

County of  
Goochland

RTHC\*

A-1

A-1 to B-3C  
62.3 Ac.

R-6C\*

O-3C\*

B-2C\*

A-1\*

A-1\*

UMUC\*

A-1\*

R-6C\*

B-3C\*

A-1\*

B-3C\*

REZ2014-00028

Zoning

Commercial / Office

Three Chopt District

500

Feet



PS May 2014

Ref: 732-766-4043

Parcels or Portions thereof identified on this sheet  
are within the West Broad Street Overlay District  
and are subject to Special Regulation



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

August 19, 2014

NV Retail  
C/O Mr. Jack Waghorn  
8230 Leesburg Pike, Suite 620  
Vienna, VA 22066

Re: Rezoning Case REZ2014-00028

Dear Mr. Waghorn:

The Board of Supervisors, at its meeting on August 12, 2014, approved your request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional) Parcels 731-765-8473, 732-765-3978, -6671, 732-766-7723, -4043, 732-766-9300, 733-766-1630, and -6208 containing 62.33 acres located between the north line of W. Broad St. (U.S. Route 250) and the south line of Interstate 64 approximately 1,465' west of its intersection with N. Gayton Road, described as follows:

Beginning at a point being the intersection of the north line of West Broad Street and the west line of Cold Hill Lane; thence N 30°52'00" E a distance of 17.18 feet to a point thence; N 75°15'27" W a distance of 20.77 feet to a point thence; S 14°44'33" W a distance of 16.50 feet to a point thence; N 75°15'27" W a distance of 280.00 feet to a point thence; N 14°44'33" E a distance of 28.00 feet to a point thence; N 75°15'27" W a distance of 18.00 feet to a point thence; S 14°44'33" W a distance of 28.00 feet to a point thence; N 75°15'27" W a distance of 482.00 feet to a point thence; leaving the north line of West Broad Street N 09°01'55" E a distance of 2.01 feet to a point thence; N 07°27'79" E a distance of 501.51 feet to a point thence; N 12°08'15" E a distance of 0.34 feet to a point thence; N 83°01'14" E a distance of 499.97 feet to a point thence; N 15°46'44" E a distance of 999.81 feet to a point on the south line of Interstate 64 thence; continuing on line South line of Interstate 64 S 64°38'18" E a distance of 14.95 feet to a point thence; along a curve to the right having a radius of 17,294.73 feet, a length of 2,062.64 feet, a delta angle of 06°50'00", a chord bearing of S 65°18'48" E and a chord distance of 2,061.42 feet to a point thence; S 60°21'09" E a distance of 89.51 feet to a point in the centerline of a stream thence; following the centerline of stream the following courses, S 41°56'51" W a distance of 6.40 feet to a point thence; S 35°49'47" W a distance of 32.10 feet to a point thence; S 50°56'33" W a distance of 37.87 feet to a point thence; S 51°19'22" W a distance of 63.50 feet to a point thence; S 66°12'10" W a distance of 36.43 feet to a point thence; S 52°59'16" W a distance of 13.01 feet to a point thence; S 26°11'15" W a distance of 22.62 feet to a point thence; S 36°20'02" W a distance of 29.46 feet to a point thence; S 50°37'01" W a distance of 20.88 feet to a point thence; S 64°36'17" W a distance of 14.78 feet to a point thence; N 69°16'12" W a distance of 8.70 feet to a point thence; N 57°44'12" W a distance of 12.36 feet to a point thence; N 89°39'56" W a distance of 16.11 feet to a point thence; S 80°16'15" W a distance of 29.37 feet to a point thence; S 74°41'27" W a distance of 19.99 feet to a point thence; S 52°35'49" W a distance of 56.14 feet to a point thence; S 58°43'29" W a



distance of 31.98 feet to a point thence; S 66°04'52" W a distance of 2.81 feet to a point thence; S 28°40'59" W a distance of 18.61 feet to a point thence; S 56°09'22" W a distance of 25.23 feet to a point thence; N 72°16'31" W a distance of 12.73 feet to a point thence; S 66°11'59" W a distance of 23.63 feet to a point thence; N 71°21'49" W a distance of 14.62 feet to a point thence; S 84°17'13" W a distance of 17.14 feet to a point thence; S 35°38'22" W a distance of 31.54 feet to a point thence; S 44°59'49" W a distance of 23.95 feet to a point thence; S 59°21'02" W a distance of 29.85 feet to a point thence; S 86°16'33" W a distance of 16.21 feet to a point thence; S 63°02'13" W a distance of 18.72 feet to a point thence; S 44°08'54" W a distance of 27.17 feet to a point thence; S 68°05'32" W a distance of 27.86 feet to a point thence; S 54°51'38" W a distance of 18.48 feet to a point thence; S 51°18'21" W a distance of 11.38 feet to a point thence; N 86°44'12" W a distance of 15.89 feet to a point thence; N 82°06'13" West a distance of 11.38 feet to a point along the north line of Three Chopt Road thence; N 82°06'13" W a distance of 11.51 feet to a point thence; S 61°23'13" W a distance of 18.32 feet to a point thence; S 43°05'11" W a distance of 3.44 feet to a point on the south line of Three Chopt Road thence; leaving the centerline of stream and continuing along the south line of Three Chopt Road S 40°56'23" E a distance of 66.54 feet to a point thence; leaving the south line of Three Chopt Road S 51°47'27" W a distance of 209.90 feet to a point thence; S 53°10'37" W a distance of 203.00 feet to a point; thence S 42°40'37" W a distance of 335.00 feet to a point thence; N 89°53'23" W a distance of 311.00 feet to a point thence; S 26°47'28" W a distance of 15.63 feet to a point on the north line of West Broad Street thence; continuing on the north line of West Broad Street S 75°15'27" E a distance of 93.29 feet to a point thence; N 14°44'33" E a distance of 80.00 feet to a point thence; S 75°15'27" W a distance of 83.82 feet to a point thence; S 25°45'24" W a distance of 83.54 feet to a point thence; N 75°15'27" W a distance of 228.22 feet to a point thence; N 14°44'33" E a distance of 15.00 feet to a point thence; N 75°15'27" W a distance of 20.00 feet to a point thence; S 14°44'33" W a distance of 15.00 feet to a point thence; N 75°15'27" W a distance of 101.00 feet to a point being the Point of Beginning and containing 62.331 acres or 2,715,090 square feet of land. Acreage includes Three Chopt Road right-of-way.

The Board of Supervisors accepted the following proffered condition, dated, August 1, 2014, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

#### **Plan Conformance and Submission**

1. Conceptual Master Plan. The Property shall be developed in general conformance with the Conceptual Master Plan attached hereto as Exhibit A titled "West Broad Marketplace," prepared by VHB, dated July 22, 2014 (the "Master Plan"), (see case file).
2. Modifications. Modifications to the Master Plan may be permitted at the time of Plan of Development provided the modifications are generally in keeping with the spirit and character of the overall project, as determined by the Director of Planning.
3. Protective Covenants.
  - a. Prior to or concurrent with the approval of the Plan of Development and before the conveyance of any portion of the Property covered by the Plan of Development (except for a subdivision plat or Plan of Development related to



the dedication of easements, roads, or utilities), protective covenants ("Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia. The Covenants shall set forth controls on the development and maintenance of the Property.

- b. An architectural review process shall be established by the Applicant and set forth in the Covenants for the review and approval of all structures on the Property.

#### **Roads, Drives, Access, and Utilities**

- 4. West Broad Street Improvements. The Applicant shall make the following improvements to West Broad Street:

- a. One full movement access (the "Entrance Road") on West Broad Street generally midway along the Property frontage.
- b. Signal installation at the Entrance Road, as approved by VDOT at the time warrants are reached.
- c. An additional left turn lane from eastbound West Broad Street into the Property at the Entrance Road.
- d. Right turn lane from westbound West Broad Street into the Property at the Entrance Road.

- 5. Internal Access.

- a. The east west road shown on the Master Plan ("Spine Road") shall be built to the western Property line.
- b. A ninety (90) foot wide right-of-way easement in a mutually agreed upon location within the "Reserved Area" shown on the Master Plan (see case file) for the future extension of the Spine Road by others to the eastern Property line shall be granted to Henrico County, upon request. Improvements within the "Reserved Area" shall not preclude the future connection of the Spine Road to the adjacent property to the east.
- c. A left turn lane shall be constructed westbound from the Spine Road to the southbound Entrance Road.
- d. Two separate left turn lanes shall be constructed from the eastbound Spine Road into the development located on the north side of the Spine Road as generally shown on the Master Plan (see case file).
- e. The internal access points shall be limited to the number and general locations shown on the Master Plan (see case file).

- 6. Access to West Broad Street. Direct access to West Broad Street shall be restricted to the one entrance generally located and shown on the Master Plan (see case file).



7. Underground Utilities. All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines, and lines in wetland areas. Electrical junction boxes and meters shall be screened from public view at ground level with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development.

### Uses and Restrictions

8. Construction Hours. If any residential units or dwellings adjacent to the Property line are occupied at the time construction begins on the Property, the hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be limited to between 7:00 a.m. and 7:00 p.m., Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, and between 10:00 a.m. and 4:00 p.m. on Sunday except in emergencies where unusual circumstances require extending the specific hours in order to complete work including, but not limited to, concrete pours or utility connections.
9. Prohibited and Restricted Uses.
- a. Adult businesses as defined in the Henrico County Zoning Ordinance.
  - b. Auto towing service, vehicle storage, and/or repair.
  - c. Automobile car wash, automatic or otherwise, and fuel pumps.
  - d. Automobile or truck tires, wholesale or retail, service and/or installation.
  - e. Automobile, truck, motorcycle, or bus sales, rental and repair, including towing service and automotive body and paint shops, except that retail passenger car or van rental, such as Avis or Enterprise, shall be permitted.
  - f. Bus station.
  - g. Cleaning or dyeing; linen service or laundry; furniture repairing or refinishing; cabinet or carpenter shop; plumbing, electrical and heating shop; painting shop; upholstering shop, and similar service and repair establishments.
  - h. Dance halls.
  - i. Exterminating establishment.
  - j. Farm supply and service establishment, implement sales, rental and service, feed and seed store.
  - k. Fast food restaurants with drive through lanes shall be limited to two (2).
  - l. Fortuneteller, palmist, astrologist, numerologist, clairvoyant, craniologist, phrenologists, card reader, spiritual reader, or similar activity.
  - m. Funeral homes.



- n. Landscape contracting and tree service.
  - o. Laundromats.
  - p. Manufactured home sales.
  - q. Outdoor advertising signs as regulated in section 24-104(1)(13) or billboards.
  - r. Outdoor flea markets or outdoor antique auctions.
  - s. Permanent on-site recycling center.
  - t. Public utility service buildings, including facilities for construction and repair, or for the service or storage of utility materials or equipment.
  - u. Self-storage facilities.
  - v. Shell houses or display houses.
  - w. Sheet metal shop or roofing company.
  - x. Sign painting and print shops.
  - y. Title lenders or 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).
  - z. Truck stops.
10. Accessory Uses. The following uses shall be allowed only as an accessory use to a permitted use, provided any outside storage, repair, or service area is screened from public view at ground level from public rights-of-way or residential uses with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development. Display areas for items such as, but not limited to, ATVs, kayaks, canoes, trailers, or boats do not need to be screened.
- a. Animal kennels shall only be permitted as an accessory use to one sporting goods store. If located outside, the kennels shall be located at least 225 feet from any adjacent residential development. Animals shall not be sheltered outdoors longer than six (6) hours and only during daylight hours.
  - b. Trailer or recreational vehicle rental and repair as an accessory to only one permitted use provided no storage or sale of junk or inoperative vehicles is included.
  - c. Boat and boat trailer sales, service, and storage.



- d. Gun shops, sales or repairs shall be permitted only as an accessory to one sporting goods store.
  - e. A maximum of one rifle or pistol range within a fully enclosed, air conditioned and soundproofed building is permitted as an accessory to one sporting goods store.
  - f. Outdoor speakers shall not be audible beyond the Property line.
  - g. Recreational vehicles shall be parked in a dedicated area on the Property and shall not be parked for any period exceeding forty-eight (48) hours.
  - h. Rental, display, and storage of travel trailers, travel vans, campers and truck camper tops. All vehicles and units shall be in useable condition and none shall be placed in a required front yard.
11. Outside Dining. Any accessory outside dining area shall be permitted on the Property, subject to the following conditions:
- a. The operator shall not permit permanent food preparation areas outside the enclosed building.
  - b. The outside dining area shall not be in operation between 12:00 a.m. (midnight) and 7:00 a.m., unless specifically granted a Provisional Use Permit for extended hours.
  - c. Prior to operation of the outdoor dining area, the applicant shall submit a site plan for the outdoor dining area and obtain Administrative Approval from the Planning Department. The site plan shall show the location of any relocated street furniture, trees/landscaping, and utility lines. Such site plan shall also show landscaping within or along the perimeter of the outdoor dining area to address the reduction and relocation of landscaping, including trees.
  - d. A clear, continuous, and unobstructed pedestrian path not less than five (5) feet in width shall be required for pedestrian circulation between the outdoor dining area and the sidewalk curb.
  - e. Barriers to the sidewalk and parking area shall be installed and shall complement the building façade as well as any street furniture. The railings shall not exceed thirty-six (36) inches in height and shall consist of commercial grade material for durability.
  - f. Outdoor lighting fixtures shall complement the style of building. Lighting fixtures shall be from a concealed source and shall not produce glare for motorists or pedestrians on the adjacent rights-of-way and parking areas and shall illuminate only the outdoor dining area.
  - g. Trash receptacles shall be provided and properly serviced to control litter generated by this use.



- h. Access to the outdoor dining area shall be available only through the interior of the building/principal use, except during an emergency when a patio fence exit gate may be utilized.
- i. Prior to operation, the applicant shall consult with the Special Services Unit within the Division of Police to discuss crime prevention recommendations and conduct a security survey of the property and operations. The applicant shall implement mutually agreed upon security recommendations.
- j. The applicant/owner shall be responsible for relocating any street trees or furniture that is displaced by the outdoor dining area.
- k. The facility's windows shall not be obscured by posters, advertisements, or similar materials or tinted in such a manner that prevents surveillance opportunities both from within and from the outside of the building. This shall not prevent blinds from being used during daylight hours.
- l. If calls for police service or other activities on the site dictate the need for security cameras (as determined by the Division of Police), the applicant shall install such cameras. The security cameras and video system shall be designed by a security specialist and shall meet the requirements of the Crime Prevention Unit of the Division of Police.
- m. The owner or operator shall provide adequate lighting for the entrances, exits and parking areas serving the use or location. "Adequate lighting" means lighting sufficient for clear visual and security camera surveillance.
- n. If a fire pit or other outdoor heating element is installed, details of its design and use shall be submitted to the Director of Planning and approved by the Fire Marshal to ensure safety features are in place.
- o. Any gas heaters or other outdoor heating devices shall be affixed to the ground or other surface on which they are placed.

12. Hours of Operations.

- a. The hours of operation for uses less than 70,000 sq. ft. shall be restricted to the hours of 6:00 a.m. and 12:00 midnight, unless specifically granted a Provisional Use Permit.
- b. Any use operating between the hours of 12:00 midnight and 6:00 a.m. shall consult with the Special Services Unit within the Division of Police to discuss crime prevention recommendations and conduct a security survey of the property and operations. Mutually agreed upon security measures shall be implemented.
- c. The facility's windows shall not be obscured by posters, advertisements, or similar materials or tinted in such a manner that prevents surveillance opportunities both from within and from the outside of the building. This shall not prevent blinds from being used during daylight hours.



- d. If calls for police services or other activities on the site dictate the need for security cameras (as determined by the Division of Police), the owner/operator shall install such cameras. The security cameras and video system shall be designed by a security specialist and shall meet the requirements of the Crime Prevention Unit of the Division of Police.
- e. The owner or operator shall provide adequate lighting for the entrances, exits and parking areas serving the use or location. "Adequate lighting" means lighting sufficient for clear visual and security camera surveillance.

## **Design and Architecture**

### **13. Dumpster Enclosures.**

- a. Dumpster enclosures and trash receptacles, not including convenience cans and recycling receptacles, shall be constructed of finished masonry materials (with the exception of gates and doors) where such dumpsters are not already screened or enclosed by a building, structure, or wall.
- b. Gates and doors shall be opaque, sturdy, and designed to minimize visibility from public rights-of-way to the extent reasonably practicable. Concrete pavement shall be used for the refuse container pad and apron.
- c. Convenience cans shall be within or part of a decorative container.

### **14. Loading Docks/Areas.** Loading docks on the Property shall be screened from public view at ground level with use of a masonry wall, dense landscaping, or such other method as may be approved at the time of Plan of Development. Loading areas on the Property shall be screened from public view at ground level with the use of an opaque fence, dense landscaping or other method as may be approved at the time of Plan of Development.

### **15. Best Management Practices ("BMP").**

- a. BMP facilities shall not be located within any landscape buffer located along West Broad Street, unless such facilities are underground or serve as a landscaping amenity or water-related feature as approved at the time of Plan of Development review.
- b. Any above ground wet BMP facilities shall be aerated.
- c. All above ground BMP facilities shall be designed as an amenity and landscaped or fenced as required by Henrico County.

### **16. Exterior Materials/Architecture.**

- a. The exposed portion of exterior walls (front, rear, and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be similar in architectural treatment and materials to other parts of the building.



- b. Exterior building wall materials shall be built (above finished grade and exclusive of trim) of brick, glass, EIFS, stone, stone veneer (including artificial stone), split-face block, wood, fiber-cement siding, or architectural-grade metal panels, precast concrete panels, or a combination of the foregoing, using a complementary color palette of materials, unless different architectural treatment and/or materials are specifically approved at the time of Plan of Development.
- c. Any visible sloped roof shall be constructed of slate, simulated slate, standing seam metal, textured fiberglass shingles or shakes, and concrete or composition shingles.
- d. Mechanical equipment shall be reasonably camouflaged or screened from public view at ground level from the streets adjacent to and closest to the building, as approved at the time of Plan of Development.
- e. Buildings shall be generally compatible in character with and complementary in design, style, and materials, with the architectural elevations marked as Exhibits B-1 and B-2 (Cabela's); Exhibit C (Wegmans); and Exhibits D-1, D-2 and D-3, (see case file) as determined by the Director of Planning, unless otherwise specifically approved at the time of Plan of Development. The determination of compatibility shall be based on scale, materials, form, architectural features, and/or colors. Retail users will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space.
- f. A minimum of forty (40) percent of the façades that are directly adjacent to West Broad Street, the Spine Road, the Entrance Road, and to the property to the west, excluding windows, doors, breezeways, gables, and architectural design features, shall be constructed of brick, stone, or other stone-like products. The façades of buildings adjacent to I-64 and the property to the west shall include architectural detailing and design features such as, but not limited to, quoin treatment, soldier courses, columns, piers, panels, or recessed sections to mitigate the building mass.
- g. Retaining walls shall be constructed of split face block, concrete masonry units, stone, stone veneer (including artificial stone), pre-cast concrete panels, or a combination of the foregoing, unless different materials are specifically approved at the time of Plan of Development.

17. Parking Lot Lighting.

- a. Parking lot lighting fixtures located within 200 feet of adjacent residential development shall not exceed twenty (20) feet in height. All other parking lot lighting fixtures, unless specifically required by the County, shall not exceed thirty (30) feet in height.
- b. Lighting shall be directed to minimize glare on public roads and adjacent properties.



18. Signage. A sign package shall be provided at the time of each Plan of Development. Any detached sign shall be a monument-style. The monument entrance sign shall be generally in conformance with Exhibit E (see case file). Detached signs and electronic signs shall not be permitted adjacent to I-64.

**Open Space**

19. Open Space and Site Features.

- a. At a minimum, 20% of the Property (as calculated at the time of completion) shall be open space, which shall include any portion of the Property subsequently zoned to C-1 Conservation District.
- b. Open space shall include, but not be limited to, features such as public meeting areas, plazas, landscaping, buffer areas, the pedestrian network, public art, stormwater management facilities, and any environmental features inclusive of floodplain, environmental resources, and wetlands.
- c. A park area shall be provided along Mill Creek or within the Mill Creek 100 foot RPA area in the general location shown on the Master Plan (see case file).
- d. The Entrance Road shall be landscaped along both sides with plantings equal to a Transitional Buffer 10 (which shall be in addition to required parking lot perimeter landscaping) from West Broad Street to its intersection with the Spine Road. Benches and refuse containers shall be incorporated within the Entrance Road landscaped areas.
- e. The Spine Road shall have trees planted on both sides of the road at an average spacing of fifty (50) feet on center. The median sections of the Spine Road shown on the Master Plan (see case file) shall be landscaped. Actual plantings shall be depicted on a street-tree plan to be approved at the time of Plan of Development or Landscape Plan approval.
- f. The caliper of any street trees planted along the Entrance Road or Spine Road shall be a minimum of three and a half (3.5) inch caliper at the time of planting.
- g. Any retaining walls constructed along West Broad Street shall be landscaped to be a design feature similar in appearance to the retaining walls shown in Exhibit E (see case file).
- h. A variable width linear park/walk shall be extended along the south line of the Spine Road from the western Property line to the termination of the Spine Road, generally as shown on the Master Plan (see case file). Benches and refuse containers shall be incorporated within the linear park/walk.
- i. A Landscape Plan shall be submitted to the Planning Commission for review and approval. The Landscape Plan shall include the following:



- (i) Shade trees planted in parking lot islands.
- (ii) Landscaping or container plantings along building frontages.
- (iii) Decorative lighting along pedestrian access ways.
- (iv) Screening methods for the rear of the buildings located adjacent to the western property line.

20. Pedestrian Network.

- a. A Pedestrian Plan shall be submitted to the Planning Commission for review and approval. The Pedestrian Plan shall include, but is not limited to, pedestrian access aisles, sidewalks, walkways, trails, and amenities designed to connect various uses within the Property; to connect to the development located to the west; to connect uses to the major access roads; and to break up large areas of surface parking generally as shown on the Master Plan (see case file).
- b. Sidewalks or trails measuring a minimum of five (5) feet in width shall be provided along both sides of the Spine Road and Entrance Road.
- c. Sidewalks shall have a paved surface constructed of concrete, exposed aggregate concrete, asphalt, stone, pavers, or brick. Trails/walks shall be constructed of the sidewalk surfaces listed above or soft surfaces such as mulch, pea gravel, boardwalks, crushed gravel, or loose stone.
- d. Features such as extra wide sidewalks in front of buildings, pedestrian crossings differentiated by the use of alternate paving materials or textures, areas for seating and gathering, and increased landscaping will be used to protect and encourage pedestrian traffic.

21. C-1 Conservation District. Notwithstanding the uses permitted and required 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, may only be used for the following purposes:

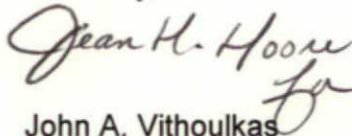
- a. Stormwater management and/or retention areas.
- b. Ponds, lakes, and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats.
- c. Access drives, utility easements, signage, walkways, and recreational facilities installed in a manner to minimize their impacts.
- 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 Director of Planning pursuant to Chapters 19 and 24 of County Zoning Ordinance.



- e. Prior to filing the final Plan of Development, the Owner/Applicant shall apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive engineering studies approved by the Department of Public Works.
22. Severance. The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

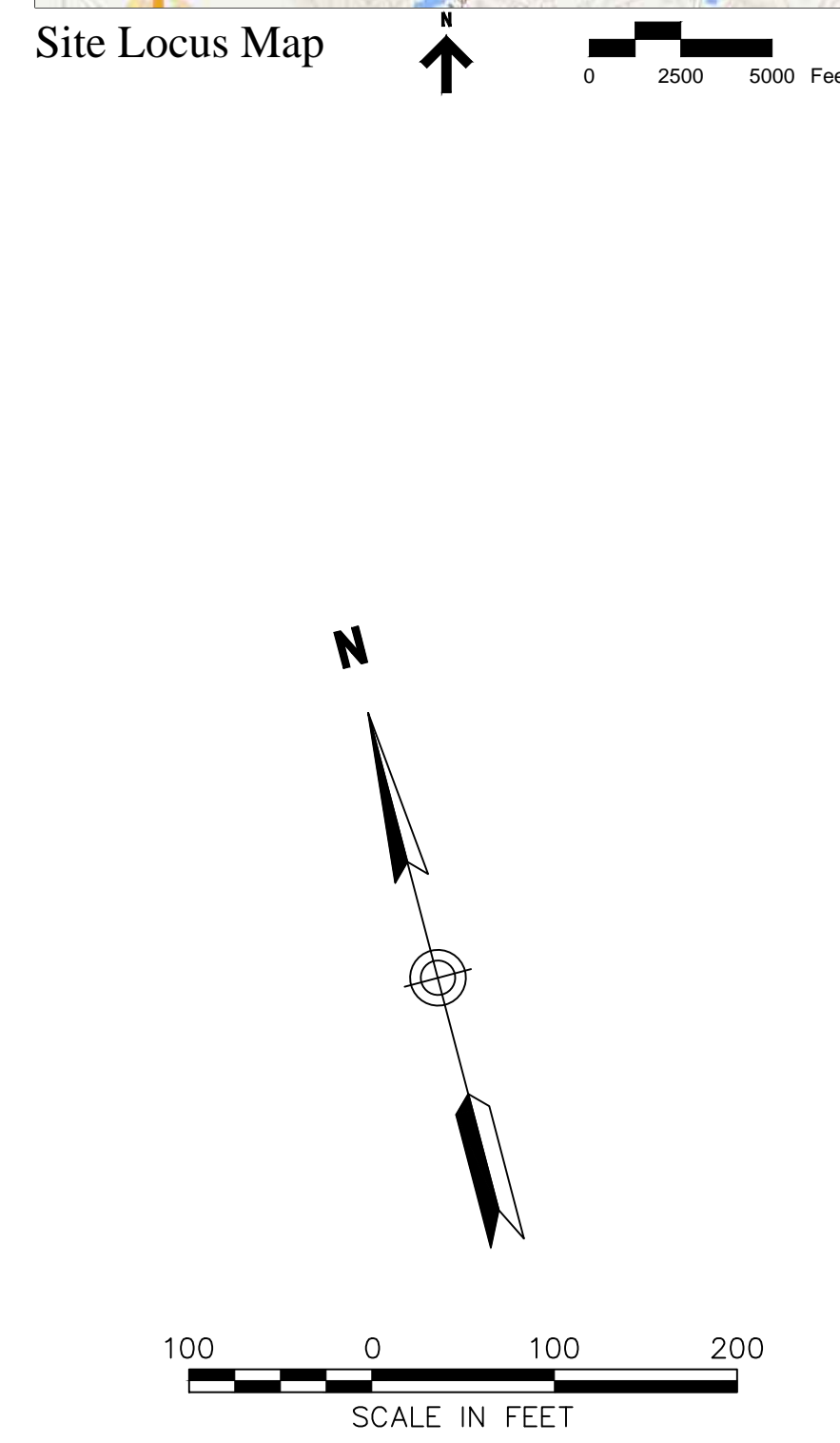
Sincerely,



John A. Vithoulkas  
County Manager

pc: Ellis Henly Company, LC  
Susan E. Dickerson  
Gladys H. King  
Consolidated Industries, Inc., et al.  
Jeffery C. & S. Ellis, Co-Trustees  
Gloria L. Freye, Esquire  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools  
Director, Real Estate Assessment  
Police, Special Services





NOTE: THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH MAY BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, FIRE CODES, STATE AND LOCAL PERMITTING, PHYSICAL RESTRAINTS ON SITE, AND TRAFFIC CIRCULATION.

Prepared For



Project Title

West Broad Marketplace

Drawing Title

Exhibit A

				Concept Number
				A
No.	Revision	Date	Appd.	Project Number 38167.00
Designed by	TS	Drawn by	TS	
Checked by	TL	Approved by	TL	
Scale	1" = 100'	Date	July 22, 2014	





1 FRONT ELEVATION  
NO SCALE



2 REAR ELEVATION  
NO SCALE

preliminary  
not for construction

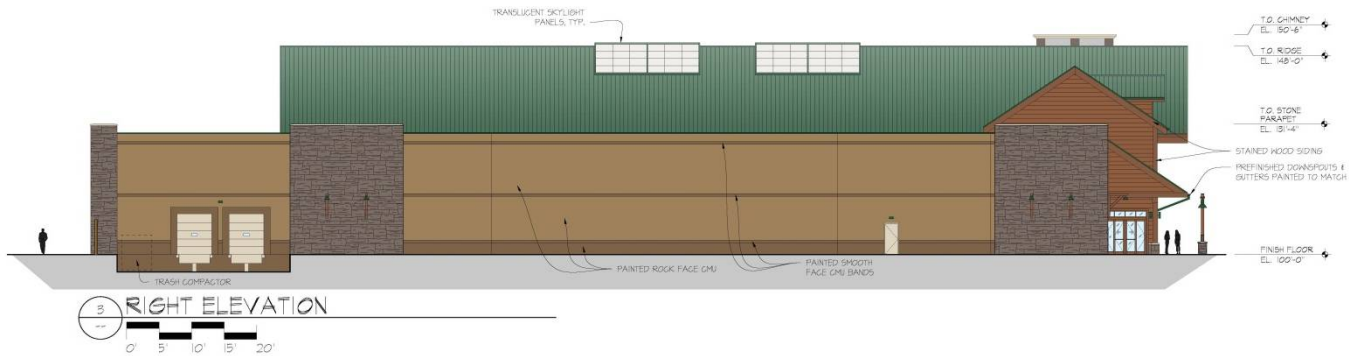
**Cabela's**  
World's Foremost Outfitter

CABELA'S  
RETAIL | PRELIMINARY  
DRAWINGS  
SHORT PUMP, VA

**HBA**  
HOLLAND BASHAM  
ARCHITECTS

07/09/14  
P# 14704.1

REZ2014-00028 Exhibit B-1



preliminary  
not for construction

**Cabela's**  
World's Foremost Outfitter

**CABELA'S  
RETAIL**

PRELIMINARY  
DRAWINGS  
SHORT PUMP, VA

**HBA**  
HOLLAND BASHAM  
ARCHITECTS

07/09/14  
P# 14704.1

REZ2014-00028 Exhibit B-2





REZ2014-00028 Exhibit C













7.8.2014



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