

**B-3C, R-5C & R-3C
to R-5AC
16.3 Ac.**

**B-3C to B-2C
13 Ac.**

**B-3C & R-3C
to RTHC
49.7 Ac.**

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation

REZ2018-00028

Zoning

Commercial and Residential

Varina District

600 Feet

PS April 2018 Ref: 836-713-7564



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vitoulkas
County Manager

August 21, 2018

Mr. Salvatore Cangiano
P.O. Box 2307
Leesburg, VA 20177

Re: Rezoning Case REZ2018-00028

Dear Mr. Cangiano:

The Board of Supervisors at its meeting on August 14, 2018, approved your request to conditionally rezone from R-3C One-Family Residence District, R-5C General Residence District (Conditional), and B-3C Business District (Conditional) to R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional) part of Parcel 836-713-7564 containing 78.9 acres located at the northeast intersection of E. Williamsburg Road (U.S. Route 60) and Dry Bridge Road, described as follows:

Zone: B-2 Description

Commencing at a point at the extended intersection of the north line of E. Williamsburg Road, U.S. Route 60, and the east line of Dry Bridge Road, thence N 33°04'19" E, 49.36 feet to a point on the east line of Dry Bridge Road and the point of beginning; thence continuing along the east line of Dry Bridge Road N 33°04'19" E, 930.49 feet to a point; thence N 35°35'40" E, 56.15 feet to a point; thence N 35°29'56" E, 153.08 feet to a point; thence departing the east line of Dry Bridge Road S 57°11'57" E, 445.89 feet to a point; thence S 32°48'03" W, 152.43 feet to a point; thence along a curve to the left having a radius of 274.96 feet, an arc length of 94.39 feet, and a chord of S 22°58'01" W, 93.92 feet to a point; thence along a curve to the right having a radius of 324.96 feet, an arc length of 111.56 feet, and a chord of S 22°58'03" W, 111.01 feet to a point; thence S 32°48'03" W, 226.98 feet to a point; thence along a curve to the right having a radius of 325.00 feet, an arc length of 108.10 feet, and a chord of S 42°19'46" W, 107.60 feet to a point; thence along a curve to the left having a radius of 275.00 feet, an arc length of 89.90 feet, and a chord of S 42°29'34" W, 89.50 feet to a point; thence S 56°52'21" E, 21.12 feet to a point; thence S 33°07'24" W, 143.79 feet to a point; thence S 33°08'33" W, 271.21 feet to a point on the north line of E. Williamsburg Road, U.S. Route 60; thence continuing along the north line of E. Williamsburg Road N 56°57'57" W, 426.49 feet to a point; thence N 14°56'40" W, 73.73 feet to the point of beginning.

Zone: R-5A Description

Commencing at a point at the extended intersection of the north line of E. Williamsburg Road, U.S. Route 60, and the east line of Dry Bridge Road, thence N 33°04'19" E, 49.36 feet to a point on the east line of Dry Bridge Road; thence continuing along the east line of Dry Bridge Road N 33°04'19" E, 930.49 feet to a point; thence N 35°35'40" E, 56.15 feet to a point; thence N 35°29'56" E, 153.08 feet to the point of beginning; thence N 35°29'56" E, 136.30 feet to a point; thence N 30°45'42" E, 242.51 feet to a point; thence N 30°22'13" E, 296.84 feet to a point; thence N 30°27'57" E, 19.22 feet to a point; thence N 27°09'46" E, 153.61 feet to a point; thence departing the east line of Dry Bridge Road S 89°46'00" E, 269.04 feet to a point; thence N 01°29'13" W, 196.43 feet to a point on the south line of Old Williamsburg Road; thence continuing along the south line of Old Williamsburg Road along a curve to the right having a radius of 1879.86 feet, an arc length of 130.84 feet, and a chord of S 89°50'11" E, 130.82 feet to a point; thence S 87°51'42" E, 23.21 feet to a point; thence departing the south line of Old Williamsburg Road S 01°11'39" E, 1372.96 feet to a point; thence N 67°34'21" W, 546.21 feet to a point; thence N 57°11'57" W, 445.89 feet to the point of beginning.

Zone: R-TH Description

Commencing at a point at the extended intersection of the north line of E. Williamsburg Road, U.S. Route 60, and the east line of Dry Bridge Road, thence S 56°57'57" E, 54.81 feet to a Point on the north line of E. Williamsburg Road; thence continuing along the north line Of E. Williamsburg Road S 56°57'57" E, 426.49 feet to the point of beginning; thence departing the north line of E. Williamsburg Road N 33°08'33" E, 271.21 feet to a point; thence N 33°07'24" E, 143.79 feet to a point; thence N 56°52'21" W, 21.12 feet to a point; thence along a curve to the right having a radius of 275.00 feet, an arc length of 89.90 feet, and a chord of N 42°29'34" E, 89.50 feet to a point; thence along a curve to the left having a radius of 325.00 feet, an arc length of 108.10 feet, and a chord of N 42°19'46" E, 107.60 feet to a point; thence N 32°48'03" E, 226.98 feet to a point; thence along a curve to the left having a radius of 324.96 feet, an arc length of 111.56 feet, and a chord of N 22°58'03" E, 111.01 feet to a point; thence along a curve to the right having a radius of 274.96 feet, an arc length of 94.39 feet, and a chord of N 22°58'01" E, 93.92 feet to a point; thence N 32°48'03" E, 152.43 feet to a point; thence S 67°34'21" E, 546.21 feet to a point; thence N 89°02'21" E, 213.86 feet to a point; thence S 00°57'30" E, 405.00 feet to a point; thence N 89°02'30" E, 250.00 feet to a point; thence S 00°57'30" E, 4.00 feet to a point; thence N 89°02'30" E, 190.00 feet to a point; thence S 08°40'54" E, 86.58 feet to a point; thence S 81°19'06" W, 143.26 feet to a point; thence S 08°37'03" E, 208.08 feet to a point; thence S 81°17'45" W, 301.51 feet to a point; thence S 02°55'37" E, 299.80 feet to a point; thence N 81°15'55" E 597.08 feet to a point on the west line of Old Memorial Drive; thence continuing along the west line of Old Memorial Drive S 14°06'53" E 533.66 feet to a point; thence departing the west line of Old Memorial Drive S 47°16'25" W, 465.95 feet to a point on the west line of Interstate Route 295 (off-ramp); thence continuing along the west line of Interstate Route 295 N 80°10'19" W, 279.80 feet to a point at the intersection of the west line of Interstate Route 295 (off-ramp) and the north line of E. Williamsburg Road; thence departing the west line of Interstate Route 295 and continuing along the north line of E. Williamsburg Road N 58°04'07" W, 238.06 feet to a point; thence N 56°52'51" W, 100.16 feet to a point; thence N 57°48'27" W, 450.05 feet to a point; thence N

60°55'14" W, 300.73 feet to a point; thence N 56°57'57" W, 698.64 feet to the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated August 7, 2018, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed in general conformance with Exhibit A, attached hereto (see case file), entitled "DRY BRIDGE ROAD, OVERALL CONCEPTUAL, REZONING CONCEPTUAL, VARINA DISTRICT, HENRICO COUNTY, VIRGINIA", prepared by Balzer and Associates, Inc., and dated June 19, 2018 (the "Concept Plan"). The exact locations, footprints, configurations, size, and details of the lots, drives, roads, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review of the Property.
2. **Buffer Requirements.**
 - a. **Overall.** Any buffer within the Property required herein shall be natural and landscaped, including supplemental plantings, signage, berms and/or fencing and other purposes as approved by the Planning Commission at the time of landscape plan review. Roads, sidewalks, utility easements (including drainage), common owned fencing/walls adjacent to any roads or drives, and signage shall be permitted within such buffer; provided, any such road or utility easements shall be extended generally perpendicular through such buffer unless otherwise approved at the time of Plan of Development approval. All buffers, whether in common area or a lot, shall be maintained by the association applicable to the Property.
 - b. **East Williamsburg Road Buffer.** A minimum twenty-five (25) foot natural and landscaped buffer and planted to the level of a transitional buffer 25 shall be provided adjacent to the boundary of the Property adjoining East Williamsburg Road.
 - c. **Dry Bridge Road Buffer.** A minimum ten (10) foot natural and landscaped buffer and planted to the level of a transitional buffer 10 shall be provided adjacent to the boundary of the Property adjoining Dry Bridge Road.
 - d. **East-West Connector Road.** A minimum ten (10) foot natural and landscaped buffer and planted to the level of a transitional buffer 10 shall be provided adjacent to the boundary of the road shown on the Concept Plan as "East-West Connector Road" (see case file). These buffers shall also contain landscaping (such as street trees and a hedge row) and natural open areas, except as required for utility and drainage easements, which, as much as practical, shall run perpendicular to this buffer. Spacing for street trees along or within the East-West Connector Road shall be a maximum of thirty-five (35) feet on center, and

no more than fifteen (15) feet from the edge of the right-of-way for the East-West Connector Road.

- e. **15' Individual Lots Buffer.** A minimum fifteen (15) foot natural and landscaped buffer and planted to the level of a transitional buffer 10 shall be provided adjacent to or within the boundary of any R-TH or R-5A lot as shown on the Concept Plan as "15' BUFFER" (see case file). Fencing along or within individual lots as may be required by the Planning Commission at the time of landscape plan review shall be installed as necessary to provide additional screening to and from the existing homes in Pine Heights subdivision.
 - f. **25' Individual Lots Buffer.** A minimum twenty-five (25) foot natural and landscaped buffer and planted to the level of a transitional buffer 25 shall be provided adjacent to or within the boundary of any R-TH lot as shown on the Concept Plan as "25' BUFFER" (see case file). Fencing along or within individual lots as may be required by the Planning Commission at the time of landscape plan review shall be installed as necessary to provide additional screening to and from the existing homes in Pine Heights subdivision.
3. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company.
 4. **Best Management Practices.** Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature, or unless approved at the time of subdivision review. Any wet pond best management practice structures shall include an aeration feature to move water within such structure.
 5. **Protective Covenants.** Prior to or concurrent with the final approval of the initial Plan of Development for the Property, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "County"), setting forth controls on the development and maintenance of the Property and establishing one or more owners' associations (the "Association"). All common amenities and common areas shall be maintained by the Association for the benefit of the owners, residents, tenants and their guests.
 6. **Pedestrian Amenities.** Pedestrian areas, trails, walks and amenities shall be provided throughout the development to provide pedestrian connectivity throughout the entire project and in particular between buildings and to adjacent commercial uses, all as generally shown on the Concept Plan (see case file). A pedestrian phasing plan shall be submitted to the Planning Commission for review and approval as part of the first Plan of Development on the Property. This plan shall include the design, material and location of pedestrian elements. Trails/walks within the Property shall be constructed of concrete, exposed aggregate concrete, asphalt, stone, pavers, or brick or soft surfaces such as mulch, pea gravel, boardwalks, crushed gravel, or loose stone.

7. **C-1 Conservation District.** 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 surveys approved by the Department of Public Works.
8. **Landscaping.** The landscaping plan for the property shall incorporate the use of medians, pavers and sidewalks within and along the major drive aisles and boulevards as well as the use of decorative pavers and crosswalks at intersections. Street trees, a minimum caliper of 2½ inches at the time of planting, shall be planted along any spine road connecting Drybridge Road and Old Memorial Drive, at intervals of not more than 35 feet on center, unless otherwise approved at the time of Plan of Development review. A conceptual landscape plan shall be developed and submitted for review and approval by the Planning Commission at the time of Plan of Development review.
9. **Hours of Construction.** The hours of exterior construction including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 7:30 a.m. and 5:00 p.m. on Saturday, except in emergencies or where unusual circumstances require extending the specific hours. In order to complete work such as concrete pours or utility connections; provided, however, any such exterior construction that is within 250 feet of the Pine Heights subdivision shall be limited to 9:00 a.m. to 4:00 p.m. on Saturdays. Signs, in both English and Spanish, stating the above referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbances activities thereon.
10. **Access.** No direct access to and from the Property shall be permitted from and to any public roads other than Dry Bridge Road and Old Memorial Drive.
11. **Archeological Study.** The applicant shall conduct a limited Phase 1 Archeological Study on the Property prior to the first Plan of Development or subdivision approval on the Property. The applicant shall provide a copy of the report to the Director of Planning of the County and shall offer for donation to the County any artifacts found as a result of such study or the development of the Property.
12. **Road Improvements.** The following road improvements and dedications shall be made by the applicant as required by the County at the time of any Plan of Development or subdivision review, as more particularly detailed on the Traffic Impact Analysis entitled "Dry Bridge Commons, Henrico County, Virginia", prepared by Ramey Kemp & Associates and dated June 2018:
 - a. U.S. 60 (Williamsburg Road) at Dry Bridge Road:
 - 1) Construct one southbound right-turn lane on Dry Bridge Road with 200 feet of storage.

- 2) If approved by VDOT at the time of the first Plan of Development or subdivision review, install a conventional traffic signal, pursuant to VDOT standards. If a traffic signal is not approved by VDOT at such time or reserved for a future plan of development or subdivision review on the Property, construct and install such improvements to such intersection as may be approved at the time of such Plan of Development or subdivision review.
- 3) Upgrade left turn lane on eastbound Williamsburg Road to VDOT standards as necessary.

b. Dry Bridge Road

- 1) Widen the roadway of Dry Bridge Road to 26 feet from the centerline of Dry Bridge Road along (a) the boundary of the Property as it fronts Dry Bridge Road, and (b) to the extent the existing right-of-way currently exists, the boundary of any other property along the eastern right-of-way line of Dry Bridge Road from Williamsburg Road to Old Williamsburg Road.

c. Dry Bridge Road Site Driveway 1:

- 1) In addition to the road widening stated in 12.b.1, construct one northbound right-turn lane on Dry Bridge Road with 200 feet of storage and 100 feet of taper.
- 2) Construct Site Driveway 1 with one ingress lane and two egress lanes.

d) Dry Bridge Road at Site Driveway 2:

- 1) In addition to the road widening stated in 12.b.1, construct one northbound right-turn lane on Dry Bridge Road with 200 feet of storage and 100 feet of taper.
- 2) Construct Site Driveway 2 with one ingress lane and two egress lanes.

e. Old Memorial Drive

- 1) Construct curb and gutter and widen Old Memorial Drive to 18 feet from the centerline of Old Memorial Drive along the boundary of the Property as it fronts Old Memorial Drive.

13. **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.

PROFFERS APPLICABLE TO THE B-2C PORTION OF THE PROPERTY:

14. **Architectural Treatment.** Any building (other than as an automotive filling station and convenience store, or a fast food restaurant with drive through) constructed on the B-2C portion of the Property shall be substantially similar to the style and design of that attached hereto as Exhibit B (4 pages) (see case file). Any convenience store or a fast food restaurant shall be complementary to the other architecture of the other buildings located on the B-2C portion of the Property. The determination of compatibility shall be based on scale, materials, form, architectural features, and/or colors. Users will be permitted to include prototypical or corporate identification architectural elements in the design of their building or space.

15. **Exterior Materials.** The exposed portion of each wall surface (front, rear and sides) of any building on the property intended for occupancy by persons shall be the same as exposed portions of other exterior walls of such building in architectural treatment and materials. Exposed exterior wall surfaces of all individual buildings shall be constructed of decorative concrete block (including without limitation split face block and fluted block) tilt-up or precast concrete, stone, cast stone, granite, marble, stucco, synthetic stucco, face brick, glass, exterior insulating finishing systems (E.I.F.S.), or combination of the foregoing, unless different materials are specifically approved with respect to the exposed portion of any such wall at the time of Plan of Development. At least seventy percent (70%) of each building's exterior wall surfaces shall be comprised of materials other than stucco, synthetic stucco or exterior insulating finishing systems (E.I.F.S.), unless otherwise approved at the time of Plan of Development. At least sixty percent (60%) of each building's exterior wall surfaces (exclusive of any windows or doors) shall be comprised of face brick, cast stone or such other material as approved at time of Plan of Development.

16. **Uses.** Uses on the B-2C portion of the Property shall be limited as follows:
 - a. No more than one automotive filling station shall be permitted on the Property located as generally shown on the Concept Plan (see case file).

 - b. No more than one fast food restaurant with drive through shall be permitted on the Property, located as generally shown on the Concept Plan (see case file).

 - c. The following uses shall not be permitted on the Property:
 - 1) Hotel, motel or motor lodge;
 - 2) Funeral home, mortuary and/or undertaking establishments;
 - 3) Automotive service stations;
 - 4) Gun shop, sales and repair;
 - 5) Flea market and antique auction;
 - 6) Billboards;
 - 7) Recycling collection facility;
 - 8) Service for commercial or heavy duty trucks;
 - 9) Commercial parking lot or garage as a principal use;

- 10) Sign printing and painting shop;
 - 11) Communication towers;
 - 12) Carwash as a principal use; and
 - 13) 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 (1950), in effect as of the date of the approvals of these proffers (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections).
17. **Loud Speakers.** Outside loud speakers that can be heard beyond the Property line shall be prohibited. The use of intercom-type systems commonly associated with banks and restaurants shall be permitted.
18. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed 20 feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e., shoebox type) and shall be reduced to no more than a security level following the close of business operations.
19. **Mechanical Equipment.** Mechanical equipment, including junction boxes and other exterior mechanical fixtures, shall be screened from public view at ground level from the public streets adjacent to and closest to the building, with use of buildings or structures, fencing or wall, landscaping, or such other method as may be approved at the time of Plan of Development review.
20. **Trash Receptacles and Dumpsters.** Dumpsters and trash receptacles, not including convenience containers, shall be screened from public view at ground level at the perimeter of the Property, with brick on three (3) sides complementary to the building it serves. The fourth (4th) side shall have a gate or door that is of a substantial and durable material as determined at the time of Plan of Development review. 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.
21. **Signage.** Any detached signs shall be ground-mounted monumental-type signs and shall not exceed ten (10) feet in height above grade. The foundation of all ground-mounted signs shall be constructed of brick or stone and if lighted, such signs shall be externally illuminated. No Attention Getting Device (as that item is currently defined in Section 24-3 of the Henrico County Zoning Ordinance) shall be permitted.
22. **Trash Pickup, Parking Lot Cleaning, Leaf Blowing.** Trash pickup, parking lot cleaning and leaf blowing on the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Saturday.
23. **Screening.** Any loading docks or outside storage areas shall be screened. Any screenings shall be done using materials that are architecturally compatible with the building(s) utilizing such storage area(s) or loading dock(s) unless otherwise approved at the time of Plan of Development review. Any service areas visible from Williamsburg

Road or any major boulevard within the development shall be screened with landscaping or fencing, or combination thereof, in a manner to be approved at the time of Plan of Development review.

PROFFERS FOR THE R-5AC & RTHC PORTION OF THE PROPERTY

24. **Elevations/ Architecture/Conceptual Site Plan.**

- a. Various design elements will be incorporated to provide variety amongst individual units including, but not limited, to the following:
 - 1) varying colors of brick, brick accents (including, but not limited, to keystones, soldier courses and accent coloring different from any main brick coloring).
 - 2) varying colors of siding, and varying window designs.
 - b. The exterior walls of all dwellings shall be constructed with brick, stone, dryvit, vinyl siding, hardiplank or an equivalent, a combination thereof or such other materials approved by the Director of Planning.
 - c. All trim shall be of a low maintenance material.
 - d. All front steps shall be constructed of brick, concrete or such similar maintenance free material as approved by the County.
 - e. There shall be no more than eight (8) attached townhouse units per building.
 - f. Development of the Property shall be similar with the architectural appearance shown on the renderings entitled Exhibit C (see case file) (10 pages), unless otherwise requested and specifically approved at the time of Plan of Development, subdivision, or later by the Director of Planning.
 - g. At least fifty percent (50%) of the single-family dwellings shall have front elevations constructed with a minimum of 30% brick or stone.
 - h. All units shall have 30-year dimensional shingles.
25. **Density.** There shall be no more than 273 dwelling units developed on the Property, a maximum of 230 of which may be townhomes.
26. **Minimum House Size.** Any single family detached dwellings shall have a minimum of 1,600 square feet of finished floor area. Townhouses shall have a minimum of 1,200 square feet of finished floor area, and a minimum width of 20 feet, provided a minimum of 64 townhouse units shall have a minimum width of 28 feet.
27. **Foundations.** The exposed exterior portions of any exterior residence foundation below the first floor level which is visible above grade, shall be constructed of brick or stone (including veneer). All homes shall be built either (a) on a crawl space foundation

or (b) have a minimum of one (1) foot of the exterior portions of the home above finished grade be constructed of brick or stone (including veneer). Nothing herein shall prohibit basements from being constructed for any home.

28. **Chimneys and Cantilevered Features.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick, stone, or siding similar to the exterior treatment of the dwelling. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. Architectural features may extend beyond the facade if supported by decorative corbels.
29. **Driveways.** All driveways shall be constructed of asphalt, concrete, exposed aggregate material or pavers made of brick, stone or concrete.
30. **Street Lighting.** Lighting fixtures shall be provided and shall not exceed fifteen (15) feet in height above grade level. Lighting shall be non-glare, decorative in style, and residential in character.
31. **Mail Boxes.** All improved single family lots shall be required to have a mail box and supporting post of uniform design, subject to approval of the US Postal Service. Central mail delivery boxes may be permitted as required by the US Postal Service.
32. **Trash.** There shall be no central trash receptacles.
33. **Roads.** Prior to the issuance of the first permanent Certificate of Occupancy on the Property, the Owner shall provide the Planning Department with certification from a licensed engineering firm that any private roadways within the relevant section or phase of development were constructed according to the approved Plan of Development or subdivision and in compliance with Henrico County road design standards and specifications to include proper compaction of the sub-base soils, utility trenches, base stone and asphalt surface, but excluding road widths and turning radii. The streets in the Property shall be constructed of asphalt.
34. **Yards.** All front yards shall be sodded, exclusive of mulched flowerbeds and landscaping. An irrigation system shall be provided in all R-5AC front yards and street side yards on corner lots, and in all townhome front yards and side yards.
35. **Sidewalks.** A four-foot wide sidewalk will be installed with a planting strip, a minimum of two (2) feet, between the sidewalk and the curb. This sidewalk shall be installed along the front of all lots.
36. **Sound.** Interior walls between townhouse units shall be constructed with a combination of building materials and construction techniques to provide a minimum Sound Transmission Coefficient (STC) of 54. At the time of Plan of Development review for any portion of the townhouse development, the owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.

Mr. Salvatore Cangiano

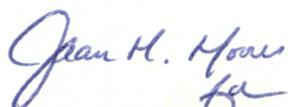
August 21, 2018

Page 11

37. **Garages.** All single family detached units will have a minimum of a two (2) car garage either attached or detached and a minimum of 176 townhouse units will have a minimum of a one (1) car garage.
38. **Street Trees.** Street trees a minimum of 2½ inches diameter at breast height (D.B.H.) shall be installed on average every 35± feet along interior streets.
39. **House Location.** Any home within the RTHC portion of the Property adjoining the B-2C portion of the Property shall have the front of the home facing in the direction of the B-2C portion of the Property or the "East-West Connector Road", as generally shown on the Concept Plan (see case file), unless otherwise approved at the time of Plan of Development review.

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

Sincerely,



John A. Vithoukas
County Manager

pc: Essex Bank
Andrew M. Condlin, Esquire
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools

PRELIMINARY
NOT FOR CONSTRUCTION

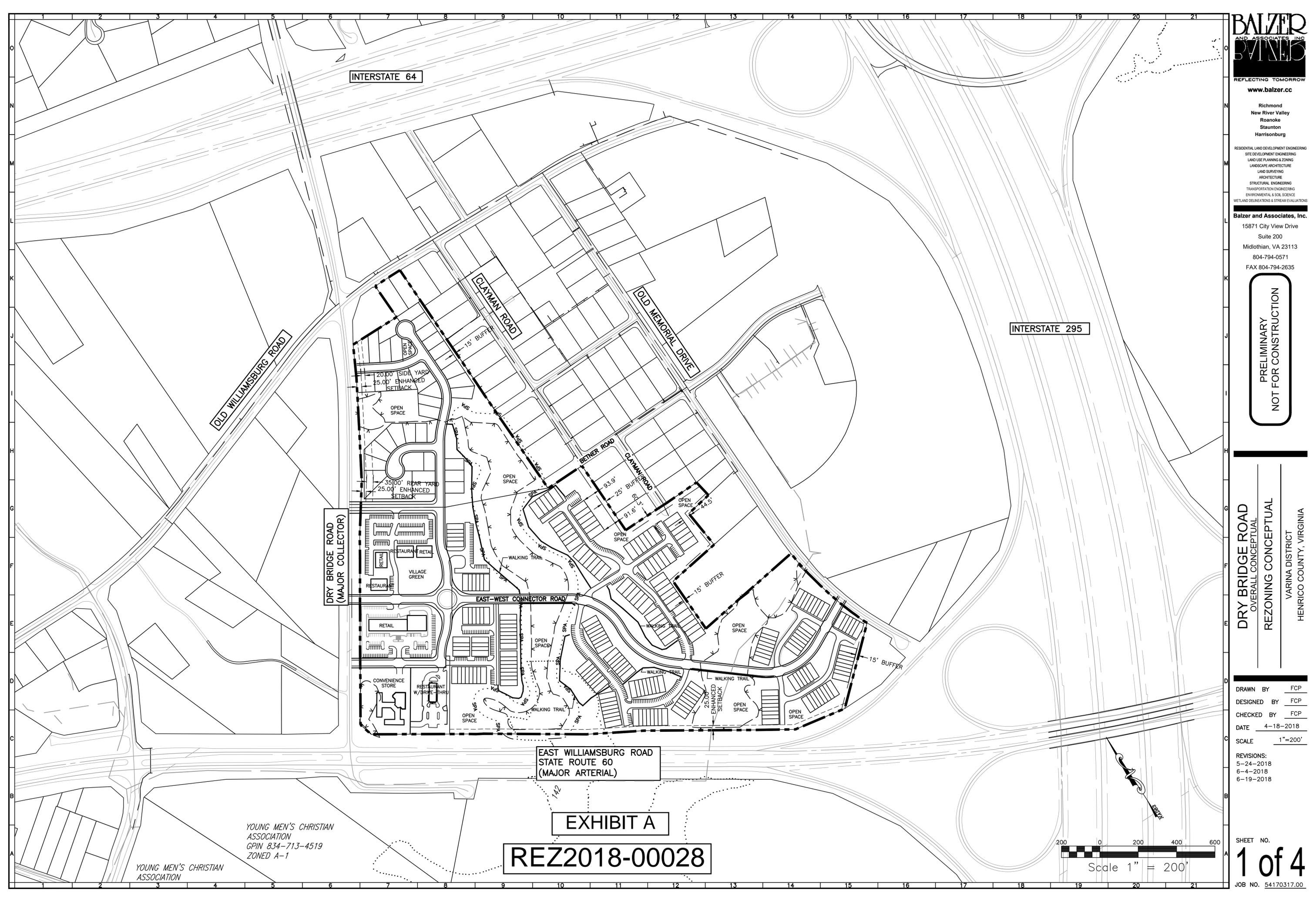
DRY BRIDGE ROAD
OVERALL CONCEPTUAL
REZONING CONCEPTUAL
VARINA DISTRICT
HENRICO COUNTY, VIRGINIA

DRAWN BY FCP
DESIGNED BY FCP
CHECKED BY FCP
DATE 4-18-2018
SCALE 1"=200'
REVISIONS:
5-24-2018
6-4-2018
6-19-2018

SHEET NO.

1 of 4

JOB NO. 54170317.00



INTERSTATE 64

INTERSTATE 295

OLD WILLIAMSBURG ROAD

CLAYMAN ROAD

OLD MEMORIAL DRIVE

DRY BRIDGE ROAD
(MAJOR COLLECTOR)

EAST-WEST CONNECTOR ROAD

EAST WILLIAMSBURG ROAD
STATE ROUTE 60
(MAJOR ARTERIAL)

EXHIBIT A

REZ2018-00028

YOUNG MEN'S CHRISTIAN
ASSOCIATION
GPIN 834-713-4519
ZONED A-1

YOUNG MEN'S CHRISTIAN
ASSOCIATION

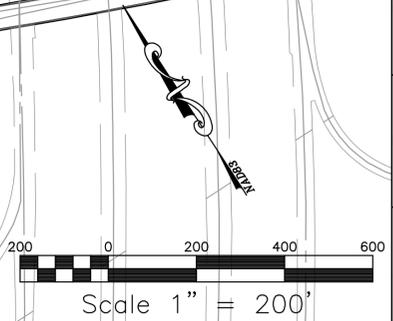


Exhibit B
(page 1 of 4)

REZ2018-00028



Exhibit B
(page 2 of 4)

REZ2018-00028







Exhibit C
(page 1 of 10)

REZ2018-00028



Exhibit C
(page 2 of 10)

REZ2018-00028



Exhibit C
(page 3 of 10)

REZ2018-00028



Exhibit C
(page 4 of 10)

REZ2018-00028



Exhibit C
(page 5 of 10)

REZ2018-00028

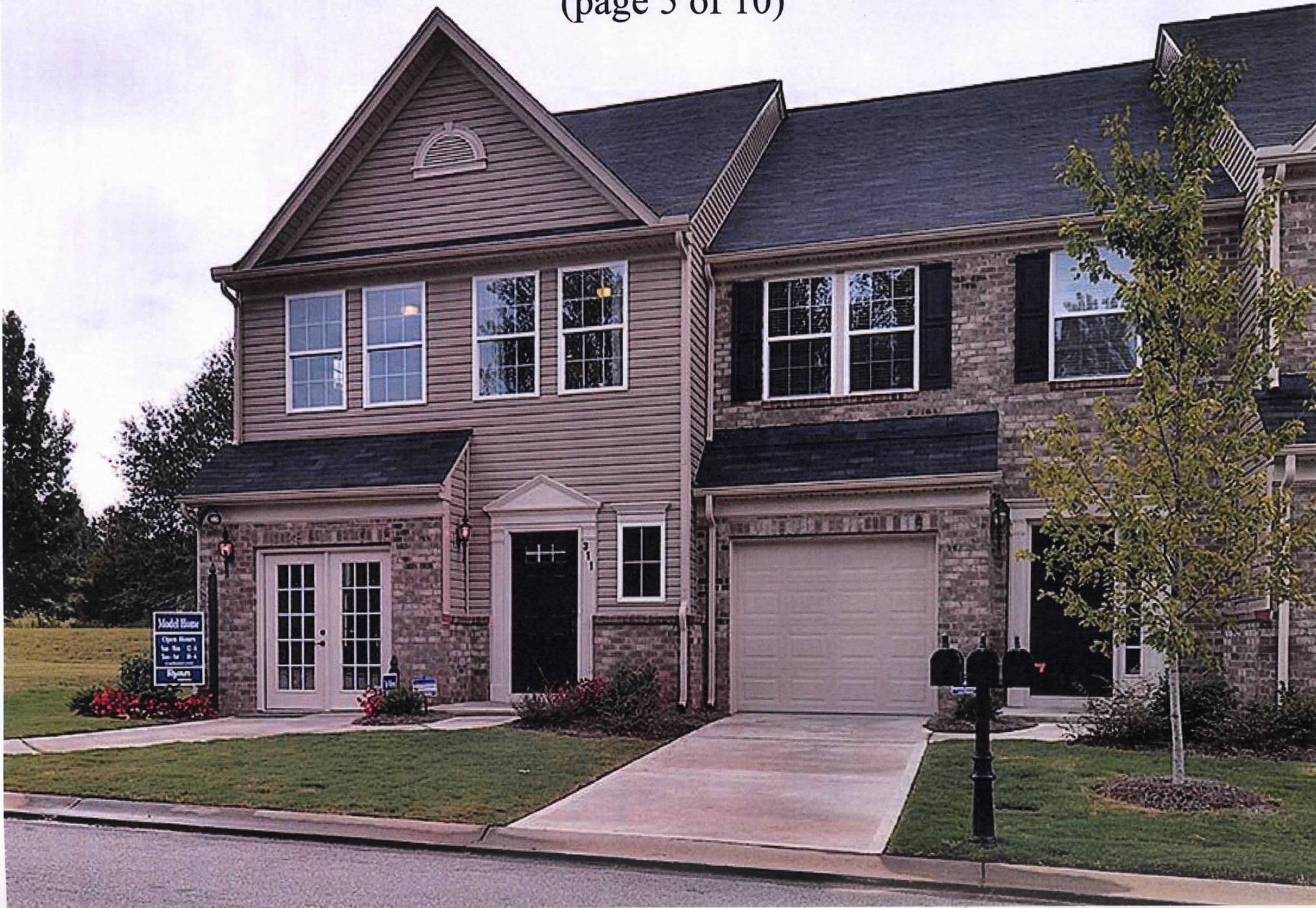


Exhibit C
(page 6 of 10)

REZ2018-00028



REZ2018-00028

Exhibit C
(page 7 of 10)



Exhibit C
(page 8 of 10)

REZ2018-00028



Exhibit C
(page 9 of 10)

REZ2018-00028



Exhibit C
(page 10 of 10)

REZ2018-00028

