance Features.** An entrance feature to include landscaping and brick walls shall be provided at the Patterson Avenue entrance in substantial conformance with the rendering attached hereto as Exhibit E (see case file), unless otherwise requested and specifically permitted at the time of Plan of Development. An entrance feature to include landscaping shall be provided at the Gaskins Avenue entrance opposite Castile Drive in substantial conformance with the rendering attached hereto as Exhibit F (see case file), unless otherwise requested and specifically permitted at the time of Plan of Development.

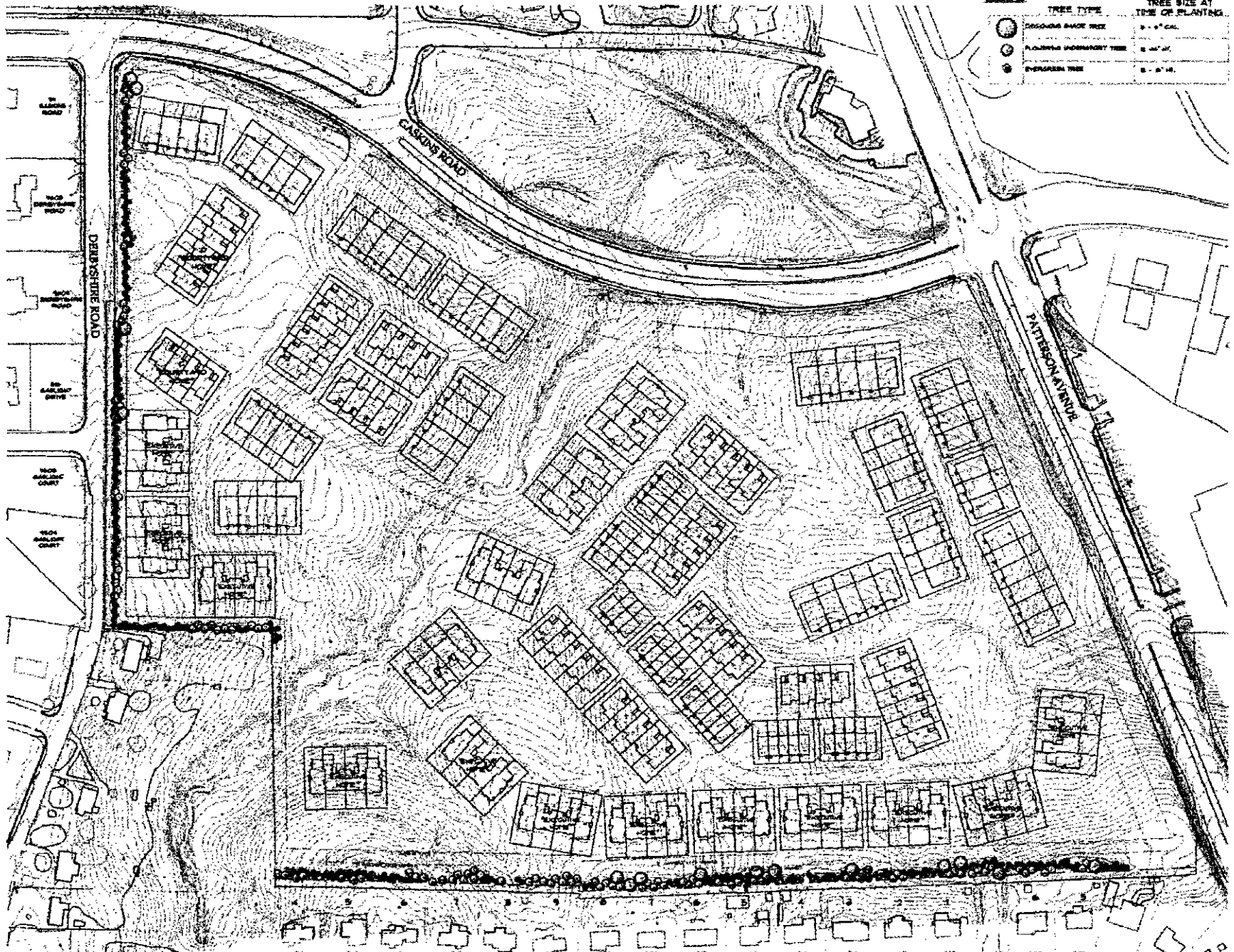
The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



 Virgil R. Hazelett, P.E.  
County Manager

pc: Mr. James Theobald, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director, Research and Planning



**LEGEND**

TREE TYPE	TREE SIZE AT TIME OF PLANTING
DECIDUOUS BROAD LEAF TREE	8' - 9" CAL.
PLANTING UNDERSTORY TREE	6' - 7" CAL.
EVERGREEN TREE	6' - 8" CAL.

**CASKINS CENTRE**  
Abundant Church Project  
CROCK EMBURY



PROPOSED LANDSCAPE PLAN

**C-35C-04**

**L1.01**  
LANDSCAPE SITE

# ELEVATIONS EXECUTIVE HOMES



FRONT



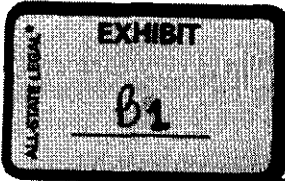
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REAR

Gaskins Centre • GUMENICK PROPERTIES

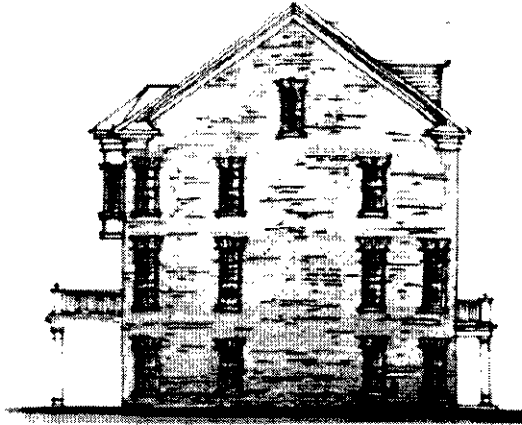
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ELEVATIONS • CITY HOMES



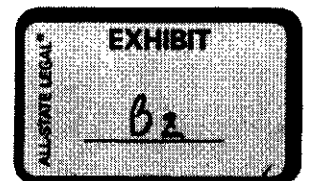
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SIDES



REAR

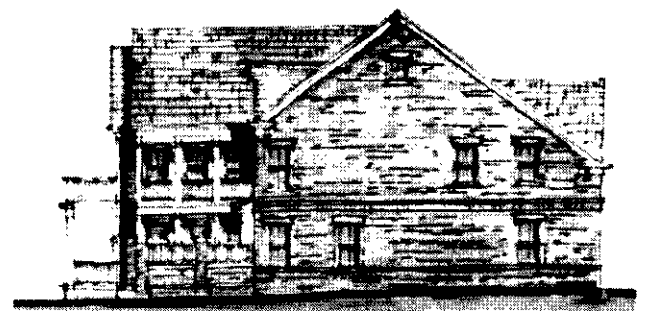
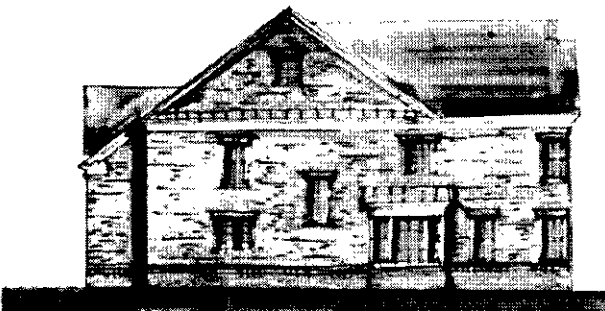




# ELEVATIONS • COURTYARD HOMES



FRONT

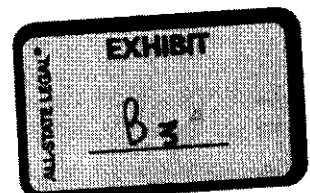


SIDES



REAR

Gaskins Centre • GUMENICK PROPERTIES

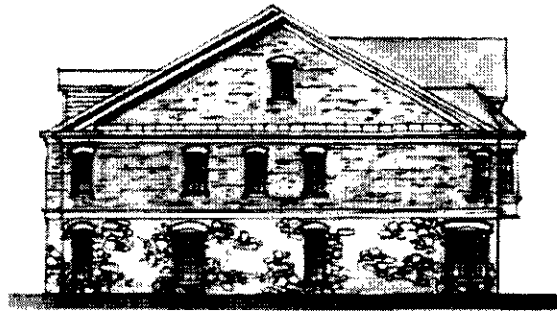


C-35C-04

ELEVATIONS • ESTATE HOMES



FRONT



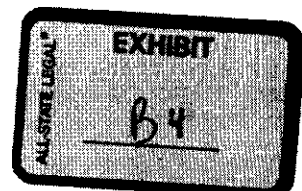
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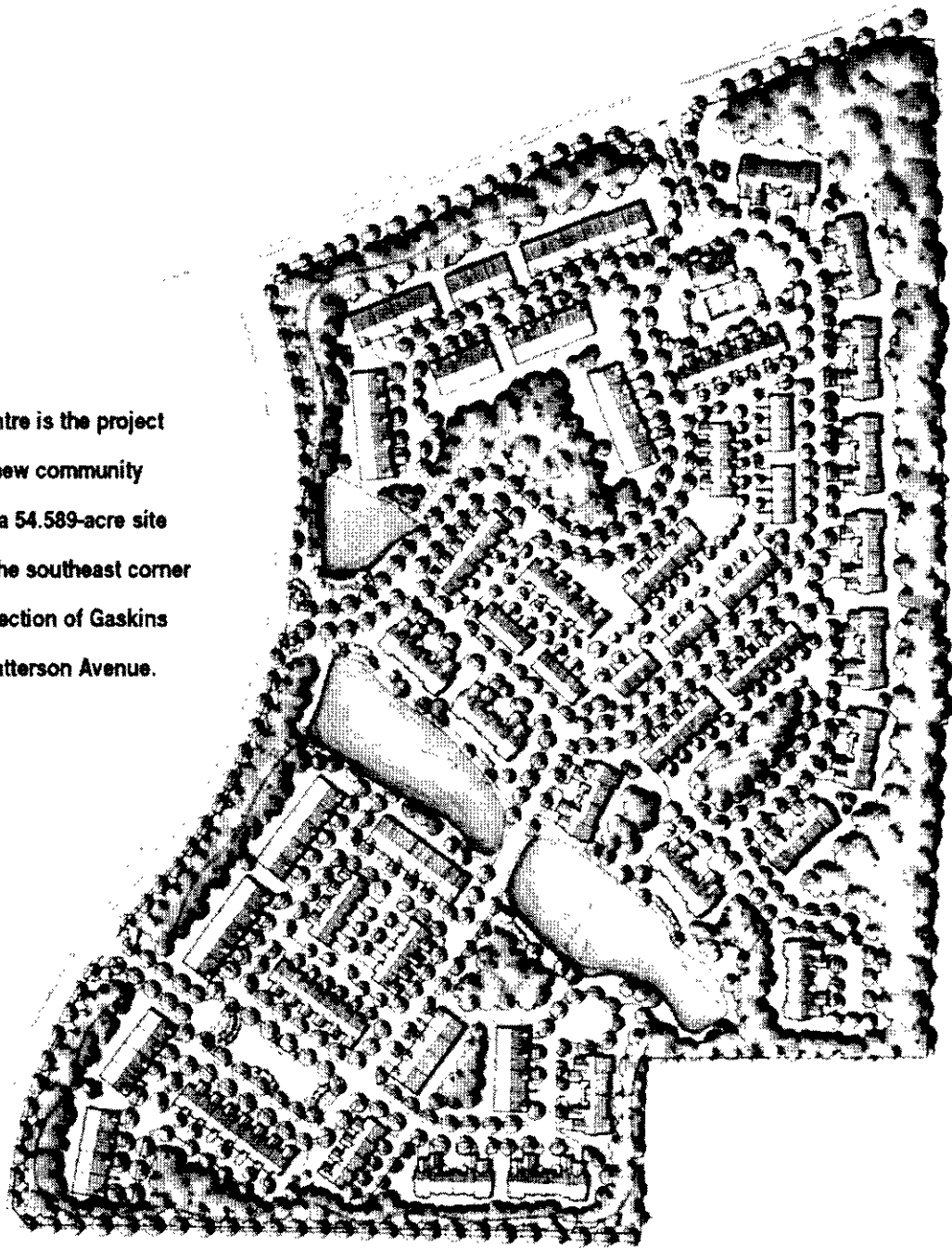
Gaskins Centre • GUMENICK PROPERTIES

C-35C-04

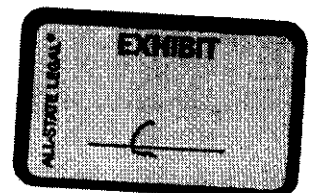


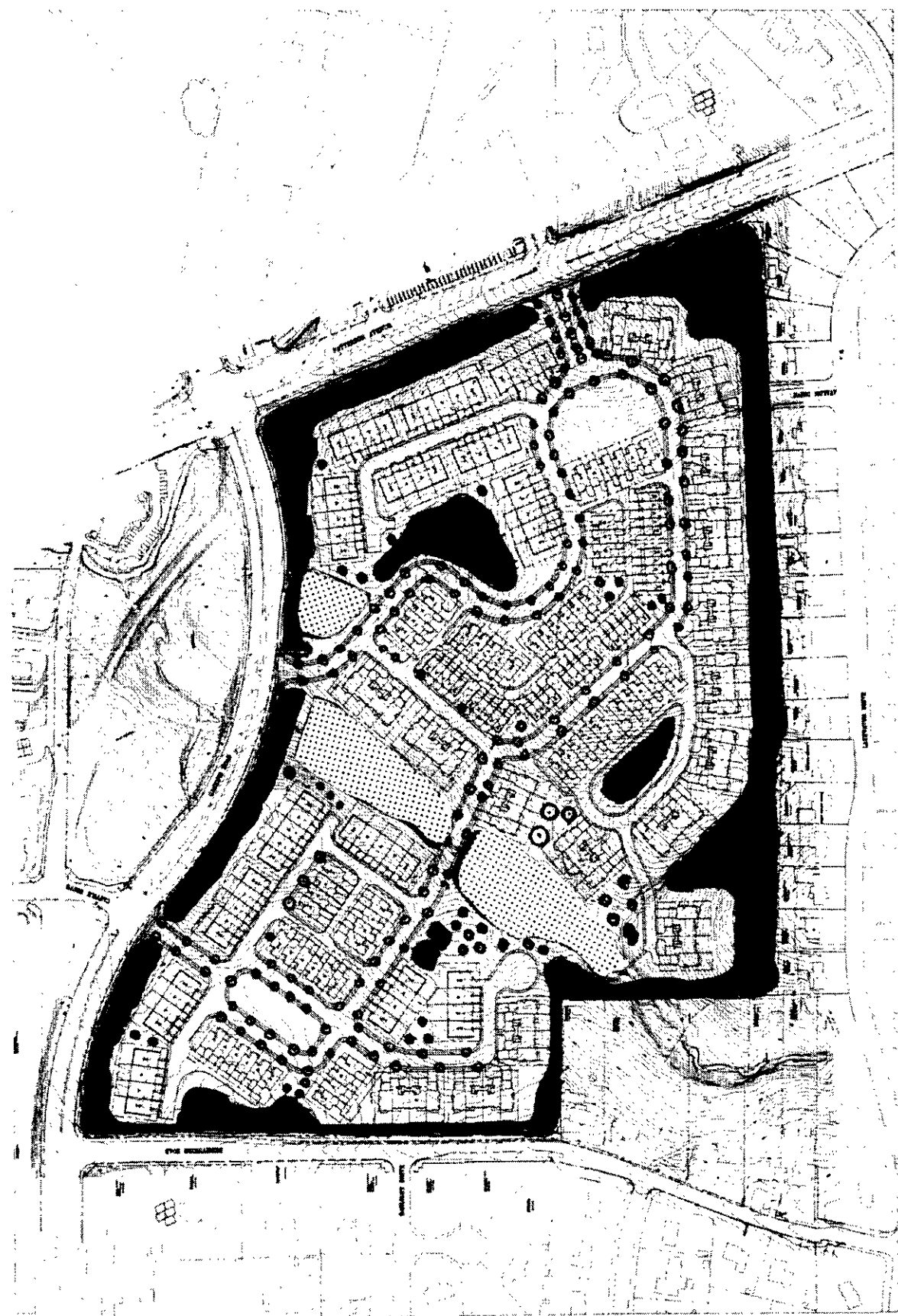
# S I T E   M A P   •   O V E R V I E W

Gaskins Centre is the project name for a new community planned for a 54.589-acre site located on the southeast corner of the intersection of Gaskins Road and Patterson Avenue.



C-35C-04





- 
 TREE SAVE AREAS
- 
 STREET TREES
- 
 LANCES

**EXHIBIT D**