

CHICKAHOMINY YMCA
PROFFERED CONDITIONS

Case No. _____

1. Conceptual Plan. The Property shall be developed in general conformance with Exhibit A, attached hereto(the “Concept Plan”). The exact locations, footprints, configurations, size, and details of the drives, 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 designs, compliance with governmental regulations or as otherwise approved at the time of Plan of Development review. The play fields shown on the Concept Plan are not part of this rezoning request and are shown to illustrate how the YMCA will further improve its property in relation to the planned community.
2. Protective Covenants. Prior to the issuance of the first building permit, 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 the Property.
3. Underground Utilities. Except for junction boxes, meters, pedestals, transformers, and existing overhead utility lines, all new utility lines shall be installed underground.
4. Hours of Construction. The hours of exterior construction activities during initial site construction, including operation of bulldozers and other earthmoving equipment, shall be between sunrise and sunset Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours, asphalt pours and utility connections. No exterior construction activities shall be allowed on Sundays. 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 disturbance activities thereon.
5. Private Roads. Prior to the issuance of any Certificate of Occupancy, the applicant shall provide the Planning Department with certification from a licensed engineer that the roadways within the project were constructed according to the approved subdivision plan, and in compliance with Henrico County road design standards and specifications (except as to pavement width and turning radii), to include proper compaction of the subbase soils, utility trenches, base stone, and the base asphalt surface. The top coat of the

asphalt surface may be added prior to the issuance of the last Certificate of Occupancy.

6. Trash and Recycling Receptacles Areas. All dumpsters, trash and recycling receptacles, (not including convenience cans), shall be screened from view at the boundary line of the Property by a masonry, vinyl, or metal fence, gate, or wall (which may be a precast panel masonry fence) or as otherwise approved at the time of Plan of Development review.
7. HVAC Screening. Any heating, ventilation and air conditioning equipment shall be screened from public view at ground level at the perimeter of the Property.
8. Street Trees. Street trees with a minimum two (2) inch caliper shall be planted along the sides of all internal roads (not including alleys), one tree on each side for every fifty (50) feet of road length. Spacing of trees shall be adjusted as needed to accommodate driveways, utilities, and sightlines including stormwater systems. For example, a 100' road would require six trees total, spaced as allowed by site constraints. For the section along Whiteside Road, street trees are only required on the northern side of Whiteside Road.
9. Minimum Sizes. The minimum finished floor area of each home shall be 1,250 square feet. The minimum lot width shall be twenty (20) feet.
10. Density. There shall be no more than one hundred twenty five (125) residential units developed on the Property.
11. Architectural Treatment. Homes constructed on the Property shall be generally in conformance with Exhibit B attached hereto, unless otherwise requested by the owner and specifically approved by the Director of Planning.
12. Building Materials. All buildings shall have exposed exterior walls (above grade and exclusive of windows, dormers, gables, doors, trim, soffit and fascia) of stone, stone veneer, brick, fiber cement siding, engineered wood, vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature) or a combination of the foregoing unless different architectural treatment and/or materials are requested by owner and approved by the Director of Planning.
13. Sound Suppression Measures. Interior walls between homes shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.

14. Foundations. The exposed exterior portions of all foundations below the first floor level shall be finished with brick, stone or cultured stone. On all front elevations there shall be a minimum of twelve inches (12") of brick, stone or cultured stone visible above grade. On all side and rear elevations, there shall be a minimum of eight inches (8") of brick, stone or cultured stone visible above grade. Where a hardship of the lot prevents compliance with this proffer, the requirements may be modified or waived by the Director of Planning.
15. Units in a Row. There shall be no more than six (6) residential units connected within one building.
16. Sidewalks. Sidewalks shall be provided, at a minimum, along one side of each street. A sidewalk shall be provided along the frontage of the Property along Whiteside Road that continues to the intersection of Whiteside Road and Whiteside Road.
17. Nature Trail. A nature trail shall be installed in general conformance with the location shown on Exhibit A.
18. Marketing. All homes shall be initially marketed for sale as "Owner-occupied."
19. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

HHHunt Land, LLC
By: HHHunt Corporation
Its: Managing Member

By: _____
Jeffrey P. Geiger, Attorney-in-Fact

EXHIBIT A CONCEPTUAL PLAN



EXHIBIT B
ELEVATION



LOCATION MAP

