



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

July 17, 2012

KCA/Camp Hill Investments, LC
c/o Mr. R. Melchor
4191 Innslake Drive
Glen Allen, VA 23060

Re: Rezoning Case C-10C-12

Dear Mr. Melchor:

The Board of Supervisors, at its meeting on July 10, 2012, approved your request to conditionally rezone from R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) Parcels 832-688-9219, 833-686-7681, and part of Parcel 833-682-5297 containing 319.78 acres (Parcel A) located at the northwest intersection of Yahley Mill and Long Bridge Roads; from B-2C Business District (Conditional) to B-2C Business District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 28.20 acres (Parcel B) located at the northwest intersection of Long Bridge Road and New Market Road (State Route 5); from C-1C Conservation District (Conditional) to C-1C Conservation District (Conditional) part of Parcel 833-682-5297 containing 4.67 acres (Parcel C) located along the east line of Turner Road approximately 1600 feet south of its intersection with Turner Forest Road; from A-1C Agricultural District (Conditional) to A-1C Agricultural District (Conditional) part of Parcel 833-682-5297 containing 13.70 acres (Parcel D) located approximately 1500 feet east of the intersection of Turner Road and Turner Forest Road; from R-2AC One-Family Residence District (Conditional) to R-5AC General Residence District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 93.41 acres (Parcel E) located along the north line of Long Bridge Road east of its intersection with New Market Road (State Route 5); from R-2AC One-Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional) parts of Parcels 829-681-6852 and 833-682-5297 containing 45.39 acres (Parcel F) located approximately 1200 feet northeast of the intersection of New Market Road (State Route 5) and Kingsland Road; and from R-2AC One-Family Residence District (Conditional) to R-2AC One-Family Residence District (Conditional) part of Parcel 833-682-5297 containing 111.02 acres (Parcel G) located at the northeast intersection of Turner Road and New Market Road (State Route 5), described as follows:

Parcel A: Beginning at a point on the north line of Long Bridge Road said point being 1.3 mile more or less from the intersection of Turner Road with the north line of New Market Road; THENCE Northwardly along the centerline of a creek 2638 feet more or less to a point; THENCE N 66°15'37" W for a distance of 151.80 feet to a point; THENCE N 52°15'37" W for a distance of 515.46 feet to a point; THENCE N 21°55'37" W for a distance of 422.14 feet to a point; THENCE N 21°26'01" E for a distance of 791.06 feet to a point; THENCE N 08°36'32" W for a distance of 296.16 feet to a point; THENCE N 66°57'21" W for a distance of 205.45 feet to a point; THENCE N 23°02'39" E for a distance of 226.91 feet to a point; THENCE N 05°40'59" W for a distance of 997.90 feet to a point; THENCE

N 64°20'43" W for a distance of 420.59 feet to a point; THENCE N 54°23'09" E for a distance of 276.94 feet to a point; THENCE N 01°00'08" W for a distance of 700.04 feet to a point; THENCE N 49°55'06" E for a distance of 732.84 feet to a point; THENCE N 51°41'28" E for a distance of 810.04 feet to a point; THENCE S 30°26'57" E for a distance of 877.72 feet to a point; THENCE S 30°37'12" E for a distance of 395.91 feet to a point; THENCE N 77°56'33" E for a distance of 545.31 feet to a point; THENCE N 19°13'51" E for a distance of 639.50 feet to a point; THENCE S 21°13'49" E for a distance of 57.57 feet to a point; THENCE S 27°30'59" E for a distance of 10.00 feet to a point; THENCE S 17°53'00" W for a distance of 268.27 feet to a point; THENCE S 17°39'14" W for a distance of 112.65 feet to a point; THENCE S 11°25'14" W for a distance of 216.80 feet to a point; THENCE S 66°36'54" E for a distance of 50.00 feet to a point; THENCE S 89°51'55" E for a distance of 302.50 feet to a point; THENCE S 78°05'41" E for a distance of 115.22 feet to a point; THENCE S 11°15'02" E for a distance of 857.87 feet to a point; THENCE S 77°20'12" E for a distance of 458.67 feet to a point; THENCE S 02°22'33" E for a distance of 129.95 feet to a point; THENCE in a southerly direction along a tangent curve to the right, having a radius of 567.94 feet and an arc length of 36.67 feet, being subtended by a chord of S 00°31'33" E for a distance of 36.67 feet to a point; THENCE N 85°11'05" W for a distance of 204.47 feet to a point; THENCE S 04°48'55" W for a distance of 352± feet to a point in the center of the creek; THENCE along the center of the creek in a south westerly direction 985± feet to a point; THENCE N 58°25'22" W for a distance of 877± feet to a point; THENCE N 29°13'15" W for a distance of 210.00 feet to a point; THENCE S 62°45'51" W for a distance of 488± feet to a point in the center of the creek; THENCE along the center of the creek on a south easterly direction 1536± feet to a point; THENCE S 84°25'26" E for a distance of 583± feet to a point; THENCE in a southerly direction along a non tangent curve to the left, having a radius of 260.24 feet and an arc length of 82.35 feet, being subtended by a chord of S 03°18'19" W for a distance of 82.01 feet to a point; THENCE in a southerly direction along a non tangent curve to the left, having a radius of 4,863.09 feet and an arc length of 183.40 feet, being subtended by a chord of S 06°50'26" E for a distance of 183.39 feet to a point; THENCE S 07°55'16" E for a distance of 2,457.23 feet to a point; THENCE S 68°55'08" W for a distance of 178.92 feet to a point; THENCE in a southwesterly direction along a non tangent curve to the left, having a radius of 1,198.26 feet and an arc length of 408.74 feet, being subtended by a chord of S 59°08'49" W for a distance of 406.76 feet to a point; THENCE in a southwesterly direction along a non tangent curve to the right, having a radius of 790.21 feet and an arc length of 17.30 feet, being subtended by a chord of S 50°00'07" W for a distance of 17.30 feet to a point; THENCE N 00°25'46" W for a distance of 916± feet to a point in the center of the creek; THENCE in a southwesterly direction along the center of the creek for a distance of 473± feet to a point; THENCE S 20°25'46" E for a distance of 485± feet to a point; THENCE N 79°55'46" W for a distance of 125.67 feet to a point; THENCE S 25°25'46" E for a distance of 217.80 feet to a point; THENCE N 67°34'14" E for a distance of 20.56 feet to a point; THENCE S 22°25'46" E for a distance of 95.59 feet to a point; THENCE in a southwesterly direction along a non tangent curve to the right, having a radius of 790.21 feet and an arc length of 149.17 feet, being subtended by a chord of S 62°00'05" W for a distance of 148.95 feet to a point; THENCE in a westerly direction along a non tangent curve to the right, having a radius of 2,685.51 feet and an arc length of 472.55 feet, being subtended by a chord of S 72°27'01" W for a distance of 471.94 feet to a point, said point being the point of beginning; Said property contains 319.78 acres more or less.

Parcel B: Commencing at a point intersected with Turner Road and New Market Road, thence in a south easterly direction along the north line of New Market Road, 0.4±mile to the "Point of Beginning"; THENCE N 19°17'39" W for a distance of 162.79 feet to a point; THENCE N 50°21'17" E for a distance of 631.91 feet to a point; THENCE S 72°51'57" E for a distance of 2,177.24 feet to a point; THENCE in a westerly direction along a non tangent curve to the right, having a radius of 17,296.26 feet and an arc length of 292.03 feet, being subtended by a chord of S 69°37'35" W for a distance of 292.03 feet to a point; THENCE S 70°06'37" W for a distance of 451.14 feet to a point; THENCE in a southwesterly direction along a non tangent curve to the left, having a radius of 168.23 feet and an arc length of 148.72 feet, being subtended by a chord of S 66°52'09" W for a distance of 143.92 feet to a point; THENCE S 68°36'43" W for a distance of 79.24 feet to a point; THENCE in a westerly direction along a non tangent curve to the left, having a radius of 1,009.93 feet and an arc length of 51.81 feet, being subtended by a chord of N 73°07'11" W for a distance of 51.81 feet to a point; THENCE N 74°35'21" W for a distance of 81.20 feet to a point; THENCE N 15°24'39" E for a distance of 28.00 feet to a point; THENCE N 87°01'21" W for a distance of 130.05 feet to a point; THENCE N 74°35'21" W for a distance of 462.81 feet to a point; THENCE S 15°24'39" W for a distance of 20.00 feet to a point; THENCE N 74°35'21" W for a distance of 882.20 feet to a point; THENCE in a westerly direction along a tangent curve to the right, having a radius of 1,875.00 feet and an arc length of 59.42 feet, being subtended by a chord of N 73°40'53" W for a distance of 59.41 feet to the point of beginning; Said property contains 28.20 acres more or less.

Parcel C: Beginning at a point on the east line of Turner Road, said point being 3551.75' north of the north line of New Market Road THENCE N 51°11'33" E for a distance of 113.06 feet to a point; THENCE in a northeasterly direction along a non tangent curve to the left, having a radius of 192.87 feet and an arc length of 94.39 feet, being subtended by a chord of N 37°09'14" E for a distance of 93.45 feet to a point; THENCE S 32°30'27" E for a distance of 1,101.32 feet to a point; THENCE S 85°30'50" W for a distance of 226.56 feet to a point; THENCE N 32°30'27" W for a distance of 950.00 feet to the point of beginning; Said property contains 4.67 acres more or less.

Parcel D: Commencing at a point on the east line of Turner Road, said point being 0.75±mile north of New Market Road, thence in a northeasterly direction along the southern boundary line of Parcels 830-685-8382 and 830-686-9264, 1584'±to the said "Point of Beginning"; THENCE N 05°40'59" W for a distance of 1,267.58 feet to a point; THENCE N 54°23'09" E for a distance of 135.01 feet to a point; THENCE S 64°20'43" E for a distance of 420.59 feet to a point; THENCE S 05°40'59" E for a distance of 997.90 feet to a point; THENCE S 23°02'39" W for a distance of 226.91 feet to a point; THENCE N 66°57'21" W for a distance of 156.85 feet to a point; THENCE S 85°38'16" W for a distance of 229.69 feet to the point of beginning; Said property contains 13.70 acres more or less.

Parcel E: COMMENCING at a point on the north line of New Market Road, said point being 0.4 mile more or less from its intersection of Turner Road; THENCE N 19°17'39" W for a distance of 162.79 feet to a point; THENCE N 50°21'17" E, for a distance of 631.91 feet to a point, said point being the point of BEGINNING; THENCE N 47°34'48" E for a distance of 319.11 feet to a point; THENCE N 50°04'25" W for a distance of 458.91 feet to a point; THENCE S 72°22'48" E for a distance of 907.76 feet to a point; THENCE S 39°02'27" E for a distance of 83.60 feet to a point; THENCE N 66°18'36" E for a distance of 319.03

feet to a point; THENCE N 24°41'11" E for a distance of 98.01 feet to a point; THENCE S 71°23'15" E for a distance of 552.76 feet to a point; THENCE N 19°10'37" E for a distance of 514.95 feet to a point; THENCE N 39°17'48" E for a distance of 322.81 feet to a point; THENCE N 87°02'14" E for a distance of 133.34 feet to a point; THENCE N 38°33'22" E for a distance of 402.83 feet to a point; THENCE N 40°20'11" W for a distance of 169.28 feet to a point; THENCE N 70°01'58" E for a distance of 141.88 feet to a point; THENCE N 80°44'23" E for a distance of 155.10 feet to a point; THENCE N 70°44'23" E for a distance of 224.40 feet to a point in the center line of a creek; THENCE southwardly along the centerline of a creek for a distance of 2638 feet more or less (tie S 33° 30' 37" E for a distance of 2201.48 feet) to a point on the north line of Long Bridge Road; THENCE westwardly and along the north line of Long Bridge Road along a curve to the right, having a radius of 2685.51 feet and an arc length of 821.76 feet, being subtended by a chord of S 86°15'27" W for a distance of 818.55 feet to a point; THENCE along a curve to the left, having a radius of 1210.91 feet and an arc length of 546.98 feet, being subtended by a chord of S 82°04'59" W for a distance of 542.34 feet to a point; THENCE S 69°08'35" W for a distance of 626.84 feet to a point; THENCE N 72°51'57" W for a distance of 2177.24 feet to a point and being the point of BEGINNING; Said property contains 93.41 acres more or less.

Parcel F: COMMENCING at a point on the north line of New Market Road, said point being 0.4 mile more or less from the east line of Turner Road; THENCE N 19°17'39" W for a distance of 162.79 feet to a point; THENCE N 50°21'17" E, for a distance of 631.91 feet to a point; THENCE N 47°34'48" E for a distance of 319.11 feet to a point; THENCE N 50°04'25" W for a distance of 458.91 feet to a point, said point being the point of BEGINNING; THENCE N 47°43'50" E for a distance of 1798.32 feet to a point; THENCE S 57°15'27" E for a distance of 776.94 feet to a point; THENCE N 88°14'53" E for a distance of 182.12 feet to a point; THENCE N 70°01'58" E for a distance of 273.19 feet to a point; THENCE S 40°20'11" E for a distance of 169.28 feet to a point; THENCE S 38°33'22" W for a distance of 402.83 feet to a point; THENCE S 87°02'14" W for a distance of 133.34 feet to a point; THENCE S 39°17'48" W for a distance of 322.81 feet to a point; THENCE S 19°10'37" W for a distance of 514.95 feet to a point; THENCE N 71°23'15" W for a distance of 552.76 feet to a point; THENCE S 24°41'11" W for a distance of 98.01 feet to a point; THENCE S 66°18'36" W for a distance of 319.03 feet to a point; THENCE N 39°02'27" W for a distance of 83.60 feet to a point; THENCE N 72°22'48" W for a distance of 907.76 feet to a point and being the point of BEGINNING. Said parcel contains 45.39 acres more or less

Parcel G: Beginning at a point on the east line of Turner Road intersected with the north line of New Market Road; THENCE N 28°45'57" E for a distance of 1,492.40 feet to a point; THENCE in a northeasterly direction along a tangent curve to the right, having a radius of 385.00 feet and an arc length of 150.00 feet, being subtended by a chord of N 39°55'39" E for a distance of 149.05 feet to a point; THENCE N 51°05'20" E for a distance of 952.12 feet to a point; THENCE N 51°11'33" E for a distance of 957.23 feet to a point; THENCE S 32°30'27" E for a distance of 950.00 feet to a point; THENCE N 85°30'50" E for a distance of 226.56 feet to a point; THENCE S 32°30'27" E for a distance of 329.46 feet to a point; THENCE S 57°15'27" E for a distance of 279.06 feet to a point; THENCE S 47°43'50" W for a distance of 1798.32 feet to a point; THENCE N 50°04'25" W for a distance of 450.58 feet to a point; THENCE S 40°48'48" W for a distance of 466.82 feet to a point; THENCE S 39°10'20" W for a distance of 782.56 feet to a point; THENCE N 63°35'21" W for a distance

of 182.27 feet to a point; THENCE N 67°24'11" W for a distance of 150.33 feet to a point; THENCE N 63°35'21" W for a distance of 749.29 feet to the point of beginning; Said property contains 111.02 acres more or less.

The Board of Supervisors accepted the following proffered conditions, dated June 12, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO ALL PARCELS

1. **Greenbelt Areas and Landscaping.** Greenbelt areas for landscaping, berms, natural open areas and scenic vistas will be provided a minimum of ninety (90) feet in width measured from the ultimate right-of-way of Route 5 exclusive of turn lanes and, on all B-2C zoned property, thirty-five (35) feet in width measured from the ultimate right-of-way of Longbridge Road, except to the extent necessary for utility easements, roads, bicycle paths, jogging trails, signage, sidewalks, fencing, access driveways for major project areas and other purposes requested and specifically permitted, or if required, at the time of subdivision approval and/or Plan of Development, or by any other governmental body, such greenbelt to be exclusive of rear or side yard requirements for residential lots. Landscape materials in all public areas shall, to the extent possible, be comprised of species indigenous to the area. Existing and/or supplemental vegetation shall be utilized within the greenbelt adjacent to residential lots along Route 5 to substantially mitigate the impact of Route 5 on such homes. To the extent reasonably practicable at the time of development, healthy, mature trees of a minimum of six inch (6") caliper shall be retained within the aforesaid greenbelt areas.
2. **Land Bay Master Plan.** At the time of submission of each tentative subdivision plan or Plan of Development, the Owner shall provide a "Land Bay Master Plan" for the land bay of which the requested tentative subdivision or Plan of Development is a part. The "Land Bay Master Plan" shall show:
 - a. The specific types and locations of all uses proposed for such land bay or portion of the land bay to the extent known;
 - b. A phasing schedule showing that adequate utilities, pedestrian accessways and roadways exist or will be constructed as part of the proposed development to serve the proposed uses or level of development within the land bay or portion of the land bay.
3. **Protective 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. Such document shall address responsibility for maintenance of buffers and common areas.

4. **Historical Findings; Preservation of Historic Fort Southard and Battlefield Earthworks.** A site of approximately nine and one-half (9.5) acres in size accessible to the public shall be reserved for the preservation of the breastwork fort known as Fort Southard and an additional four (4) acres will be reserved to protect the battlefield earthwork trench on the northeastern portion of the Property. The Fort site shall include a non-hard surface parking area and historical marker to commemorate the Fort. The developer shall consult with the Division of Recreation and Parks in the interpretation of the Fort.
5. **Median Landscaping.** Landscaping shall be provided within any grassy medians or islands within the Property, subject to any required governmental approvals.
6. **Underground Utilities.** Except for junction boxes, meters, transmission mains and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
7. **Public Utilities.** The public water and wastewater systems shall be used. Septic systems are prohibited. However, other water sources may be put to non-potable use such as, but not limited to, irrigation.
8. **Pattern Book.** Development of the Property shall be in general conformance with the pattern book (the "Pattern Book") and the master plan (the "Master Plan") reflected therein entitled "The Ridings Master Plan & Pattern Book" last revised June 8, 2012, filed herewith (see case file), unless otherwise requested and specifically approved at the time of subdivision plan or Plan of Development.
9. **Architectural Review Board.** All development on the Property shall be subject to approval of an Architectural Review Board which shall review and approve development of all structures on the Property in general conformance with the Pattern Book and the Master Plan prior to plans being submitted to the County. Such approval shall accompany any submittal for building permits for structures and/or Plan of Development submitted to the County for review.
10. **Transportation Improvements.** Unless otherwise requested and specifically approved at the time of subdivision plan or Plan of Development, the Developer shall make the following transportation improvements at its expense, and shall dedicate the necessary rights-of-way which are a part of the Property where the Department of Public Works determines that needed rights-of-way do not exist:
 - a. Relocate, subject to the approval of the Department of Public Works and the Virginia Department of Transportation, the intersection of Longbridge Road and New Market Road east of its current location in the general vicinity shown on the Master Plan;

- b. Construct a four lane cross section along Longbridge Road from New Market Road to Site Drives #4 and #6 as such are identified in the "Traffic Impact Analysis Report for the Camp Hill Development" prepared by Ramey Kemp & Associates of Richmond, Inc. dated April, 2005 (the "TIA");
- c. Construct one eastbound left turn lane on Longbridge Road at Site Drive #4 as shown in the TIA;
- d. Construct one southbound right turn lane on Longbridge Road at Site Drive #4 as shown in the TIA;
- e. Construct one eastbound left turn lane on New Market Road at Longbridge Road;
- f. Construct one westbound right turn lane on New Market Road at Long Bridge.

The timing of the construction of the proffered transportation improvements shall be determined at time of subdivision plan and/or Plan of Development for each Land Bay as shown in the Land Bay Master Plan. Should the dedicated property not be utilized within thirty (30) years of the date of the dedication, title to the dedicated property will revert to the applicant or its successors in interest.

- 11. **Sidewalks**. The Entrance Road and the Village Center Street (as both are defined in the Pattern Book) shall have a sidewalk on both sides of the street. Village Streets and Townhouse Streets (as both are defined in the Pattern Book) shall have a minimum of a sidewalk on one side of the street, exclusive of cul-de-sacs, unless homes front both sides of a street, in which case sidewalks shall be provided on both sides of the street, exclusive of cul-de-sacs. Rural Roads (as defined in the Pattern Book) shall have a minimum of a sidewalk or trail on one side of the street, exclusive of cul-de-sacs.
- 12. **Access**. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to and from Turner, New Market, Yahley Mill and Long Bridge Roads.
- 13. **Entrance Feature**. An entrance feature to include landscaping and a brick and/or stone base shall be provided at the main south access to the Property and if lit, shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such feature and away from public rights-of-way.
- 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 ALL RESIDENTIAL PROPERTY

- 15. **Overall Density**. No more than six hundred fifty (650) residential units shall be constructed on the Property.

16. **Phasing**. The developer shall not request nor be entitled to receive Certificates of Occupancy for more than 100 residential units on the Property per year beginning January 1, 2013 and any permits not used in previous years may be applied to subsequent years, in addition to those otherwise permitted on an annual basis.
17. **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, pervious pavers or brick or stone pavers.
18. **Cantilevering**. There shall be no cantilevered chimneys, or closets. Any first floor cantilevered items shall be limited to box or bay-type windows only, shall not extend beyond a maximum of twenty-four (24) inches from the predominant plane of the side of the home, nor shall the bottom be less than three (3) feet above the grade level below. Any usable floor space on the first floor such as breakfast nooks shall not be cantilevered. Items on the second floor such as balconies, decks, box or bay-type windows may be cantilevered, but shall include decorative corbels. The exposed portions of all fireplace chimneys shall be of brick or stone.
19. **Landscaping/Buffer Along Turner and Yahley Mill Roads**. A landscaped/buffer area shall be provided a minimum of thirty-five (35) feet in width, exclusive of yard requirements, measured from the ultimate rights-of-way of Turner and Yahley Mill Roads, except to the extent necessary for utility easements, roads, bicycle paths, jogging trails, signage, sidewalks, fencing, and other purposes requested and specifically permitted, or if required, at the time of subdivision approval, or by any other governmental body, with supplemental plantings provided in the buffer, such plantings to be determined at the time of final subdivision review. Any areas within the thirty-five (35) foot buffer along Turner Road that are currently clear of trees and shrubs, or are cleared of trees and shrubs during construction, shall be planted with new trees and shrubs pursuant to a landscape plan to be reviewed at time of final subdivision review and said landscape plan shall be in substantial conformance with the attached Exhibit entitled "Turner Road Landscape Buffer Exhibit" by citedesign (see case file).
20. **Amenities**. Amenities shall include, but not be limited to, paths for pedestrian, jogging, biking, and/or equestrian purposes, one swimming pool, a club house (in general conformance with the architectural features shown in the Pattern Book, unless otherwise requested and specifically approved at the time of Plan of Development), water jets, shade structure, and children's tot lot. Completion of construction for the swimming pool shall be on or before the issuance of the two hundredth (200th) Certificate of Occupancy for homes on the Property. The paths for pedestrian, jogging, biking, and/or equestrian purposes shall connect major project areas and the commercial area of the development, as shown on each subdivision plan or Plan of Development. Such paths shall also connect to the future Virginia Capital Trail if such trail is adjacent to the Property's New Market Road frontage.

21. **Conservation Areas**. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works, and/or such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:
- a. Storm water management and/or retention areas;
 - b. Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
 - c. Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
 - d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

The Owner shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, apply to rezone such portions of the Property to a C-1 Conservation District.

The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development and/or subdivision plats approved pursuant to the Zoning and/or Subdivision Ordinance.

22. **Yards**. Each front yard and side yard to the edge of the rear of the home on corner lots adjacent to streets shall initially be sodded, exclusive of mulched flowerbeds and landscaping. If not irrigated, such sodding shall be comprised of drought-tolerant grasses.

APPLICABLE TO R-2AC PROPERTY

23. **Garages**. Each R-2AC home shall have a minimum of a two-car garage, with a minimum of fifty (50) percent of such garages being side- or rear-loaded and/or detached. Any front-loading garages shall have decorative doors.
24. **Foundations**. All homes shall be constructed on a crawl space with brick or stone foundations on all exterior sides. The exterior portion of a building below the first floor elevation which is visible above grade shall be finished with brick or stone. Foundation plantings shall be provided.

25. **Home Size.** R-2AC homes shall have a minimum of two thousand two hundred (2,200) square feet of finished floor area, exclusive of garages.
26. **Street Trees.** Notwithstanding the street tree requirements set forth in the Pattern Book, trees shall be planted at an average spacing of fifty (50) feet between trees. Actual plantings shall be depicted on a street tree plan to be approved at the time of subdivision plan.
27. **Exterior Materials.** Exterior wall materials (exclusive of windows and doors) that may be used are brick, stone, cultured stone, high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), composite-type siding, cementitious siding (e.g. Hardiplank) 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 subdivision plan or Plan of Development. Twenty-five (25) percent of all R-2AC homes, in the aggregate shall have either all brick, stone and/or cultured stone fronts, or a combination of the foregoing, excluding windows, gables, garage doors, doors, breezeways and architectural design features. All R-2AC homes utilizing either all brick, stone and/or cultured stone, or a combination of the foregoing, on the front elevation shall have the brick, stone and/or cultured stone wrap at least twelve (12) inches around the corner of the side elevation. Applicant shall maintain a record of the percentages of the materials for fronts of homes where required above and shall provide such list when and as requested by the County.

APPLICABLE TO R-5AC PROPERTY

28. **Garages.** Each R-5AC home shall have a minimum of a two-car garage. Homes that front on the Village Center Street, as described in the Pattern Book, shall have garages that are side- or rear-loaded and/or detached. Any front-loading garages shall have decorative doors. Any front-loading garages which are equal to or extend beyond the front façade of an R-5AC home shall include landscaping to mitigate the visual impact of such garages, as approved at the time of subdivision plan or Plan of Development.
29. **Home Size.** The minimum finished floor area of any R-5AC home, exclusive of garages, shall be seventeen-hundred (1700) square feet. A minimum of fifty percent (50%) of the R-5AC homes shall have a minimum of two thousand (2000) square feet of finished floor area, exclusive of garages.
30. **Foundations.** All R-5AC homes shall be constructed on a crawl space with brick or stone foundations on all exterior sides. The exterior portion of a building below the first floor elevation which is visible above grade shall be finished with brick or stone.
31. **Street Trees.** Notwithstanding the street tree requirements set forth in the Pattern Book, trees shall be planted at an average spacing of forty (40) feet between trees. Actual plantings shall be depicted on a street plan to be approved at the time of a subdivision plan.

32. **Private Streets.** Prior to issuance of a permanent Certificate of Occupancy for any home, the developer shall provide the Planning Department certification from a licensed engineering firm that the roadways within the development were constructed according to the approved plan and in compliance with Henrico County road design standards and specifications, to include proper compaction of sub-base soils, utility trenches, base stone and asphalt, but excluding road widths, turning radii, sight distance and vertical curves, or a bond in an amount satisfactory to the Director of the Department of Public Works shall be provided to Henrico County for items not yet completed. The internal roads within the R-5AC parcel shall be private and shall be maintained by the Homeowners Association.
33. **Exterior Materials.** Exterior wall materials (exclusive of windows and doors) that may be used are brick, stone, cultured stone, high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), composite-type siding, cementitious siding (e.g. Hardiplank) 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 subdivision plan or Plan of Development. Twenty-five (25) percent of all R-5AC homes, in the aggregate, including twenty-five (25) percent of the homes fronting the Village Center Street (as defined in the Pattern Book) shall have either all brick, stone and/or cultured stone fronts, or a combination of the foregoing, excluding windows, gables, garage doors, doors, breezeways and architectural design features. In addition to the above, an additional twenty-five (25) percent of all R-5AC homes fronting the Village Center Street, in the aggregate, shall have either all brick, cementitious siding (e.g. Hardiplank), stone and/or cultured stone fronts, or a combination of the foregoing, excluding windows, gables, garage doors, doors, breezeways and architectural design features. There shall be no more than two (2) R-5AC homes which front the Village Center Street with the same elevation next to one another. All homes utilizing either all brick, stone and/or cultured stone, or a combination of the foregoing, on the front elevation shall have the brick, stone and/or cultured stone wrap at least twelve (12) inches around the corner of the side elevation. Applicant shall maintain a record of the percentages of the materials for fronts of homes where required above and shall provide such list when and as requested by the County.

APPLICABLE TO RTHC PROPERTY

34. **Foundations.** All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade. The exterior portions of all RTHC residential foundations, including the exterior portion of foundations below the first floor level which is visible above grade, shall be constructed of brick or stone. There shall be a minimum vertical height of twelve (12) inches of brick or stone above grade utilized on slab-on-grade foundations to present the appearance of a crawl space.
35. **Home Size.** RTHC homes shall have a minimum of one thousand five hundred (1,500) feet of finished floor area, exclusive of garages. A minimum of twenty-five

percent (25%) of the RTHC homes shall have a minimum of one thousand seven hundred (1,700) feet of finished floor area, exclusive of garages.

36. **Garages**. Each RTHC home shall have a minimum of a one-car garage. Any front-loading garages shall have decorative doors.
37. **Marketing**. The townhomes shall be marked for sale as "owner occupied".
38. **Street Trees**. Notwithstanding the street tree requirements set forth in the Pattern Book, trees shall be planted at an average spacing of forty (40) feet between trees. Actual plantings shall be depicted on a street tree plan to be approved at the time of subdivision plan or Plan of Development.
39. **Private Streets**. Prior to issuance of a permanent Certificate of Occupancy for any home, the developer shall provide the Planning Department certification from a licensed engineering firm that the roadways within the development were constructed according to the approved plan and in compliance with Henrico County road design standards and specifications, to include proper compaction of sub-base soils, utility trenches, base stone and asphalt, but excluding road widths, turning radii, sight distance and vertical curves, or a bond in an amount satisfactory to the Director of the Department of Public Works shall be provided to Henrico County for items not yet completed. The internal roads within the RTHC parcel shall be private and shall be maintained by the Homeowners Association.
40. **Exterior Materials**. Exterior wall materials (exclusive of windows and doors) that may be used are brick, stone, cultured stone, high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), composite-type siding, cementitious siding (e.g. Hardiplank) 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 subdivision plan or Plan of Development. Thirty-five (35) percent of all RTHC homes, in the aggregate, shall have either all brick, stone and/or cultured stone fronts, or a combination of the foregoing, excluding windows, gables, garage doors, doors, breezeways and architectural design features. There shall be no more than two (2) RTHC homes with the same elevation next to one another. All homes utilizing either all brick, stone and/or cultured stone, or a combination of the foregoing, on the front elevation shall have the brick, stone and/or cultured stone wrap at least twelve (12) inches around the corner of the side elevation. Applicant shall maintain a record of the percentages of the materials for fronts of homes where required above and shall provide such list when and as requested by the County.

APPLICABLE TO B-2C ZONED PARCEL

41. **Prohibited Uses**. The following uses shall be prohibited:
 - a. billiard, bagatelle, video game or a bingo parlor;
 - b. flea markets or antique auctions;
 - c. billboards;

- d. funeral homes, mortuaries, crematories and/or undertaking establishments;
 - e. dance halls;
 - f. attention getting devices;
 - g. truck stops;
 - h. gun shop, sales and repair;
 - i. hotels, motels and motor lodges;
 - j. communication towers;
 - k. general hospitals, sanatoriums and charitable institutions for human care;
 - l. massage parlors;
 - m. parking garages or commercial parking lots;
 - n. sign painting shops;
 - o. bars, which, for purposes of this restriction, shall mean a business establishment whose primary business is the sale of alcoholic beverages for on-premises consumption. This restriction shall not prohibit the sale of alcoholic beverages in restaurants as licensed by the Virginia Department of Alcoholic Beverage Control;
 - p. adult business as defined in the Henrico County Zoning Ordinance;
 - q. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.2-2100 et seq. and 6.2-1800 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
 - r. private club, lodge, meeting hall and fraternal organizations;
 - s. self-service storage facilities;
 - t. recycling collection facilities;
 - u. drapery making and furniture upholstery shops;
 - v. lawnmower, yard and garden equipment rental, sales and service;
 - w. laundromats and self-service dry cleaning establishments; and
 - x. automotive repair facilities.
42. **Detached Signage.** Any detached signs shall be compatible with the architectural design of the principal buildings.
43. **Exterior Materials/Architecture.** 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., high-grade vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), cementitious siding (e.g. Hardiplank), 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. 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. Roofs shall be constructed of slate, simulated slate, standing seam metal or textured fiberglass shingles or cedar shakes, concrete or composition shingles. Any canopies over fuel pumps shall be of the same architectural design

and materials as the principal building. All buildings on the B-2C-Zoned Property shall be of Colonial, New England Colonial or Georgian style in appearance.

44. **Parking Lot Lighting.** Parking lot lighting shall be produced from a combination of concealed sources of light and ornamental lighting of colonial lantern design. Parking lot lighting standards shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
45. **Refuse and Containers.** Except for gates and doors, all screening for refuse containers/dumpsters shall be constructed of brick. Gates and doors shall be opaque, substantial, and oriented to minimize views of the enclosures from public rights-of-way, unless otherwise requested and approved at the time of Plan of Development. Support posts, gate frames, hinges and latches shall be of a sufficient size and strength to allow the gates to function without sagging or becoming a visual eyesore as determined at the time of Plan of Development. Concrete pavement shall be used where the refuse container pad and apron are located.
46. **Trash Removal/Parking Lot Cleaning.** Pick up of refuse and parking lot cleaning shall be limited to the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday.
47. **Canopy Lighting.** Canopy lighting over any fuel pumps shall be recessed, flat lens fixtures. Light fixtures shall be of the type that conceals the direct source of light.
48. **Outside Display of Merchandise.** No ice, soda, candy or snack machines shall be permitted on the side of the buildings facing Route 5 and Long Bridge Road. The outside display of merchandise is restricted to store operation hours, except in conjunction with special promotions, ceremonies, seasonal activities or inclement weather conditions. No outside storage shall be permitted unless screened in a manner acceptable at the time of Plan of Development.
49. **Mechanical Equipment.** Mechanical equipment shall be screened from public view at ground level at the Property lines in a manner approved at the time of Plan of Development.
50. **Public Address.** No outdoor public address, paging or speaker system outside of any building, other than an intercom system which is not audible at the Property lines, shall be permitted.
51. **Retail Restriction.** Upon full development of the B-2C Parcel, the B-2C Parcel shall have two (2) or more users exclusive of outparcel users, the intent being to promote a coordinated development of multiple users rather than the use of the B-2C Parcel by a single, large retailer.
52. **Conservation Areas.** Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by

the Department of Public Works, and/or such portions) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public Works, may only be used for the following purposes:

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

The Owner shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, apply to rezone such portions of the Property to a C-1 Conservation District.

The location and limits of such portions) of said Property shall be established by Plan(s) of Development and/or subdivision plats approved pursuant to the Zoning and/or Subdivision Ordinance.

53. **Transportation Improvements.** Unless otherwise requested and specifically approved at the time of subdivision plan or Plan of Development, the Developer shall make the following transportation improvements at its expense, and shall dedicate the necessary rights-of-way which are a part of the Property where the Department of Public Works determines that needed rights-of-way do not exist:

- a. Construct one eastbound left turn lane on New Market Road at Site Drive #7 as shown in the TIA;
- b. Construct one westbound right turn lane on New Market Road at Site Drive #7 as shown in the TIA;
- c. Construct one westbound left turn lane on Longbridge Road at Site Drive #6 as shown in the TIA; and
- d. Limit Site Drive #5 as shown in the TIA to right-in, right-out maneuvers only.

The timing of the construction of the proffered transportation improvements shall be determined at time of Plan of Development for each B-2C use. Should the dedicated property not be utilized within thirty (30) years of the date of the dedication, title to the dedicated property will revert to the applicant or its successors in interest.

APPLICABLE TO C-1C ZONED PARCEL

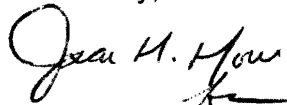
54. **Permitted Uses.** Except as provided below, access drives, parking area for Fort Southard (non-hard surface) utility easements, signage, walkways and passive recreational facilities installed in a manner to minimize their impacts shall be the only uses permitted. However, such additional uses to the aforesaid uses may be permitted as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

APPLICABLE TO A-1C ZONED PARCEL

55. **Permitted Uses.** Only the following uses shall be permitted:
- a. Storm water management and/or retention areas;
 - b. Ponds, lakes, landscaping and similar areas intended as aesthetic and/or passive recreational amenities and/or wildlife habitats;
 - c. Access drives, utility easements, signage, walkways and passive recreational facilities installed in a manner to minimize their impacts;
 - d. Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance"); and
 - e. to the extent all necessary governmental approvals are obtained, a riding club or private non-commercial stable, with no more than fifteen (15) horses being stabled, with the location of any such stable generally being in the northern quadrant of the A-1C parcel, the exact location of which to be determined at the time of Plan of Development. No horse shows shall be permitted. Manure collected from any stable will be, prior to removal, stored on a covered, concrete slab.

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

Sincerely,



Virgil R. Hazelett, P.E.
County Manager

KCA/Camp Hill Investments, LC
July 17, 2012
Page 17

pc: Mr. James W. Theobald
Director, Real Estate Assessment
Director, Research & Planning, Henrico County Schools
Conditional Zoning Index



AREA OF STUDY



LANDSCAPE BUFFER PLAN

* Note: Lots & road location/layout subject to change.

Tree/Plant Type	Number Proposed - Per 100 L.F.	Ultimate Height	Typical Caliper Size (inches) and/or Tree Height (feet) at Install	10 Year Cover (Sq. Ft.)	Turner Road Buffer Plants Provided
Large Deciduous or Evergreen Trees	5	50'	2"	200	85
Small Evergreen or Deciduous Trees	2	20'	2" 3" 7" 9"	50-75'	30
Shrubs	10	10'	N/A	varies	304

**Layout of buffer is conceptual and subject to change (not for construction)

**Plant totals based on 1,800 linear feet of buffer @ 35' Wide

BUFFER CHART



LANDSCAPE BUFFER ELEVATION



TURNER ROAD LANDSCAPE BUFFER EXHIBIT
HENRICO COUNTY, VIRGINIA

C-10C-12

Prepared For:
ATAK
PROPERTIES

Prepared By:
citedesign



The Ridings

MASTER PLAN & PATTERN BOOK

Last Revised June 8, 2012

PREPARED FOR:



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PROJECT DESCRIPTION

- Intent and Objectives
- Purpose of Pattern Book
- Location
- Varina History
- Site Conditions

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- Design Principles
- Design Values

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 - Amenity Center
 - Historic Sites
- Neighborhoods
 - The Village
 - Rural Neighborhoods

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- External Stairs and Walkways
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- Corner Lot Design
- Landscape Specifications
- Landscape Standards
 - Approved Plantings
 - Planting Requirements

GLOSSARY OF TERMS

ARB PROCEDURES & CHECKLIST



Section 1

PROJECT DESCRIPTION

INTENT

This pattern book provides consistent design principles that will contribute to the creation of a new community within the overall character of Varina. With a positive, cohesive sense of place, The Ridings makes a contribution to the overall area by making it an attractive and inviting place to live. This pattern book is intended to enhance the master plan and aid in the value of current and future properties within The Ridings and all of Varina.

The Architectural Review Board (ARB) will be the reviewing body that interprets proposals for plans and the compatibility of various Owners' plans with the overall master plan of the community. The ARB is concerned with aesthetics, maintenance, and operational aspects of the properties and it is the responsibility and purpose of the ARB to administer the development criteria and procedures, including this pattern book.

The ARB has absolute discretion to approve or disapprove any plan (assuming it meets Henrico County zoning regulations) based on any reason including aesthetics.

The Ridings will take years to complete. From the time of the first home being built to the last home to being built, there will be many changes in the marketplace, construction practices, and planning. While no one can predict the future, this pattern book allows flexibility in planning and design to allow for changing conditions in the future. They also allow flexibility in today's world so that homeowners can reflect their personal tastes in building / purchasing a home. This pattern book and associated forms and procedures may be revised from time to time at the discretion of the ARB provided they are within zoning and proffered conditions.

It is the responsibility of the builder/owner to investigate and comply with all zoning and building regulations at the local, state and national level. Notwithstanding anything to the contrary, nothing contained in the pattern book shall take precedence over requirements imposed by the federal, state and local laws, ordinances, and regulations applicable to the development.

PRIMARY OBJECTIVES

The primary objectives in establishing this pattern book are as follows:

- ensure that each site and structure meet all minimum requirements per the pattern book checklist and allow the ARB an opportunity to make comments and suggestions to all development
- protect property values and enhance each Owner's investment by insuring a well-planned and maintained community
- provide a harmonious relationship among all structures and other improvements located in the community
- contribute to a favorable environment for the properties and the Owners or occupants located thereon
- ensure the architecture and building material complement the Central Virginia architectural heritage
- encourage consistent design while allowing for variety and innovation
- encourage sustainability practices within the development as well as the individual home

PURPOSE OF PATTERN BOOK

The purpose of this pattern book is to create an architectural and site planning statement for The Ridings' neighborhoods and to provide a comprehensive set of standards which will allow this unique community to develop in an orderly and cohesive manner. This basic guide to standards in design, planning, and environmental management is intended to make it easier to understand how participation may influence the success of The Ridings and the general community.

To understand this pattern book and the individual details that make a house, one must review how the building is situated on a lot or parcel.

To understand a lot or parcel, one must review the street and/or block that the structure is located upon.

To understand a street, one must review the neighborhood in which that street is an integral component.

To understand a neighborhood one must see it as a part of the community and the appreciate the values placed on that community.

To understand The Ridings as a community, one must understand how it fits into the Varina culture..

And when one understands Varina, they will understand the importance of this pattern book and the individual site characteristics and building details.

This pattern book begins in very general terms, providing a general sense of the Varina and Henrico County culture, then continues with the guiding principles of the master plan. They discuss the various street types that make up the community. They discuss the positioning of a house on a lot. And they illustrate the details that make the house....an individual house that is an important part of the overall Varina identity.

COMMUNITY



THE STREETS



THE ARCHITECTURE



THE DETAILS



LOCATION

The Ridings is approximately 600 acres located in the eastern Henrico County community of Varina. It is easily accessed by Route 5 (New Market Road) and near I-295. The property is surrounded by other residential developments, farms and woodlands. It is shown as Suburban Residential in the Henrico County Comprehensive Plan.



VARINA, VIRGINIA

Varina is a former unincorporated town and current magisterial district in the easternmost portion of Henrico County. Varina was named for Varina Farms, a plantation established by John Rolfe on the James River about 45 miles upstream from the first settlement at Jamestown in the Virginia Colony, and across the river from Sir Thomas Dale’s 1611 settlement at Henricus. Varina became the county seat of Henrico when it was formed as one of the eight original shires of Virginia in 1634, and remained in that capacity until 1752, when a new courthouse was built at Richmond.

The area which included Varina Farms Plantation (which was in turn named for Rolfe’s first cultivated tobacco crop in the new world “Varina”) was part of Henrico Cittie (sic), an incorporation formed in 1619 by the Virginia Company of London. Henricus was clearly the central development of Henrico Cittie. Although Henricus was wiped out and not rebuilt after the Indian Massacre of 1622, a tiny village grew up on Rolfe’s Plantation which was called both “Varina” and “Henrico Parish”. When the original eight shires of Virginia (later renamed counties) were formed in 1634, Varina became the county seat of Henrico.

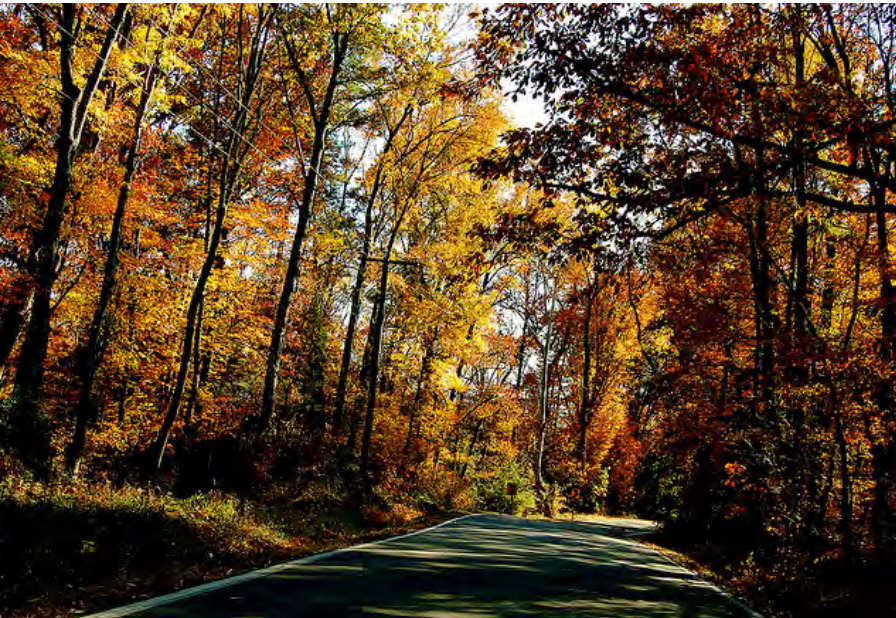
Varina was established as an unincorporated town in 1680. It featured a courthouse, a church for Henrico Parish, and commercial buildings, such as a tavern. The Henrico Glebe house at Varina was the location where Reverend Dr. James Blair is believed to have drawn up the plans for new school, which then became the College of William and Mary in 1693 after his mission to England at the request of the House of Burgesses. The royal charter for the new school resurrected one of the dreams of the colonists that had been lost at Henricus in 1622.

Varina remained the county seat of Henrico County until 1752 when the seat was relocated at the head of navigation on the north side of the James River, near the growing city of Richmond. A few years earlier in 1741, the Henrico Parish Church had also been relocated to the present location of St. John’s Episcopal Church in the Church Hill section of Richmond.

Following the mid 18th-century, Richmond asserted itself as the major community and port in central Virginia. As land transportation continued to advance, Varina, which was not situated on any major roadway, became increasingly isolated and gradually slipped into primarily farming use.

During the Civil War, Varina was known as “Aiken’s Landing” and came into frequent use for the exchange of Union and Confederate prisoners. Two Civil War sites within the boundary of The Riding are being protected, preserved, and will be open to the public.

As previously stated, Varina gradually became a farming community and to this day is recognized for it’s farms, woodlands, and country roads.



SITE CONDITIONS

As is common with most large tracts of land in Varina, The Ridings is comprised of a mixture of wetlands, woodlands, and previously farmed lands. As one would expect, the portions of the property with the most gentle terrain are the portions that were once farmed and are open fields today. The woodlands tend to be found on steeper slopes on the property, as well as the wetlands.

The property is located within the limits of three Civil War battlefields: First Deep Bottom, Second Deep Bottom, and the Battle of Chaffin’s Farm/New Market Heights. According to battlefield maps, no direct combat occurred within the property, although Confederate infantry and artillery manned the Camp Hill defenses. Two visible and apparently intact Confederate defense locations are located within the property and are being preserved and open to the public. More information can be found on Page 14 within the Open Space section of this document.

Currently Diamond Springs obtains their spring water from a source near The Ridings. To assist in their efforts, The Ridings is preserving more than 18 acres as a conversation zone in the northwest portion of the property. Since this preservation zone does not affect the design guidelines of the future development, more information can be found in the agreed upon development proffers.





Section 2

GUIDING PRINCIPLES

DESIGN PRINCIPLES

The Master Plan for The Ridings is designed to blend into the Varina culture and unique site conditions with an attractive, harmonious, coherent, and practical new place to live. The plan draws upon sustainability practices, architectural, and planning traditions of the area and other successfully and sensitively designed communities.

The predominant land use at The Ridings is the preserved and untouched natural areas. Indeed, the 312 acres of preservation areas shown on the master plan is the focus of the entire community and is the driving force for all design decisions. To fully appreciate the diverse ecosystems of the community including streams, wetlands, historic sites, and hardwood forests, numerous trails are planned to meander sensitively throughout the community. Not only do these trails allow residents to enjoy nature, they also connect people and neighborhoods to the amenity center.

Utilizing the open fields and flat portions of the property, a series of interconnected neighborhoods have been designed with diverse choices in housing opportunities. Each neighborhood is organized and designed based on existing conditions by preserving hardwood forests, wetlands, streams, unique site features, and sensitive topography.

The planning of The Ridings represents a long-term commitment to responsible regional growth management; plans and strategies which have precedent and are flexible, principled, and feasible; a proper balance between the need for privacy and communal life, familiar charm, and a “community” experience.



DESIGN VALUES

The Ridings is a model for “smart growth” and a pioneer in the “green movement.” The smart growth and ‘green’ principals utilized in the planning of The Ridings are described as follows:

1. Preserving Open Space, Natural Beauty, and Critical Environmental Areas.

The Ridings beauty and character has been preserved by maintaining over 50% of the development as a preservation area. These areas include hardwood forests, wetlands, streams, historic sites, and sensitive topography. With a contiguous design, the preservation areas create a nature park with trails that also allows for connections to the various neighborhoods.

2. Creating a Range of Housing Opportunities and Choices.

The Ridings is designed to provide a mixture of housing types with a range of single family lot sizes intermingled with townhouses. The range of housing types will create a diverse community with a variety of housing choices and pricing.

3. Fostering a Distinctive, Attractive Community with a Strong Sense of Place within Varina

The Ridings creates an extension of the best that Varina has to offer while maintaining the unique fabric of the area. The master plan of The Ridings is based on the existing character of Varina and Central Virginia as well as the unique site conditions such as the historic sites, wetlands, and diverse topography.



4. Taking Advantage of Compact Building Design.

Clusters of neighborhoods with smaller lot sizes and higher density buildings are incorporated into the design to preserve significant amounts of common open space. This will ease the impact on existing ecosystems and foster community interaction.

5. Design and Build a Community in Harmony with its Neighbors

The Ridings is not an island and therefore must be designed in harmony with all neighbors.

6. Design and Build a Community with Sustainable Practices and ‘Green’ Features

The Ridings is designed to be more sustainable and environmentally sensitive while encouraging individual homeowners to takes steps to protect the environment (see the following pages for more detail).





Section 3

MASTER PLAN

THE RIDINGS CONCEPT

The overall concept for The Ridings is to create a richly diverse community that reflects the values of Varina and Central Virginia and protects the natural resources the land has to offer.

The basic principle of The Ridings is that it is a development that groups new homes onto a small part of the overall development parcel, so that the remainder can be preserved as undeveloped open space. This saves a significant amount of land, while providing an attractive and comfortable living environment (the conventional approach to development results in the entire parcel being covered with lots and subdivision streets).

The architecture and street character of The Ridings is what will make it seem familiar to Varina. It is modeled after the existing rural nature of the area; however, it is the unique natural features of the land such as the existing topography, hardwood forests, historic sites, wetlands, and streams that will give it a unique identity and regional sense of place.

The plan for The Ridings includes the following:

- a grand nature preserve for everyone's enjoyment, consisting of historic sites, streams, wetlands, trails, and interpretive areas
- a mix of residential types and variety of diverse neighborhoods
- preservation of the Route 5 (New Market Road) character
- preservation of the Chesapeake Bay Resource Protection Area and significant wetlands
- numerous parks and green spaces
- an amenity center central to the community and abutting the nature preserve
- two preserved historic sites (open to the general public)
- preservation of a conservation / water aquifer recharge area
- incorporation of the Capital to Capital Bike Trail (Jamestown to Richmond)
- significant buffers along all adjacent roads and properties

In order to promote a more cohesive community, The Ridings is not divided into neighborhoods segregated by types, but rather is designed to be one community of integrated homes and unit types with focal parks, featured amenities and a hierarchy of street types. Architecture and site planning are patterned after regional cultural traditions. All buildings, structures, and site improvements take their cue from the region's indigenous architecture.

The Ridings has a commitment to provide a variety of ways to experience the natural features of the site, especially the grand nature preserve. Additionally, streets within neighborhoods are designed to have short and long distance views of the park.

The following pages provide more detail of the plan:

Open Space

The Preserve
Historic Sites
Amenity Center
Neighborhood Parks

Neighborhoods

The Village Neighborhood
The Rural Neighborhood



OPEN SPACE - Introduction

The design of The Ridings began with the open space. Open space at the The Ridings offers a variety of types including, the nature preserve, historic sites, neighborhood parks, and the community amenity center. Preservation of key natural features such as streams, wetlands, historic sites, sensitive topography, and vast areas of woodlands developed into a network of open space that formed the core of the neighborhoods. The open space is emphasized by a street network nestled within and oriented to the nature preserve and smaller focal parks (neighborhood and pocket parks) located throughout the plan.

The interconnection, variety, and large area of open space within The Ridings creates a cohesive park network. Each neighborhood and the amenity center is located within a short walking distance to the nature preserve, which connects neighbor to neighbor. The open space network and community facilities are not reserved for those of a particular area, but are available to the population as a whole.



OPEN SPACE - Nature Preserve

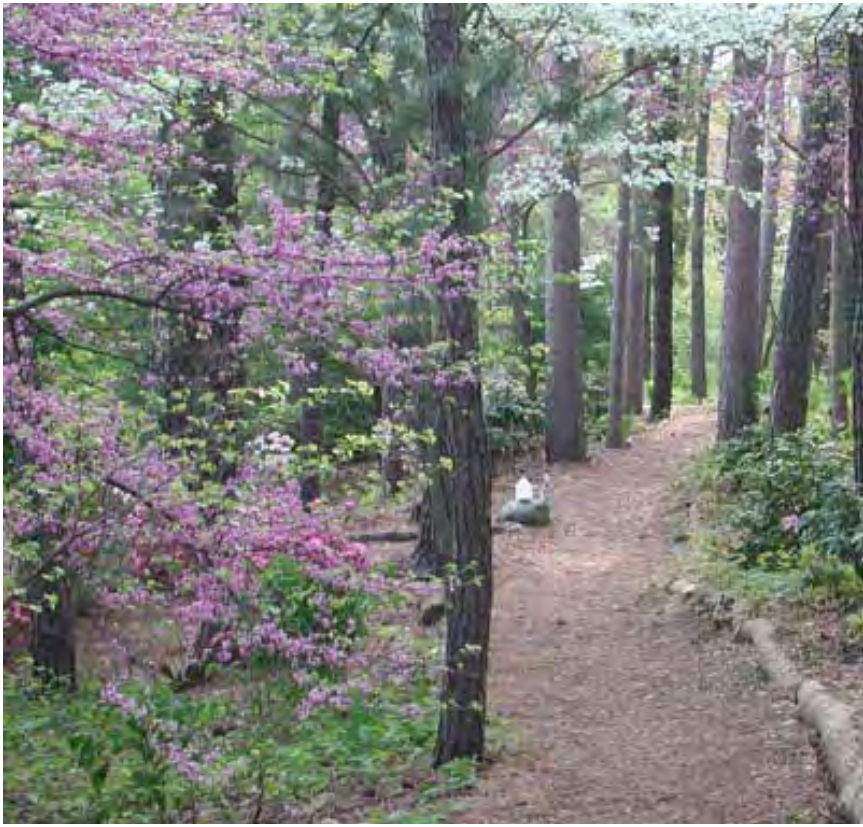
The nature preserve is 312 acres and consists of a series of unique site characteristics that help define The Ridings. It consists of creeks, wetlands, woodlands, and historic sites that are central to the image and lifestyle of the community while unifying the different neighborhoods.

The nature preserve is a varied landscape. With trails located throughout, the resident can experience different types of ecosystems as noted above. The nature preserve’s loosely defined linear shape with numerous branches provides more connectivity to homes and neighborhoods. Interruptions in the park by streets are minimal but deliberate. These interruptions allow access to the park for those who do not live adjacent to it while making the driving experience more pleasurable and in keeping with the desired rural appeal.

Buffers within The Preserve: Greenbelt areas for landscaping, berms, natural open areas and scenic vistas will be provided a minimum of seventy (90) feet in width, exclusive of turn lanes, measured from the ultimate right-of-way of Route 5 and, on all B-2C zoned property, thirty-five (35) feet in width measured from the ultimate right-of-way of Longbridge Road, except to the extent necessary for utility easements, roads, bicycle paths, jogging trails, signage, sidewalks, fencing, access driveways for major project areas and other purposes if required by any governmental body. Landscape materials in all public areas shall, to the extent possible, be comprised of species indigenous to the area. Existing and/or supplemental vegetation shall be utilized within the greenbelt adjacent to residential lots along Route 5 to substantially mitigate the impact of Route 5 on such homes.

Entrance Road within The Preserve: The nature preserve adds to the entrance sequence from Route 5 and Long Bridge Road. By driving through the preserve before entering the Village, the sense of place is immediately created for the resident or visitor. While the scale may be smaller, entrances from other roadways into The Ridings have a similar experience.

Capital to Capital Trail adjacent to The Preserve: The Capital to Capital Trail meanders along Route 5 from Jamestown to Richmond. Although the portion near The Riding may be on the opposite side of Route 5, there is the potential of connecting the trails at The Ridings to the Capital to Capital Trail.





OPEN SPACE - Neighborhood Parks

The Ridings provides a number of neighborhood parks strategically located in the Village. While the amenity center is intended to bring the entire community together, the neighborhood parks are designed to unite a neighborhood. A much smaller scale, the neighborhood parks provide the immediate surroundings with recreational and gathering areas; however, the neighborhood park is not exclusive to a neighborhood since all who live in The Ridings are encouraged to use each and every park.

Each neighborhood park offers a unique experience and helps provide an identity to the neighborhood. Activities may vary from park to park but some uses that could be located within these parks include: playgrounds, multi-purpose areas, a variety of seating options, an open area for unstructured play, a fire pit, and many others.

It should be noted that virtually all of the homes located in neighborhoods other than the Village abut the nature preserve. Therefore, the need for additional neighborhood parks in the rural neighborhoods was not necessary.

OPEN SPACE - Amenity Center

Centrally located within the entire community, the Amenity Center is easily accessible by road or by trail within the nature preserve.

The Amenity Center has two ‘fronts.’ One ‘front’ faces the Village and is an integral component of the Village fabric and design. Located on a key corner lot, the Amenity Center is the most visible public building at The Ridings. The other ‘front’ faces the nature preserve and embraces the environmental aspects and sensitivity of The Ridings. This connection to the nature preserve is especially important for those who live in the Village neighborhood.

The amenity center at The Ridings is designed to provide all residents with an enjoyable place to gather and enjoy a variety of amenities. The amenity center may include amenities such as a clubhouse, a swimming pool, a playground and other recreational amenities. As a trail head, there will connections to the nature preserve trail system that allow residents to walk or bike to the Amenity Center.

The architectural style of the community center is to provide a distinct connection to the village neighborhood scale as well as an environmental connection to the unique nature preserve.



OPEN SPACE - Historic Sites

Two visible, significantly intact Confederate defense locations are located within The Ridings. One, the Camp Hill earthworks, also known by the name “Fort Southard”, is a previously inventoried architectural resource. The second is an un-inventoried, pristine battlefield trench located within dense woodlands in the northeastern portion of the property adjacent to a parcel of land recently purchased by the Civil War Preservation Trust.

The proposed Fort Southard Historical Park will consist of approximately 9.5 acres and will include directional and interpretive signage, a parking area, split rail fencing with gates, and a walking trail to and around the fort. Existing hardwood forests and vegetation will be preserved.

An intact Confederate defensive trench is located in the northeast portion of The Ridings property near Yahley Mill Road. The trench runs from the Ridings parcel into land recently purchased by the Civil War Preservation Trust. The trench is approximately 1,200 feet in length and 75% of that linear footage is found within The Ridings. It has been claimed to be one of the most pristine examples of Confederate defensive earthworks in Central Virginia. As with Fort Southard, the area will be preserved as well as additional wooded land around it. At least four acres will be set-aside for this purpose.

The owners will consult with the Henrico County Recreation, Parks’ Historic Preservation and Museum Services, the Richmond Battlefields Association, The Virginia Department of Historic Resources and the National Park Service as the detailed plans develop.



Fort Southard Historical Park

NEIGHBORHOODS

The Ridings represents a long-term commitment to responsible regional growth management; commitment to plans and strategies that have precedent and are flexible, principled and feasible; to proper balance between the need for privacy and communal life, urban, and rural character, familiar charm, and the unexpected charm.

The master plan is designed to provide an attractive, harmonious, coherent, and practical new place to live in eastern Henrico County. One of the concepts of the master plan is to emphasize the importance of the architecture of the community by drawing upon the architectural and planning traditions of Central Virginia. While the predominant land use at The Ridings is the nature preserve, the most significant impact of the development will be a group of discrete, yet interconnected neighborhoods organized around the nature preserve and the open space network.

There are basically five ‘Neighborhoods’ of distinct styles in The Ridings, but essentially two types of housing arrangements: 1) compact and village-like and 2) open and rural-like. Details of each Neighborhood type are on the following pages.

Lot widths and depths may vary within each neighborhood based on the topography, existing vegetation, the target market, house sizes, locations of garages, and means of access to garages. Different lot sizes and price points may be mixed within the neighborhood.

In addition to the importance of the open space as noted in the previous section, the streets at The Ridings are essentially the most used and visible component of the community. Detailed in the “Street Type” section of this document, it is important to note that the street type helps define the neighborhood and the differences in the neighborhoods. In the Village neighborhoods, homes are set closer to the street and sidewalks encourage neighborhood interaction among the residents and visitors to the neighborhood. In the Rural Neighborhoods, homes are farther from the street with meandering trails on one side to the road that enhances the feeling of being one with nature for the driver as well as the pedestrian.



NEIGHBORHOODS - The Village

The Village is a small residential area that is the center of the community and located in the existing open fields and flat lands.

A grid-like network of streets create a public realm where houses will be placed far enough back from the street to create attractive front yards, but will be close enough to the sidewalks to encourage residents on front porches or in yards to converse with their neighbors. To assure the best relationship between the house and the street, houses are required to be built at the setback / build-to lines as established in this pattern book.

As with most historic hamlet and village settings, there is a hierarchy of street types at The Ridings. House setbacks will vary based on the street type on which it is located. For more information on street types see Section 4. Porches, stoops, balconies, and roof encroachments are only permitted as allowed by the zoning ordinance.

Within the Village neighborhood there is a mixture of housing types and lot sizes, all of which are based on the street type.

Public open space is important for the quality of life for the residents who live in the Village. As noted in the Open Space section of this document, there are numerous pocket parks within walking distance to most residents. The Amenity Center is located in the Village as a key focal civic site within the community. Likewise, several streets either parallel or intersect at the nature preserve, which provides visual and physical connections to one of The Ridings most important features.



RURAL NEIGHBORHOODS

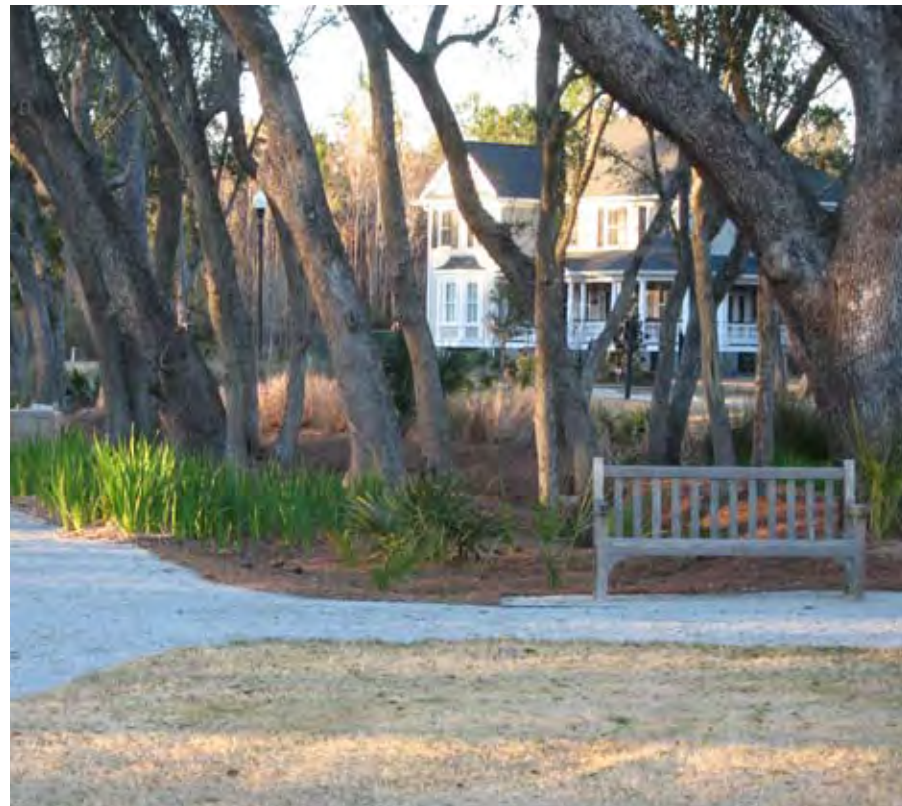
Generally located in the existing woodlands, there are four Rural Neighborhoods in The Ridings that utilize the same design principles and community values as the Village but offer the resident larger lots in a rural setting with direct access to the nature preserve.

While the Village is generally flat and conducive to a grid-like street pattern, the roads in the Rural Neighborhoods are curvilinear and park-like since they follow the topography of the land and pockets of vegetation. Much like the historic design of the old roads in Varina and Henrico County, the roads in the Rural Neighborhoods at The Ridings have a character that is rural while meeting today's Henrico County standards.

The placement of the homes in the Rural Neighborhoods is equally important in creating the sense of place and unique character of each residential neighborhood. In the Rural Neighborhoods, the lots are larger and homes will be placed farther from the street than in the Village. Since lots are larger and topography is respected, mass grading and clear cutting is not necessary which results in individual as well as masses of preserved trees. This, of course, helps create the rural image as well. Whereas the Village Center Street has sidewalks on both sides of the street, the Rural Neighborhood and a meandering trail on one side of the main road.

Generally speaking, the lots within a given neighborhood are about the same size, however, neighborhoods may vary in lot size.

The Village has smaller pocket/neighborhood parks whereas the Rural Neighborhoods are surrounded by the Nature Preserve. Most of the homes in the Rural Neighborhood will abut the Nature Preserve with easy access to the trail system.





Section 4

STREET TYPES

GENERAL

The design of the individual streets, overall arrangement, the public realm, and the placement of homes are all critical in the creation of a pleasant living environment and visual experience at The Ridings.

As is the case in all historic settlements, The Ridings has a variety of street types and hierarchies. Since no street is considered more important than any other, each street type must be carefully designed in order to achieve the design principles and values as discussed on Page 10. The five streets types at the Ridings include:

- the Entrance Road
- the Village Center Street
- the Village ‘Type A’
- the Village ‘Type B’
- the Rural Road

In the Village, streets are generally to be connected to other streets and adjoining neighborhoods, forming an grid-like network of streets. This grid provides multiple routes to maneuver through the community. Sidewalks, a regular pattern of street trees, and street lights are included in the public realm. Building setbacks are pedestrian-friendly, but vary depending on the street type.

In the Rural Neighborhoods and along the nature preserve, the roads are more park-like, flowing with the contours of the land and nestled within the woodlands, yet still connected to other neighborhoods within the overall community. Instead of sidewalks, there are trails on one side of the main roads to maintain the desired rural look. Unlike the Village where there is a rhythm of street tree spacing, the rural roads will have carefully placed pockets of trees to create a more natural look. As a result of lot size and building setback, existing trees will be saved where possible.

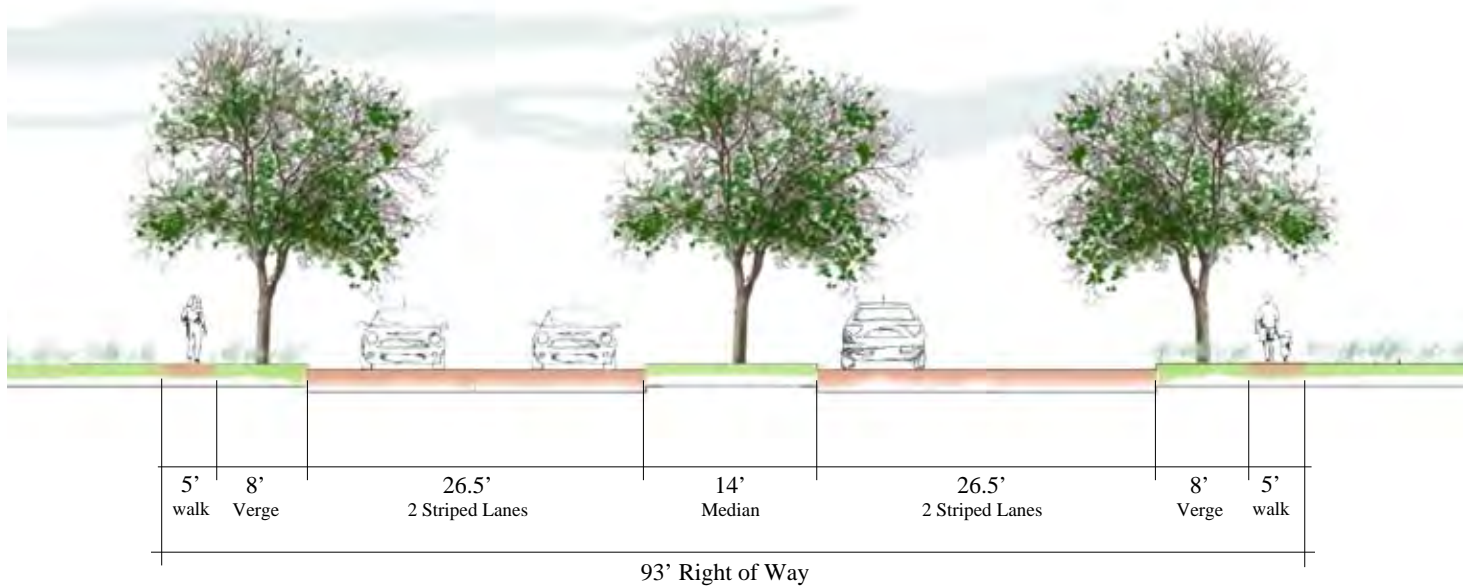


SYMBOL	STREET TYPE	FRONTAGE USES	REFERENCE
<div></div>	Entrance Road (Public Road)	Nature Preserve - No Homes	Page 23
<div></div>	Village Center Street (Public Street)	Residential - Single Family Homes	Page 24
<div></div>	Village Street (Private Street)	Residential - Single Family Homes	Page 25
<div></div>	Townhouse Street (Private Street)	Residential - Townhomes	Page 26
<div></div>	Rural Road (Public Street)	Residential - Single Family Homes	Page 27

NOTE: All streets and roads are subject to Henrico County Public Works review and approval.

ENTRANCE ROAD

STREET TYPE STANDARDS



This image is non-binding and is used only for reference purposes.

STREET DATA	
ZONING	R-5A (no homes or buildings located on this road)
CLASSIFICATION	Public Street (Henrico County Classification VIII)
R.O.W. WIDTH	93'
LANE WIDTHS	2 Striped Lanes each side, Total pavement width on each side equals 26.5' not including curbs
MEDIAN	14' wide including curbs
PARKING WIDTH	NA
DESIGN SPEED	25 m.p.h.
VERGE WIDTH	8'
TREE SPACING	40' O.C. Minimum
APPROVED TREES	American Elm, Chinese Elm, Hightower Willow Oak, Japanese Zelkova
SIDEWALK/ TRAIL CRITERIA	5' Width, Concrete Both Sides of Street
BUILDING SETBACKS	No buildings allowed on this road



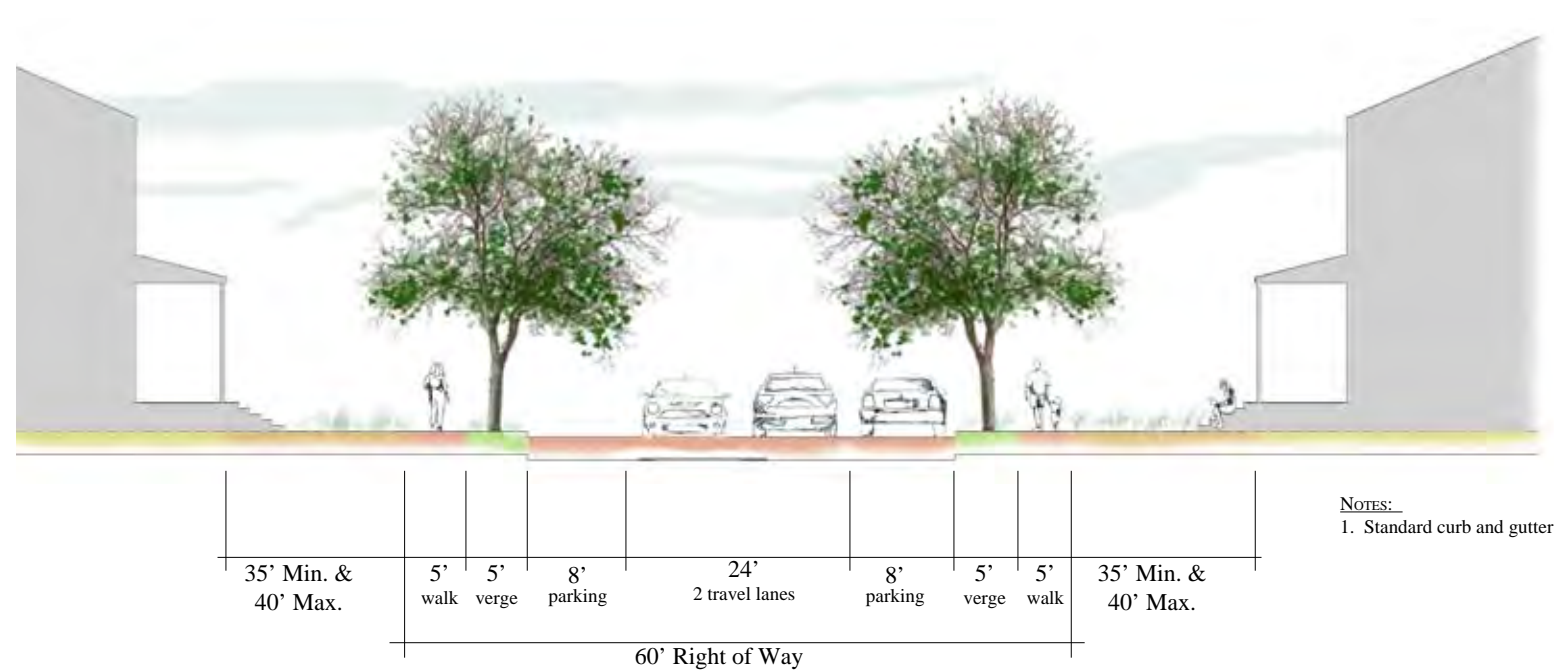
The Entrance Road is an elegant but understated entry feature into The Ridings that is modeled after the typical estate entrances seen along Route 5.

Given the nature preserve, buffer, and the length design of the Entrance Road, as one passes The Ridings from Long Bridge Road, the actual community is not visible. Instead, a simple and elegant tree lined road simply intersects Long Bridge Road.

While the entrance road is juxtaposed on the nature preserve, there will be minimal disturbance to the nature preserve and existing conditions that lead up to the village neighborhood.

In keeping with the Varina vernacular, the entrance road is simple and complementing landscaping, signage, and an elegant farm-like fence, giving the feeling of being in the countryside.

No homes or structures are allowed to front or back up to the Entrance Road and none should be visible with the provided buffers and existing vegetation.



This image is non-binding and is used only for reference purposes.

STREET DATA	
ZONING	R-5A
CLASSIFICATION	Public Street (Henrico County Classification VIII, With Curb)
R.O.W. WIDTH	60'
LANE WIDTHS	2 Striped Lanes @ 12' each
PARKING WIDTH	Parallel Parking both sides, 2 @ 8' including curb and gutter (gutter dimension included in the 8' parking dimension)
DESIGN SPEED	25 m.p.h.
VERGE WIDTH	5'
TREE SPACING	40' Spacing (average)
APPROVED TREES	American or Chinese Elm, Hightower Willow Oak, Japanese Zelkova
SIDEWALK CRITERIA	5' Width Concrete Both Sides of the Street
BUILDING SETBACKS	35' Minimum and 40' Maximum (exceptions can be made to preserve existing trees as long as the setback is within zoning standards)



The Village Center Street is an extension of the Entrance Road. As one enters the community and travels through the nature preserve, their first impression of The Ridings is Village Center Street, which sets the tone for the remaining community. Unlike the other streets in the village, this street will have more traffic and visibility; therefore, it has larger lots with increased setbacks.

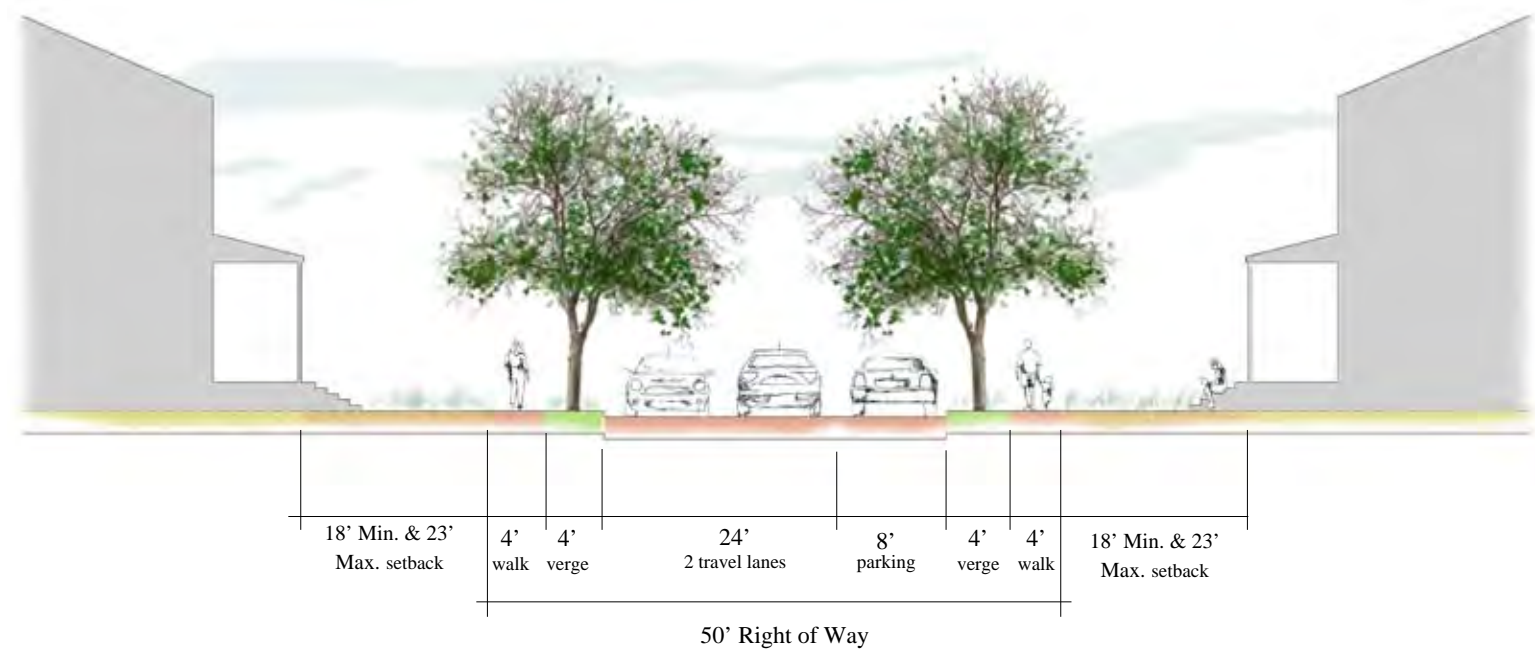
While all homes in the Village are close to the street, those on the Village Center Street are farther back from the street and sidewalks. The goal remains the same in that it is the desire to have homes with front porches that engage the public realm. When a home has a porch, it is raised slightly higher than street level to allow for privacy to the residents, yet opportunities for interaction with neighbors. No home on this street is allowed to have a front loaded garage.

Variety is encouraged in the architecture while staying with the traditional building methods of Central Virginia.

Large canopy trees are planted in a regular pattern along the street to create shade, while at the same time bring the scale of the street to a more human level. On-street parking is provided on both sides of the street. Lanes are striped which further brings the street to a human scale.

VILLAGE STREET

STREET TYPE STANDARDS



This image is non-binding and is used only for reference purposes.

STREET DATA	
ZONING	R-5A
CLASSIFICATION	Private Street
R.O.W. WIDTH	50'
LANE WIDTHS	2 Striped Lanes @ 12' each
PARKING WIDTH	Parallel Parking on one side, 1 @ 8' including curb and gutter (gutter dimension included in the 8' parking dimension)
DESIGN SPEED	25 m.p.h.
VERGE WIDTH	4'
TREE SPACING	40' Spacing (average)
APPROVED TREES	American Elm, Chinese Elm, Hightower Willow Oak, Japanese Zelkova
SIDEWALK CRITERIA	4' Width Concrete Sidewalks shall be provided on one side of the street, exclusive of cul-de-sacs, unless homes front both sides of a street, in which case sidewalks shall be provided on both sides of the street, exclusive of cul-de-sacs.
BUILDING SETBACKS	18' Minimum - 23' Maximum (exceptions can be made to preserve existing trees as long as the setback is within zoning standards)



The character of the Village Street is the single most important element that helps create the 'village' atmosphere. As an extension of the Village Center Street, there is less traffic and visibility, lots are smaller, and homes are closer to the street.

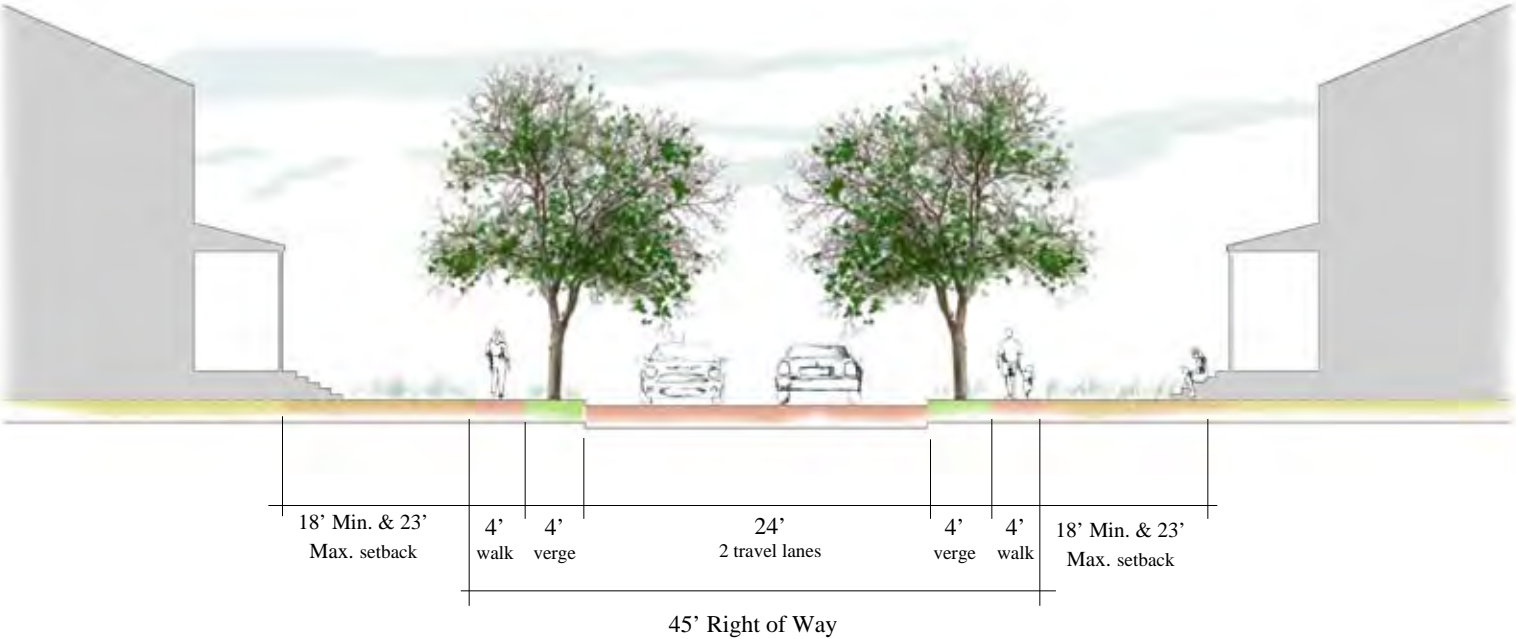
Like the Village Center Street, homes sit close to the street with large front porches engaging the public realm. The porches are raised a bit from street level to allow for some privacy to the residents, yet, opportunities for interaction with neighbors is an emphasis. Variety is encouraged in the architecture while staying with the traditional building methods of Central Virginia.

Large canopy trees planted along the street create shade, while at the same time bring the scale of the street to a human level.

On-street parking is provided on one side of the street, but all homes will have driveways sized appropriately for two vehicles.

TOWNHOUSE STREET

STREET TYPE STANDARDS



This image is non-binding and is used only for reference purposes.

STREET DATA

ZONING	RTH
CLASSIFICATION	Private Street
R.O.W. WIDTH	50'
LANE WIDTHS	2 Striped Lanes @ 12"
PARKING WIDTH	NA
DESIGN SPEED	25 m.p.h.
VERGE WIDTH	4'
TREE SPACING	40' Spacing (average, based on driveway locations)
APPROVED TREES	American Elm, Chinese Elm, Hightower Willow Oak, Japanese Zelkova
SIDEWALK CRITERIA	4' Width Concrete Sidewalks shall be provided on one side of the street, exclusive of cul-de-sacs, unless homes front both sides of a street, in which case sidewalks shall be provided on both sides of the street, exclusive of cul-de-sacs.
BUILDING SETBACKS	18' Minimum - 23' Maximum (exceptions can be made to preserve existing trees as long as the setback is within zoning standards)



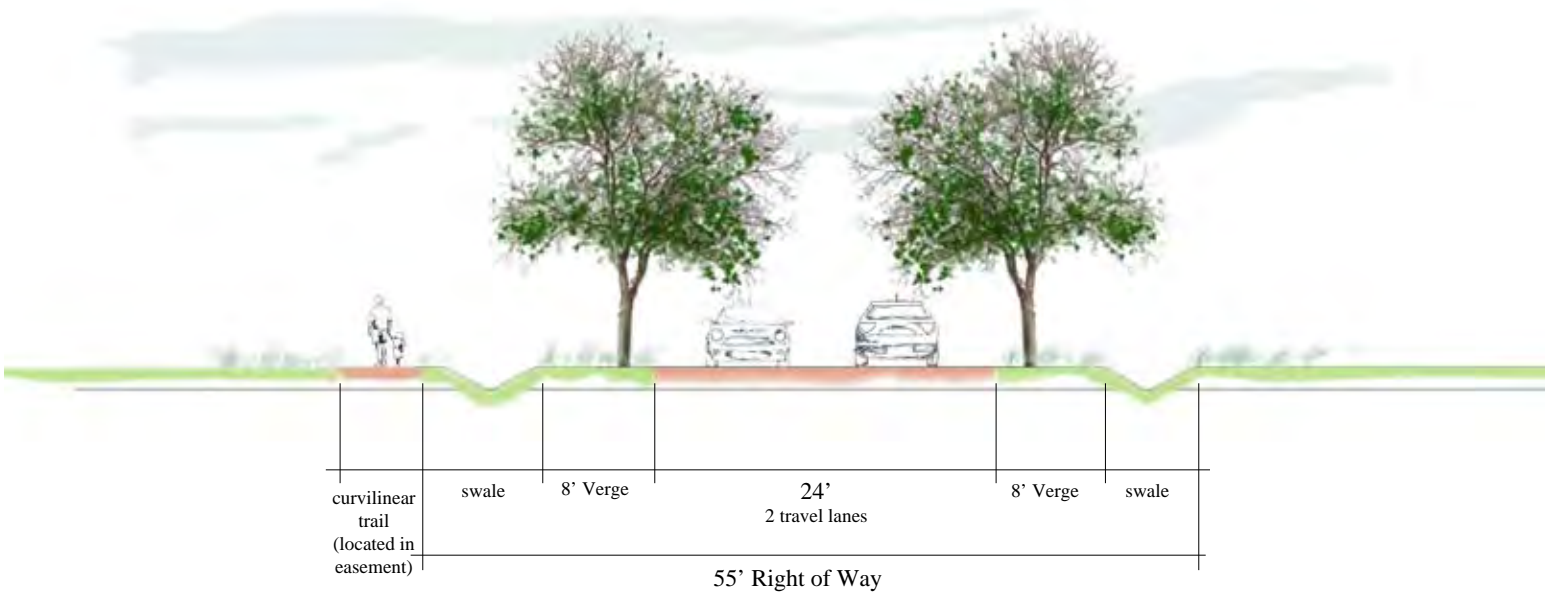
The integration of townhomes is an essential component to provide housing options at The Ridings. Rather than isolate the townhomes, it is important to integrate them into the Village. One of the best methods of to achieve the desired integration is providing a seamless flow from one housing type to another and create a streetscape similar to the rest of the Village.

Like the other Village Streets, the townhomes will sit close to the street. Variety is encouraged in the architecture while staying with the traditional building methods of Central Virginia.

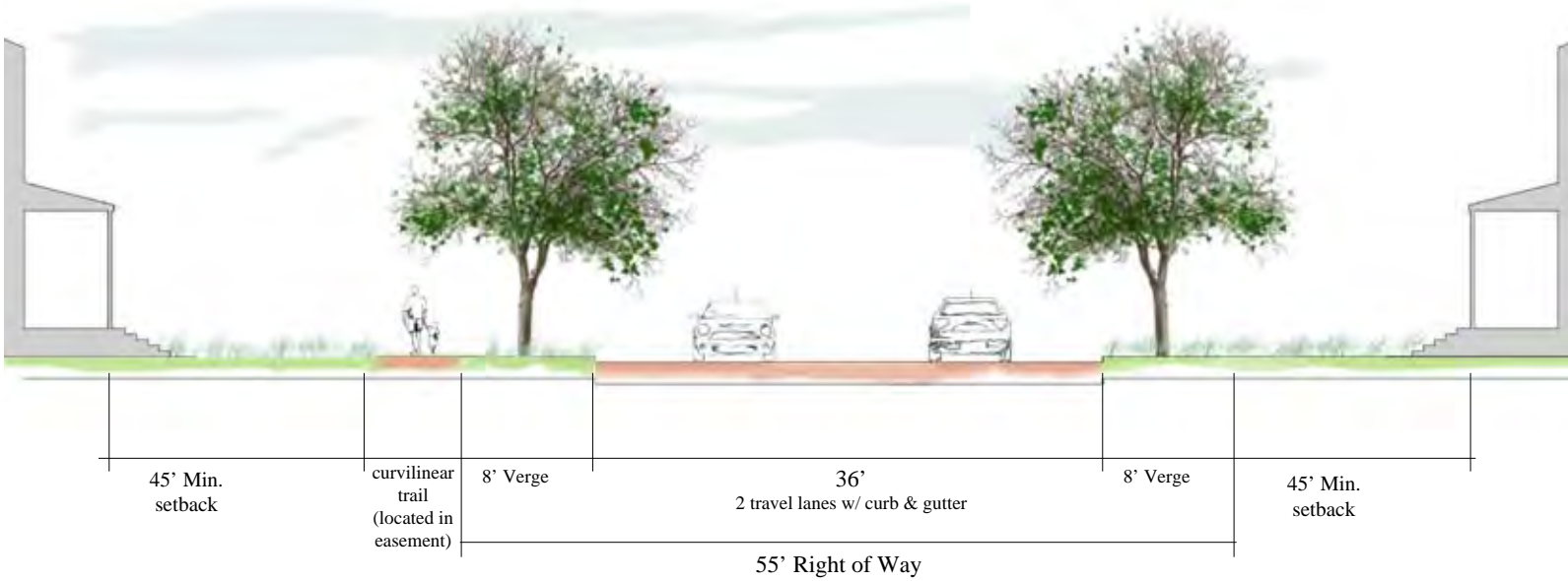
Large canopy trees planted along the street create shade, while at the same time bring the scale of the street to a human level.

RURAL ROAD

STREET TYPE STANDARDS

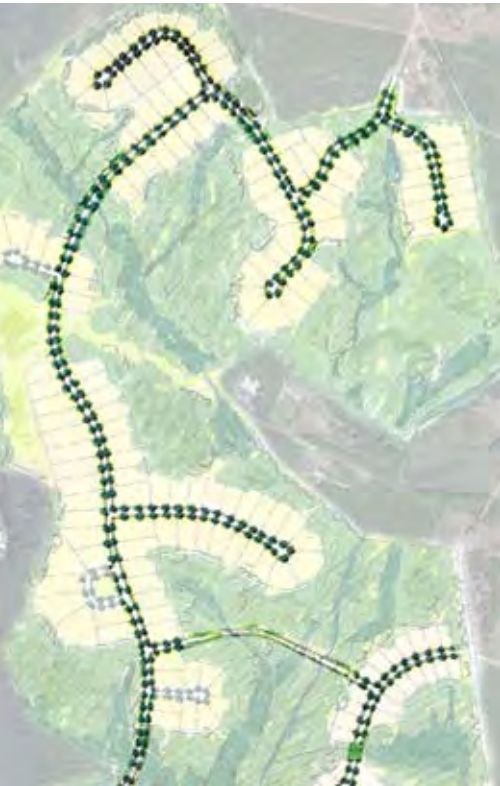


Rural Roads With No Homes Fronting the Road



Rural Roads With Homes Fronting the Road

STREET DATA	
ZONING	R-2A
CLASSIFICATION	Public Street (Henrico County Classification VIII)
R.O.W. WIDTH	55'
LANE WIDTHS	Varies, See diagrams on this page.
PARKING WIDTH	NA
DESIGN SPEED	25 m.p.h.
VERGE WIDTH	8'
TREE SPACING	Varies to reflect a rural atmosphere but shall be planted at an average spacing of 50' between trees
APPROVED TREES	American Elm, Chinese Elm, Hightower Willow Oak, Japanese Zelkova
SIDEWALK CRITERIA	Sidewalks or curvilinear trails will be on one side of the road (only on the spine road). Trails will be located in an easement but not the R.O.W.
BUILDING SETBACKS	45' Minimum



In keeping with the Varina vernacular, the vast majority of the roads in The Ridings are considered ‘rural.’ By implication, rural is perceived by most people as winding roads that follow the contours of the land with larger lots and greater setbacks.

In many cases in the Master Plan, the Rural Roads cross through the nature preserve to enter another neighborhood. This, in essence, helps create the rural character of The Ridings and roads have been carefully planned to minimize disturbance of the woodlands and natural topography where homes are located.

Given the rural nature of these roads, a sidewalk or trail has been placed on one side of the main roads. This trail will meander through existing and proposed vegetation while flowing with the existing topography.

Homes located on the Rural Roads will be set farther back from the right-of-way than those in the Village. Likewise, lots are significantly larger and a variety is encouraged in the architecture while staying with the traditional building methods of Central Virginia.



Section 5

HOUSING TYPES

BASIC PLAN & MASSING ORGANIZATION

Like most of Varina’s neighborhoods, The Ridings may contain a range of housing styles all the while keeping with the Central Virginia vernacular. All houses will have similar mass and detail, yet setbacks will be determined by the type of street on which the house is situated. Mass is defined as the overall bulk and shape of a building. Setbacks refer to the distance a building is from the right-of-way, sidewalk, or street.

Houses at The Ridings shall have simple geometric shapes in plan and elevation with pitched roofs keeping with Central Virginia architectural traditions. Additions and porches should be simple rectangles in plan and be continuous of the main mass or built at right angles to the main mass of the house.

ARCHITECTURAL REPETITION

The Master Plan for The Ridings has a variety of lot types. While residential neighborhoods are generally consistent in road type, lot type, and house types, but architectural elevations may only repeat with specific requirements. An architectural review board will examine each street and determine the appropriateness of the house or townhouse with the adjacent houses and those across the street. In no instance will the same house elevation be repeated within two lots or across the street.

BUILDING POSITIONING

Every building at The Ridings contributes to the overall character of the community. Certain locations on the street or block play more important roles than others. These buildings are located on lots called ‘Key Lots.’ Key Lots are those which play a larger role in the visual experience within the community and are broken into two different categories: Corner Key Lots and Focal Point Key Lots.

CORNER KEY LOTS

Corner buildings play a stronger role in defining the character of the neighborhood than other buildings along the block face. They can act as informal entry ways to the street, setting the tone for the streetscape that follows. Corner buildings must recognize their prominent location by embracing the public realm with a greater visual emphasis. In designing corner buildings, consider the following measures:

- Design both street facades to be fenestrated, articulated and finished as “front” facades.
- Add emphasis with more architectural detailing than found on other buildings on the block face.
- Where appropriate, use a greater building height to add emphasis.
- Design a more complex building form with projecting facade elements and special building features such as porches, towers, cupolas, wrap-around bay windows, balconies, or other architectural embellishments.
- When houses are not located on an alley, a side entry garage can be used providing all garage criteria in the Garage and Lot Configuration Section have been met.

FOCAL POINT KEY LOTS

Focal buildings are those that are located at the terminus of a street and in some cases, the outside curve of a street. Because these buildings have a long view, they play a larger role in the visual experience. The front facades of these buildings are more important because they are viewed straight on rather than an angle as the remaining block face is seen. In designing the focal buildings, consider the following:

- Add emphasis with more architectural detailing than found on other buildings on the block face.
- Where appropriate, use a greater building height to add emphasis.
- Design a more complex building form with projecting facade elements and special building features such as porches, towers, cupolas, or other architectural embellishments.
- If alleys are not provided, the house and garage should be sited to minimize any negative impacts of a garage. Garage doors should not be visible.



A Street w/ Townhomes



Corner Key Lot



Focal Point Key Lot



Section 6

GARAGE ARRANGEMENT

GENERAL INFORMATION

All homes will have a garage. Where lots are 85 feet or greater and the garage is attached to the main house, the garage must be side or rear loaded. However, if a lot is constrained by easements, utilities, drainages structures or irregular shape or topography, front loaded garages may be allowed if approved by the ARB. Lots with widths less than 85 feet are not required to be side or rear loaded but are encouraged when site and lot conditions allow the flexibility.

Front load garages shall be approved by the ARB prior to construction and are encouraged to be set back a minimum of 5 feet from the main front elevation of the house.

Detached garages and outbuildings will be reviewed on a case by case basis.

As planning evolves and market conditions change, The Ridings may have a street or streets with an alley. While currently not planned or shown on the master plan, if the need arises, alleys are encouraged.

ALLEY ENTRY GARAGES

When alleys are provided, garages are to be accessed by the alley rather than the street. Garages shall be placed a minimum of 10' from the alley right-of-way to allow for parallel parking if desired.



FRONT ENTRY GARAGES

Front entry garages are only permitted on lots that are not served by an alley, a side street (corner lots), lots less than 85' wide or lots greater than 85' wide that have site constraints. While houses are required to have a range of setbacks depending the type of street where it is located, attached front loaded garages are encouraged to be at least five feet behind the front facade of the house. When front loaded garages extend beyond the front facade of the main house, additional landscaping is required (See Landscaping Section for more detail). Detached garages are encouraged and shall be located at or behind the rear corner of the principal residence. Detached garages may be front loaded. Exceptions can be made at the discretion of the ARB in certain circumstances.

Driveway widths shall be a maximum of 10' wide. For two car garages, the driveway width may increase once the drive is 10' from the property line or 20' from the street edge.

Ornamental trees and shrubs to be planted to the sides of garage to help soften appearance



SIDE ENTRY GARAGES

Side entry garages are required over front entry garage on corner lots, where there are no alleys provided, and on lots that are 85' wide or greater with no site constraints. While house setbacks vary depending on the street type, side loaded garages are encouraged to be at least five feet behind the front facade of the house. Picket fences or hedges are encouraged for screening car storage from the primary street.

Driveway widths shall be a maximum of 10' wide for one car garages and 18' for two car garages.





Section 7

ARCHITECTURAL ELEMENTS

EXTERIOR MATERIALS

Historic homes in Varina and Central Virginia are generally constructed of brick or wood siding, while stucco is occasionally used. As technology as improved and building supply choices have increased, a wider range of selections are available today.

Preferred Exterior Materials:

- Brick
- Stone
- Cultured Stone
- Composite-Type Siding
- Cementitious Siding

Accepted Exterior Materials:

- High Grade Vinyl Siding (a minimum of .042" nominal thickness)

Not Allowed

- Cinder Block

A combination of the foregoing materials is acceptable. All homes utilizing either all brick, stone, and/or cultured stone, or a combination of the foregoing, on the front elevation shall have the brick, stone, or cultured stone wrap at least twelve (12) inches around the corner of the side elevation.

Beveled, beaded, or shiplapped siding should produce horizontal lines no greater than 8 inches apart.

Windows should be painted wood or vinyl dimensioned and finished to look like painted wood. Metal windows are not allowed.



DETAILS & ORNAMENTATION

Many different types of details and ornamentation, in a wide range of materials, are found on the area's traditional buildings. The details are as varied as the resources: from classically inspired Georgian and Federal features to picturesque, eclectic Victorian-era treatments to functional or creative vernacular craftsmanship. Each element contributes significantly to the character of the building. Some of the most common details and ornamentations found on historic buildings are: bays, towers, cornices, window hoods, door surrounds, finials, cresting, balustrades and railings.

Bays may be square, hexagonal, round or other shapes. They may be one or two stories in height, providing interest and rhythm to a building's façade.

Towers or turrets that further accentuate the façade and roof often cap bays. Located at the junction between the wall and roof, cornices visually cap a building as well as hide the joint between the wall and roof.

Cornices may contain elaborate brackets, moldings, or other details made of wood, brick, stone, or metal. Wood and metal cornices are often non-structural, attached to the wall by bracing and anchors; brick and stone cornices are usually structurally part of the wall.

Window hoods and door surrounds provide visual emphasis to openings and help shed water away from the window or door. Hoods made of brick or stone may sometimes be structural, while hoods made of wood or metal are usually non-structural, but are just as important in defining the character of a building.



PORCHES

The concept of a front porch an integral part of The Ridings. For any porch to be a practical and inviting place for people to gather, the design should seek to:

- Incorporate the placement of porches as an integral part of the home's design, designing adequate space for outdoor furniture. A minimum depth of 5' from the exterior wall is recommended.
- Utilize open, unenclosed, and unscreened porches in order to promote community interaction.
- Utilize materials, details, and colors complementary to the overall design.
- Incorporate columns as seen from the street façade in order to create visual interest.
- Utilize columns proportional to the mass of the house and articulated base for an impression of structural integrity.
- Incorporate the use of an identifiable post and beam construction with square or arched spans between columns.
- Incorporate railings 3' - 4' in height with low foundation landscaping. When porches are lower to the ground and local code permits, railings or walls may not be necessary; however, landscaping is recommended.
- Wide steps of either brick, stone, treated wood or fiber-cement slats to the porch's finished floor should be considered.
- Utilize durable, outdoor materials for finished floors and ceilings such as tongue and groove treated wood or fiber-cement.
- Features such as ceiling fans and lighting to make the space livable should also be considered.
- Second story porches located above first floor porches can be recessed a minimum of 2' from the roof fascia below in order to soften the building scale.



EXTERNAL STAIRS & WALKWAYS

Sidewalks may be located on both sides of residential streets at The Ridings. Homeowners are required to locate a walkway from the front door of the house to the sidewalk next to the street. The width of this walkway is to be at least three feet. Materials for the walkway may be concrete, brick pavers, concrete pavers, or stone pavers. Walkways shall not continue beyond the sidewalk to the curb. Paved walkways from the driveway to the front door are discouraged; however, an informal walk of stepping stones or other approved material may be incorporated as part of the landscape design.

Materials for steps can be clear cedar or redwood or a like material and should be received within the porch structure. The step risers and porch skirt board are to be painted to match the trim of the house.



DOORS & COLUMNS

Main entry doors, typically located on the front façade, are usually designed to symbolically greet visitors. Entrances should have a warm, welcoming appearance. Historically, residential doors were made of wood with raised or recessed panels. Doors located on front façades often incorporated plain, colored, stained, beveled, or even etched glass panels. Fanlights and sidelights may also be incorporated in entry doors.

Columns are a main part of a house and porch. Columns should be utilized in porch designs and other suitable areas, such as in side and rear doorways or as an accent to exterior walls in the form of pilasters. Where appropriate, incorporate columns with a substantial width in order to give a impression of structural integrity. 8” minimum width is recommended.

Utilize square posts or rounded columns of wood, fiberglass or fiber-cement material, utilizing one type consistently throughout the design. Fluting or raised decorative patterns may be used as appropriate to the style. Where acceptable, give articulation to columns by tapering slightly from a wider base.

Include articulated column bases and capitals. Capitals, or top portions of columns, may be more subdued than column bases for residential construction. Column bases of a brick or stone material would be appropriate if complimentary to the overall design and style.



FOUNDATIONS

All homes, other than townhomes, shall be constructed on a crawl space with brick or stone foundations on all exterior sides. The exterior portion of a building below the first floor elevation which is visible above grade shall be finished with brick or stone.

For townhomes, all finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade. The exterior portions of all RTHC residential foundations, including the exterior portion of foundations below the first floor level which is visible above grade, shall be constructed of brick or stone. There shall be a minimum vertical height of twelve (12) inches of brick or stone above grade utilized on slab-on-grade foundations to present the appearance of a crawl space.

The main mass of the house should have all ground floor rooms at the same level. "Split-level" houses are not permitted. Small differences in floor level between the main part of the house and additions and porches are permitted. The foundation of the sides and back of the house are to have the same treatment and finish as the front of the house or a complementary design.

Where the garage is an integral part of the house, the foundation walls for the garage may be treated in the same manner as the rest of the house. Although, the floor of the garage may be a slab-on-grade and therefore below the top of a foundation wall, which is uniform with the rest of the house.

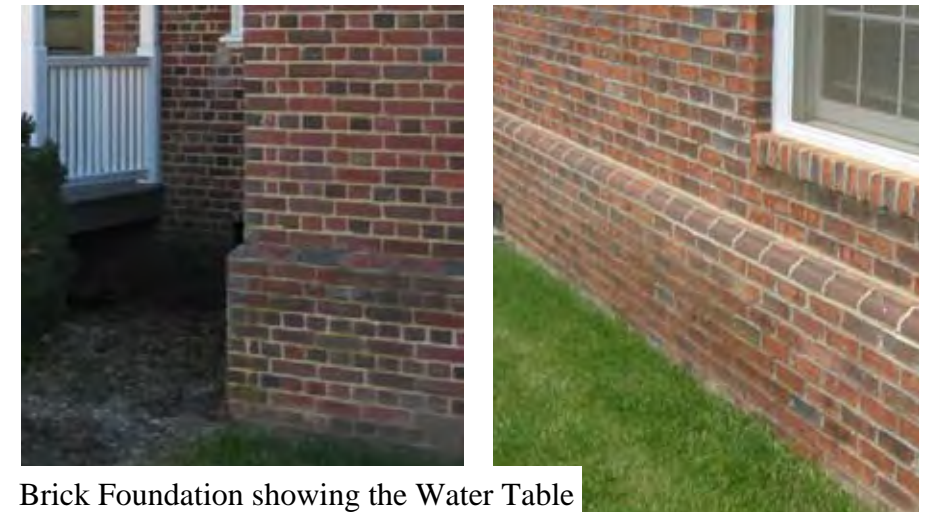
Decks and porches should have either brick or block pier foundations if visible from the street.



Brick Foundation / Hardi-Plank Siding



Brick Foundation / Hardi-Plank Siding



Brick Foundation showing the Water Table



WINDOWS

The design of elevations visible from the street should be governed by the rules of architectural composition traditional to coastal Mid-Atlantic architecture. When external walls are visible from the street, windows and doors should be seen as openings in an otherwise continuous surface. Window openings should be approximately twice as tall as they are wide and window openings should be separated by a segment of wall at least as wide as the window opening. On corner lots, this will require that both street elevations be designed to present an attractive, interesting façade.

Second story and dormer windows should be aligned vertically with the ground floor windows and doors and should generally be the same width as ground floor windows. A front door may be a part of a wider architectural composition that includes tall, narrow windows on both sides of the front door. The second story window on the floor above such a door-window combination may be as wide as the combined width of the ground floor door and its side windows and should in any case be centered on them.

For front façade in Mid-Atlantic architecture, a symmetrical composition with the door centered and windows placed evenly on either side is traditional. Non-symmetrical compositions of doors and windows are permitted, but windows and doors should be evenly spaced and the front façade should have a strong geometric organization. Many windows and paired windows on front façade are permitted if they are composed and aligned in the same way as individual windows.

It is recommended that not less than sixteen percent (16%) of the total area of any front façade (excluding garage doors) shall consist of windows and doors. It is recommended that not less than eight percent (8%) of the total area of any side or rear façade shall consist of windows and doors.

Windows, doorways, bays, and pediments should not vary more than ten percent (10%) in size from windows, doorways, bays, and pediments in the façade of adjacent buildings.

All windows should be surrounded by a trim board. Windows on the front elevations of a home that do not have shutters should have a more detailed pediment at the head of the window and a more elaborate sill. When used, it should follow simple, traditional designs and trim details with dimensions are encouraged.



ROOFS

The Ridings Architectural Review Board encourages a wide variety of roofing materials to be used within each neighborhood. Roofs should be architectural grade asphalt or fiberglass shingles, but synthetic slate (Supraslate or equivalent), standing seam metal, and 5 V crimp metal are encouraged. In order to ensure variety within a given streetscape, the ARB may require alternate patterns or styles of shingles to be used.

All houses at The Ridings shall have pitched roofs, which shall have a minimum pitch ratio of 5 to 12. The required roof pitch ratios apply to all slopes of a pitched roof. All houses should either have triangular gable ends or the roof may be hipped and dormer windows must have gabled or hipped roofs to match the main roof pitch. Shed dormers may have a lower roof pitch, but in no case will be pitch be less than 4 to 12.

Solar panels and vent stacks are not permitted on roof surfaces visible from the street. All vent stacks and other roof penetrations are to be painted black or other color to match and blend with the roof.

Shed roofs for porches may have a lower pitch but in no case will the pitch be lower than 4 to 12.

In some cases approved by the ARB, porches roofs can be a different material than the house roof.



FENCES

The master plan for The Ridings encourages a feeling of open space and the unity of spaces throughout the community. Traditionally, fences have been used as a physical and visual separation of two pieces of property. As an inconsiderately placed fence can ‘box’ a neighbor in or destroy his view, fences have the potential for a negative impact on any community. Any person’s fence will be shared by his neighbors, even if the neighbors have only to see one side of it. Fences and walls must harmonize in character and color with the house. The review board will look carefully at all requests for fences and reserves the right to require additions, deletions, alterations or modifications to any fence request in order to meet the intent of the master plan concept.

Fences Are Required:

1. To screen trash receptacles and air conditioner compressors from public view on lots adjoining parks, an approved fence (picket, solid or lattice) of adequate height, wall enclosure, or landscape screening is required. Trash receptacles and HVAC units should not be visible from the public right-of-way, including other streets not directly on the lot.

2. Swimming pool fencing may be either pickets, solid fencing, or wrought iron. If the fences are made of metal they should be dark in color such as black, dark bronze, or forest green. All requirements, such as fence height, for pool enclosures shall follow national, state, and local code.

A low brick wall may be used as a base for a fence. Brick columns may also be used as a base for a fence. The brick base should be a minimum width of 8 inches and brick columns should be a minimum size of 12” x 12”.





Section 9

LANDSCAPE

STREET TREES

Street trees in front of homes will be planted by the builder. All others, as needed, will be planted by the Developer.

INTERIOR LOT DESIGN

Plant materials are to be concentrated along the build to line, creating open front yards, establishing continuous flow from lot to lot, and strengthening streetscape. Trees and shrubs are arranged to filter views of garages and add definition to private interior courtyard and side yards. Plants are arranged to add focus to entrances.

CORNER LOT DESIGN

Plant materials are to be concentrated along the build to line for both front yards, continuing the flow of the landscape and the streetscape around the corner. Trees are arranged to complement the street trees, filter views of the garage, and add privacy to the private back yard.

LANDSCAPE SPECIFICATIONS

The following specifications are the minimum standards that are acceptable for the installation of plant material in the residential neighborhoods.

1. The Contractor shall be responsible for site inspection prior to landscape construction and installation in order to acquaint himself with existing conditions. The Contractor shall be responsible for locating all underground utilities before beginning construction. Any planting conflict arising from existing utility locations shall be brought to the attention of the Owner.
2. The Contractor shall be responsible for providing positive drainage at a 2% minimum in all planted areas.
3. The Contractor shall verify plant count from the plan and shall provide and install plant material as shown on the plan. The plant schedule provided is for the Contractor's reference only; quantities shall be verified from the plan.
4. The Contractor shall guarantee all plant material for one full year.
5. The Owner or his designated agent shall approve any change in plant material.
6. The Owner or his designated agent shall approve all plant material that has been installed. Any plants that do not meet specifications with regard to size and form shall be replaced by the landscape contractor at his expense.

7. All plant material shall be ball and burlapped or container grown and shall be well formed, vigorous, growing specimens with growth typical of the variety specified and free from injurious insects and diseases. Plants shall be of top quality as defined in the current issue of "American Standard for Nursery Stock" published by the American Association of Nurserymen.

8. Plants should be true to species and variety and shall conform to measurements specified except that plants larger than specified may be used if approved by the Owner or his designated agent.

9. All trees and shrubs shall be installed as indicated on the landscape planting plans.

10. All trees, shrubs, and groundcovers shall be planted with a soil mixture consisting of 50% topsoil and 50% organic material. Organic material shall mean peat moss or ground pine bark, ¼ inch aggregate size or smaller. Organic material shall be disease free and shall not contain noxious weed seeds, soil, sawdust, or substances toxic to vegetation. Organic material shall also be in an air-dry condition and shall be free from animal and/or mineral matter.

11. All plant beds shall be mulched with a 3-inch layer. Mulch shall be free from noxious weed seed and pests. All areas disturbed by grading operations that are not designated as grass or plant material shall be mulched with a 3-inch layer of mulch.

12. All trees, existing or proposed, in grass areas shall be mulched at the base with a 4-foot diameter circle of mulch.

13. All trees shall be properly guyed and staked. Guy wires shall be encased in hose to prevent direct contact with the bark of the tree and shall be placed around the trunk in a single loop.

14. The Contractor shall be responsible for the safe transportation of plants to the site and their condition upon arrival. Trees with abrasions of the bark, sunscald, fresh cuts or breaks of limbs which have not completely calloused will be rejected.

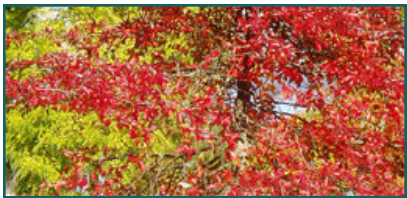
15. All plant unit costs in the bid document by the Landscape Contractor to the builder or owner will reflect all of the above listed specifications.

16. Each front yard and side yard to the edge of the rear of the home on corner lots adjacent to streets shall initially be sodded, exclusive of mulched flowerbeds and landscaping. If not irrigated, such sodding shall be comprised of drought-tolerant grasses.



LANDSCAPE STANDARDS - APPROVED PLANTINGS

The plantings selected for approval are mostly native to the southeastern United States. The benefits of incorporating a native plant palette are two-fold; native plants are well-adapted to the climate in which they are planted, thus they require less water to become established and gradually require little to no irrigation to stay healthy. Native plants are also an excellent source of habitat for wildlife; animals, birds, insects, reptiles and amphibians are accustomed to specific plants for use as habitat and thus can establish themselves as they would normally in the wild.

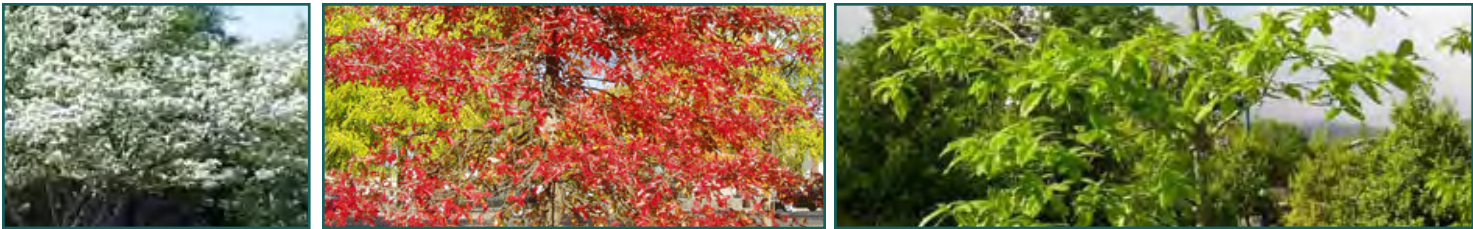


CANOPY TREES	EVERGREEN TREES	MEDIUM/ ORNAMENTAL TREES	SHRUBS	ORNAMENTAL GRASSES	VINES/ FERNS/ GROUNDCOVERS
Acer rubrum Red Maple	Ilex opaca American Holly	* Acer palmatum Japanese Maple	Aronia arbutifolia Red Chokeberry	Andropogon glomeratus Bushy Bluestem	Decumaria barbara Climbing Hydrangea
Fraxinus pennsylvanica Green Ash	Juniperus virginiana Eastern Red cedar	Amelanchier arborea Serviceberry	* Azalea Varieties	* Miscanthus sinensis Maiden Grass	Gaultheria procumbens Wintergreen
Nyssa sylvatica Black Gum	Magnolia grandiflora Southern Magnolia	Betula nigra River Birch	* Buxus sempervirens/microphylla Boxwood Varieties	* Muhlenbergia capillaris Muhly Grass	Gelsemium sempervirens Carolina Jessamine
Oxydendron arboreum Sourwood	Pinus strobus Eastern White Pine	Cercis canadensis Eastern Redbud	Callicarpa americana Beautyberry	Panicum virgatum Virginia Switchgrass	Parthenocissus quinquefolia Virginia Creeper
* Platanus x acerifolia London Planetree	Pinus taeda Loblolly Pine	Cornus florida Flowering Dogwood	Clethra alnifolia Summersweet	* Pennisetum alopecuroides Fountain Grass	Dryopteris intermedia Evergreen Wood Fern
Quercus alba White Oak		Cornus kousa Japanese Dogwood	Fothergilla gardenii ‘Mt. Airy’ Mt. Airy Fothergilla	Schizachyrium scoparium Little Bluestem	Osmunda cinnamomea Cinnamon Fern
Quercus palustris Pin Oak		Chionanthus virginicus White Fringe Tree	Hydrangea quercifolia Oakleaf Hydrangea	Sorghastrum nutans Indian Grass	Polystichium acrostichoides Christmas Fern
Quercus phellos Willow Oak		Halesia tetraptera Carolina Snowbell	Ilex glabra Inkberry	Tridens flavus Redtop	Juniperus horizontalis Creeping Juniper
Quercusfalcata Red Oak		* Lagerstroemia indica Crape Myrtle	Ilex verticillata Winterberry Holly		Pachсандра procumbens Allegheny Spurge
Tilia cordata Littleleaf Linden		Magnolia virginiana Sweetbay magnolia	Itea virginica Virginia Sweetspire		Phlox subulata Creeping Phlox
* Zelkova serrata Zelkova Village Green		* Prunus sargentii Sargent Cherry	Lindera benzoin Spicebush		* Vinca minor Common Periwinkle
			Rhododendron carolinianum Carolina Rhododendron		

* DENOTES NON-NATIVE PLANTS
- ALTERNATIVE, NON-INVASIVE SELECTIONS (OR OTHER MATERIALS) ARE PERMITTED PENDING APPROVAL BY THE ARB

LANDSCAPE STANDARDS - PLANTING REQUIREMENTS

The minimum planting requirements govern the individual home site and assist the owner, builder and landscape architect in developing landscape plans for the homes at The Ridings. While the quantities below are the required minimums, additional plantings are encouraged. The quantities below were determined for lots with no existing tree cover. In an effort to preserve existing tree cover, lots with sufficient, existing tree cover may be given credit for those trees preserved. The Ridings ARB will review and approve exceptions on a case by case basis. Plantings should be selected from the Approved Plantings List and should be 75% native at a minimum.



REQUIREMENTS
LEGEND

- STREET OR CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUBS

- NOTES:**
- 1) The criteria as listed here is not in addition to the Street Tree Standards as illustrated in previous sections. Instead, it enforces it.
- 2) The minimum planting requirements govern the individual home site and assist the owner, builder and landscape architect in developing landscape plans for the homes at The Ridings. While the quantities above are the required minimums, additional plantings are encouraged.
- 3) Quantities were determined for lots with no existing tree cover. In an effort to preserve existing tree cover, lots with sufficient, existing tree cover may be given credit for those trees preserved. The Ridings ARB will review and approve exceptions on a case by case basis.
- 4) Plantings should be selected from the Approved Plantings List and should be at a minimum 75% native.
- 5) Canopy Trees shall be greater than or equal to 12’ at time of planting.
- 6) Evergreen and Ornamental Trees shall be greater than or equal to 8’ at time of planting.
- 7) Shrubs shall be greater than or equal to 36” in height at time of planting.

	FRONT YARD: SETBACK: 30’ & LESS	FRONT YARD: SETBACK: 30’ & GREATER	REAR YARD
TOWNHOME	1* 0 1 4	<div><div></div><div></div><div></div><div></div></div>	0 1 1 4
SINGLE FAMILY: 59’ WIDE LOTS AND LESS	1 0 1 8	1 0 2 8	1 1 1 4
SINGLE FAMILY: 60’ WIDE LOTS AND GREATER	1 0 2 12	1 1 2 12	2 1 1 6
FRONT LOADED GARAGES: (WHEN FRONT LOADED GARAGES EXTEND BEYOND THE FRONT FACADE OF THE MAIN HOUSE THESE ADDITIONAL PLANTS ARE REQUIRED TO BE PLACED ON EACH SIDE OF THE GARAGE.)	0 0 2 6	0 0 2 6	<div><div></div><div></div><div></div><div></div></div>

* BECAUSE OF TOWNHOUSE LOT
SIZE, NOT ALL TOWNHOMES WILL
HAVE A TREE IN THE FRONT YARD.
THE AVERAGE OVERALL SPACING
WILL BE 40’ O.C.



Section 10

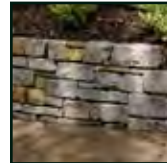
GLOSSARY OF TERMS



Alley - a public or private way permanently reserved as a secondary means of access to abutting property.



Architrave - In classical architecture, the lowest of the three main parts of the *entablature*.



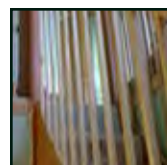
Ashlar - Squared building stone characterized by a high quality of finish in bonding surfaces and thin horizontal and vertical mortar joints.



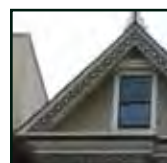
Awnings - A roof-like shelter installed over a window, door or porch to protect from rain or sun. In historic times, usually movable, and of a flexible cloth material. Awnings may also be rolled material hung vertically, as at the edges of porches and commercial walkways.



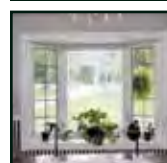
Baluster - One of a series of short pillars or other uprights that support a handrail or coping.



Balustrade - A series of *balusters* connected on top by a coping or a handrail (top rail) and sometimes on the bottom by a bottom rail; used on staircases, balconies, and porches.



Bargeboard - A sometimes richly ornamented board placed on the verge or incline of a *gable* to conceal the ends of rafters. Also, known as a *vergeboard*.



Bay Window - A protruding window defining a small sub-space, often with its own roof projecting outside the main wall of a building.



Capital - The ornamental uppermost part of a column or pilaster. In Classical orders, the Doric, Ionic, Corinthian or Composite Capital.



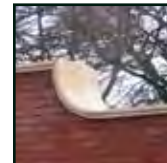
Chimney Shaft - That part of a chimney visible above the roof surface.



Colonnade - A series of regularly spaced columns; an open passage defined by columns.



Column - A pillar, square or circular in plan. The parts of a column are the *plinth* (or base), the *shaft* and the *capital*.



Coping - The protective uppermost course of masonry of a wall or parapet. Sometimes it may project beyond the wall surface below it to throw off rain.



Cornice - A horizontally projecting feature at the top of a wall or dividing it horizontally for compositional purposes; a term applied to construction under the eaves or where the roof and walls meet; the top course, or courses of a wall when treated as a crowning member.



Couple Window - Two closely spaced windows that function independently, but visually form a pair.



Cupola - A small structure crowning a roof or tower.



Detached Garage - A garage where no wall (whether structural or decorative) is shared with the principal building. A garage connected by a breezeway to the principal building is a detached garage.



Dormer - A minor gable extending out of a pitched roof, usually bearing a window or windows on its front vertical face.



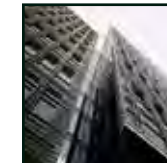
Eave - The edge of a roof. Eaves usually project beyond the side of the building.



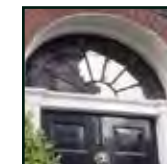
Eclectic - A style employing elements from various earlier styles in architecture. The mixing of elements from several styles.



Entablature - In classical architecture, the part of a building carried by the *columns*, and consisting of the *cornice*, *frieze* and *architrave*.



Façade - The vertical elevation of a building.



Fan Light - A semi-circular or fan shaped window with a radial glazing unit system; often found over entrance doors.



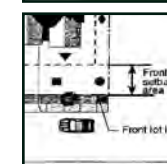
Fenestration - The arrangement of windows and other exterior openings within a façade.



Finial - An ornament that caps a turret, gable, hip, pinnacle, fence post or other architectural feature.



Finished Grade - The elevation of a lot after site improvements.



Front Property Line - The property line bounding on the street. The Developer shall designate the Front Property Line of any lot that fronts on more than one street.

Front Setback Line - A line inside the lot's Front Property Line, established at the time of platting, which may also serve as the build-to line for a building on the lot.

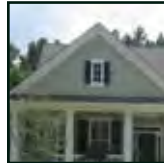
Front Setback Zone - The area between the Front Property Line and the Front Setback Line, in which no structures may be placed, except as specifically provided herein.



Frontage - The side of a building parallel to, or most closely parallel to, and nearer to the Front Property Line.



Frieze - In classical architecture, the member between the *architrave* and *cornice*. Also, any plain or decorative band, or board at the top of a wall or immediately below the *cornice*.



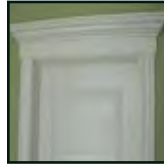
Gable - The triangular upper end of an exterior wall in a building with a ridged roof.



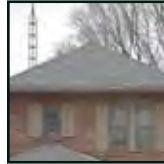
Gable Roof - A sloping roof composed of two equal (usually) planes rising to a ridge that terminates at one or both ends in a *gable*.



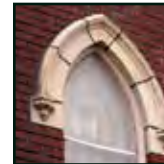
Glazing - Framed sheets or panes of glass in windows, doors or mirrors.



Head - The top horizontal member over a door or window opening.



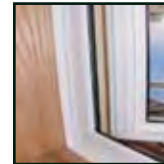
Hip Roof - A roof formed by four pitched roof surfaces.



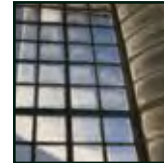
Height - The vertical distance from the average established curb grade or from the average finished grade at the front building line, if higher, to the highest point of the roof of a flat roof, or the deck line of a mansard roof, or the mean height level between eaves and ridge for a gable, hip or gambrel roof.



Hood Molding - A protective and sometimes decorative molding found over doors or windows or other features. Used to prevent rain water from streaming over the window.



Impervious Surfaces - Surfaces on a lot that would not absorb water, including roofs, parking area, driveways, roads, sidewalks, and other areas of concrete and/or asphalt, given as a percentage of the net acreage of a lot.



Jamb - Vertical member or edge forming the sides of an opening for doors or windows.

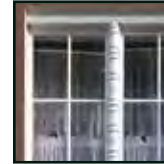
Lights - Individual panes in a window. Windows are often described by the number of panes or lights. For example, double hung sash windows are described as having six - over-six lights, if each half of the window has six panes.



Lot Coverage - The horizontal area measured within the exterior walls or foundations of the building(s) on a lot.



Mansard Roof - A gable or hip roof having two slopes; the lower slope is much steeper than the upper.



Massing - The combination of several masses to create a building volume; organization of the shape of a building, as differentiated from wall treatment, fenestration, etc.

Muntins - The wood or metal elements separating and containing individual panes of glass in a door or window.



Mullion - The vertical member between coupled windows; the central vertical member of a double - door opening.



Order - In classical architecture, a column with base shaft, capital, and entablature, embellished and proportioned according to one of the accepted styles - Tuscan, Doric, Ionic, Corinthian, and Composite.



Panel - A recessed or raised portion of a door, usually rectilinear, set between its stiles and rails.



Paneled Doors - A stile and rail door inset with one or more raised or recessed *panels*.



Pediment - The crown part of a *gable*, which may be triangular and pointed, round or broken, typically with horizontal and raking *cornices*. It may surmount a major division of a *façade*, or at a smaller scale may be part of a decorative scheme over a door or window.



Pendant - A hanging ornament; usually found hanging from the bottom of a *bargeboard* or the underside of a wall overhang.



Pergola - A garden structure with an open wood-framed roof, often latticed.



Picket Fence - A fence formed by a series of vertical pales, posts, or stakes and joined together by horizontal rails.

Pilaster - A rectangular *column* or shallow pier attached to a wall; quite frequently decoratively treated so as to represent a classical column with a base (*plinth*), *shaft* and *capital*.



Plan - A two-dimensional view of a building or horizontal section of it, seen from above; hence, a precise drawing showing the arrangement of design, including wall openings and dimensions.



Plinth - The square base of a column. Also, the base course on an exterior wall when such a course gives the appearance of a platform.

Predominantly - More than 50%.



Porticos - A covered entrance walk or porch supported by columns or pillars.

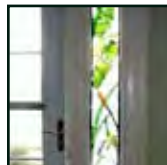
Rail - A horizontal member of a window or door; on a window, the element that separates the upper and lower sash is called a *meeting rail*; on a door, the uppermost member is called the *top rail*; the middle member the *lock rail*; and the lowest member, the *bottom rail*.



Sash - A frame in which the panes of a window or door are set. Also, a moveable part of a window, as in *double-* or *single-hung window*.



Shutters - Moveable panels or screens hung on two sides of a window on the interior or exterior of a building. May be plain or decorated, and operable. On the interior, they are sometimes concealed in jambs called *shutter boxes*.



Sidelights - A fixed sash of varying heights located beside a window or door; usually paired to flank the opening.

Side Street Line - The side lot line coincident with a street on a corner lot.



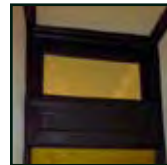
Sill - The horizontal framing member that forms the bottom side of an opening, such as a *door sill* or *window sill*.



Site Plan - An accurate scaled drawing of a site (lot) as if seen from above, describing the property boundary and orientation, the location of buildings, driveways, walks and other constructed site improvements, the retained vegetation, and new plantings and finished grade contours.



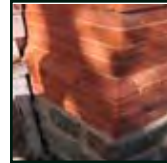
Stoop - An uncovered platform and steps at an entrance.



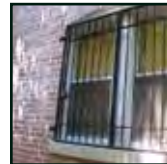
Transom - A glazed opening above a door, or above a window, which may be hinged to permit ventilation.



Wainscot - Wooden paneling applied to the lower portion of a wall.



Water Table - A horizontal course of masonry or wood trim separating the foundation walls from the exterior walls above



Window Guard - A protective, and often decorative, grille placed over a window.



Zero Lot Line House - A house located with one wall on or near a side lot line.



Section 11

ARB PROCEDURES & CHECKLIST

Introduction:

These guidelines provide consistent design principles for residential structures to contribute to the creation of a neighborhood with a positive, cohesive sense of place that can improve the overall character of the Varina by making it a more attractive, safe, and inviting place to live. These guidelines are intended to enhance the master plan and aid in the value of current and future properties.

The Architectural Review Board (ARB) is the reviewing body which interprets proposals for plans and the compatibility of various Owners' plans with the overall master plan of the community. The ARB is concerned with aesthetics, maintenance, and operational aspects of the properties and it is the responsibility and purpose of the Architectural Review Board to administer the development criteria and procedures, including these design guidelines.

The ARB has absolute discretion to approve or disapprove any plan based on any reason including aesthetics.

Design Guidelines and associated forms and procedures may be revised from time to time at the discretion of the ARB consistent with the proffered conditions.

It is the responsibility of the builder/owner to comply with all zoning and building regulations.

The ARB will be comprised on a member of the development team, an architect and a landscape architect.

Purpose:

The primary objectives in establishing these design guidelines are:

- to ensure that each site and/or structure meets all minimum requirements per the design guideline checklist, and allow the ARB the opportunity to make comments and suggestions to all development

- to protect property values and enhance each Owner's investment by insuring a well-planned and maintained community

- to provide a harmonious relationship among all structures and other improvements located in the community

- to contribute to a favorable environment for the properties and the Owners or occupants located thereon

- to ensure the architecture complements the Henrico County architectural heritage

- to encourage consistent design while allowing for variety and innovation

These design guidelines are designed to be both general and specific so that a set of standards can be identified for each lot

Notwithstanding anything to the contrary, nothing contained in the guidelines shall take precedence over requirements imposed by the federal, state and local laws, ordinances, and regulations applicable to the development.

Design Review & Approval Process

Actual commencement of construction shall not occur until the final plans have been approved.

Required submittals include:

- Checklist included in these guidelines
- Setback lines
- Easements
- Grading (existing and proposed)\
- Building locations, overall dimensions, height, finished floor elevations
- Locations of buildings on adjacent lots

Landscape Plans showing:

- incorporation of the site plan including building footprint, driveways, fences, etc

Building Plans showing:

- floor plans with exterior dimensions and square footage
- roof plan with dimensions and showing any necessary mechanical unit screening
- elevations with scaled details
- building materials specification list

Submission Procedure

Submit four copies of the plans to the Architectural Review Board (ARB). The ARB will review submissions and return one copy with comments, outstanding requirements, and/or approval. Allow two weeks for processing, review and comment. Approvals will not be given over the telephone. A fax or email may be appropriate in some situations at the discretion of the ARB.

The ARB reviews all submissions from an aesthetic viewpoint and for compliance with the Covenants and Restrictions and with these guidelines.

Once plans have been approved by the ARB, the ARB shall issue a letter to the property owner that references the title, date and firm shown on the approved plans indicating their review and approval of the plan with a copy of the design guidelines checklist for that plan marked 'Approved.'

To facilitate approval by the County, the property owner shall submit a copy of the ARB Approval Letter and approved Checklist with any building permits and site plans submitted to the County for review.

APPROVAL (to be completed by ARB)

YES NO DATE

THE RIDINGS
RESIDENTIAL GUIDELINES
INSTRUCTIONS & CHECKLIST
To be completed by Applicant

DATE
ADDRESS
OWNER

1 STREET TYPE (see page 22)
Identify the Street Type your home is located on:

2 SETBACKS (see pages 22-27)
Identify the Setbacks of your home based on its Street Type: Use the table below for reference:

Front feet
Left Side feet
Right Side feet
Rear feet

	FRONT	SIDES	REAR
Village Center Street (R-5AC Zoning)	35’ min. / 40’ max.	20’ min.	35’ min.
Village Street Type 1 (R-5AC Zoning)	15’ min. / 20’ max.	20’ min.	35’ min.
Village Street Type 2 (RTHC Zoning)	15’ min. from walkways 25’ from secondary streets	10’ min. for end units 20’ min. for corner units	35’ min.
Rural Street (R-2AC Zoning)	45’ max.	35’ min	45’ min.

3 BUILDING CHARACTERISTICS (see pages 33-39)
Identify your building’s characteristics in the fields below:

Home Size s.f.
*R2AC (Rural Roads) shall be a minimum of 2,200 s.f.
*R5AC (Village & Village Center Streets) shall be a minimum of 1,700 s.f. (50% must be a minimum of 2,000 s.f.)
*RTHC (Townhouse Streets) shall be a minimum of 1,500 s.f. (25% must be a minimum of 1,700 s.f.)

Building Height feet
*R2AC (Rural Roads) 35’ Maximum
*R5AC (Village & Village Center Streets) 1 or 1 1/2 Stories, 25’ Maximum
*RTHC (Townhouse Streets) shall be a minimum of 1,500 s.f. 35’ Maximum

Building Materials
Permitted: Brick, Stone, Cultured Stone, High-Grade Vinyl, Composite Siding, cementious siding or a combination of the foregoing. If a combination is used, specify the percentage of each.

Roof Materials
Permitted: Architectural Grade Asphalt or Fiberglass Shingles, Synthetic Slate (Supraslate or equivalent), standing seam metal, and 5 V crimp metal.

Foundation
Permitted: Brick or Stone

4 GARAGE CHARACTERISTICS AND PARKING REQUIREMENTS (see page 31)

YES NO Does the garage size meet the requirements?

*All Single Family Homes shall have a two-car garage.
*Townhomes shall have a minimum one-car garage.

Is the Garage Front, Side, or Rear Loaded? - loaded

*Homes on the Village Center Street are required to be side or rear loaded or detached.

YES NO If Front Loaded, is the garage door decorative?

YES NO If Front Loaded and in front of the main facade, are the additional plantings provided

YES NO If Front Loaded and Detached, does the garage meet the setback standards?

5 LANDSCAPING REQUIREMENTS (see pages 41-43)

YES NO Does the home meet the minimum requirements for front and rear yard landscaping for the type of home it is, the width of the lot, and the setback of the home?

THE RIDINGS
RESIDENTIAL GUIDELINES
INSTRUCTIONS & CHECKLIST

To be completed by the ARB

ARB REVIEW # _____ OF 650

DATE OF SUBMITTAL RECEIPT _____
DATE OF SUBMITTAL REVIEW _____
DATE OF ARB RECOMMENDATIONS _____

1 ZONING DISTRICT

Check the Zoning District of the property being reviewed and indicate its review number:

<input type="checkbox"/>	R-5AC	ARB Review #_____of_____
<input type="checkbox"/>	RTHC	ARB Review #_____of_____
<input type="checkbox"/>	R-2AC	ARB Review #_____of_____

2 HOME SQUARE FOOTAGE

The following fields relate to the livable square footage of the home being reviewed.

To date, the average size home is _____ s.f.
(2,000 s.f. is the required average)

- | | | |
|-----|----|---|
| YES | NO | If located in the R2AC is the home a minimum of 2,200 s.f.,
(Garages excluded) |
| YES | NO | If located in the R5AC is the home a minimum of 1,700 s.f.
(Garages excluded) |
| YES | NO | If located in the RTHC is the home a minimum of 1,500 s.f.
(Garages excluded) |

3 BUILDING MATERIALS

- | | | |
|-----|----|---|
| YES | NO | Does this home have a brick, stone, or cultured stone (or combination) facade?

If YES and located in an RTHC District, this home ranks as _____ of _____ to be reviewed to date with a brick, stone or cultured stone facade.
(35% of all homes in RTHC is required).

If YES and located in an R2AC or R5AC District, this home ranks as _____ of _____ to be reviewed to date with a brick, stone or cultured stone facade.
(25% of all homes in RTHC and R5AC, including 25% along Village Center Street is required).

If YES and located in an R5AC District along Village Center Street, and in addition to the previous 25% requirement, this home ranks as _____ of _____ to be reviewed to date with a brick, stone, cultured stone facade, cementious siding, or a combination.
(25% of all homes in the R5AC along Village Center Street is required). |
|-----|----|---|

4 GARAGE CHARACTERISTICS and
PARKING REQUIREMENTS

- | | | |
|-----|----|--|
| YES | NO | Does this application meet the following criteria:
- All single family homes are required to have a two car garage.
- All townhomes are required to have a minimum of one-car garage. |
| YES | NO | For homes on the Village Center Street, is the garage rear loaded, side loaded or detached?? |
| YES | NO | For R2AC Properties: Is the garage rear loaded, side loaded or detached?

IF YES, this home ranks as _____ of _____ to be reviewed to date with a side or rear loaded garage which makes the percentage of homes _____ based on garages submitted to date. (50% of 650 homes is required upon build out) |
| YES | NO | Does this application meet the minimum landscape requirements? |