

• **Manakin Towne.**



Manakin Sabot, Virginia

**Master Plan &  
Design Guidelines**

02.28.20

*Goochland County, Virginia*

Developer:



Landscape Architects/Master Planners:



Architects:



Civil Engineers:



*All rights reserved. No part of this book including text, photographs, drawings or icons may be reproduced or transmitted in any form, by any means without the prior written consent of the owners. This document may be reproduced or transmitted in whole or in part for use in matters and projects directly related to applications to and review by the County of Goochland.*

Revision Date:

Revision:

05.22.19

Original

06.18.19

Revised per County comments

08.19.19

Revised per County comments

09.24.19

Revised per County comments

11.04.19

Revised per County comments

11.08.19

Revised per County comments

01.09.20

Revised to show Phase 4 property

02.28.20

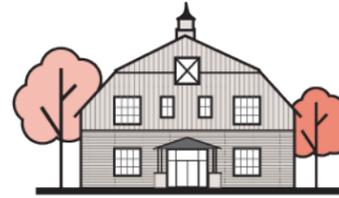
Revised per approved proffers



# Table of Contents

<b>Background</b> ----- <b>5</b>	<b>Architecture</b> ----- <b>45</b>	<b>Site Elements</b> ----- <b>67</b>	<i>Floor Area Ratio</i> 87
Location & Context 6	Architectural Review 46	Lighting 68	<i>Streetscape Exhibit</i> 88
Vision & Objectives 8	Architectural Committee 8	Site Furnishings 69	<i>Broad Street Road &amp; Manakin Road Ultimate Intersection Improvements</i>
Existing Conditions 9	Architectural Style 47	Signage 70	<i>Typical Townhouse Exhibit</i> 91
<b>Masterplan</b> ----- <b>11</b>	Materials Palette 49	<b>Appendix</b> ----- <b>73</b>	<i>Manakin Towne Exhibit (Townes layout)</i> 92
Illustrative Masterplan 12	Architectural Elements 50	Definitions 74	<i>Manakin Towne Exhibit (Shoppes and Offices layout)</i> 93
Land Use Plan 13	<b>Landscape/Buffers</b> ----- <b>51</b>	Civil Sheets 76	<i>Overall layout</i> 94
Open Space Plan 14	Overview 52	<i>Overall Plan</i> 76	<i>Building layout</i> 95
Phasing Plan 15	Plant List 53	<i>Existing Conditions Exhibit</i> 77	<i>Fire Station Exhibit</i> 96
Circulation Plan 16	Buffers 54	<i>Buffer &amp; Setbacks Map</i> 78	<i>James River Retail Property Exhibit</i> 98
Pedestrian Plan 17	Entrance Buffer 54	<i>Land Use Exhibit</i> 79	Development Impact Statement 99
Street Types 18	Perimeter Buffer 55	<i>Parking Exhibit</i> 80	Proffers 110
<b>Neighborhoods</b> ----- <b>21</b>	Streetscapes 57	<i>Conceptual Retail Map</i> 81	
The Shoppes & Condos Over Shoppes 22	Parking Lots 58	<i>Conceptual Office Map</i> 82	
The Offices 32	Typical Landscape Plans 59	<i>Conceptual Luxury Residential Calc.</i> 83	
The Townes 36	Entrance Landscape Plan 64	<i>Proposed Roadway Improvements Exhibit</i> 84	
Manakin Row 38	Maintenance 65	<i>Open Space Exhibit</i> 85	
The Flats 40	Plant Palette 66	<i>Impervious Area Exhibit</i> 86	
James River Retail 43			





## Background



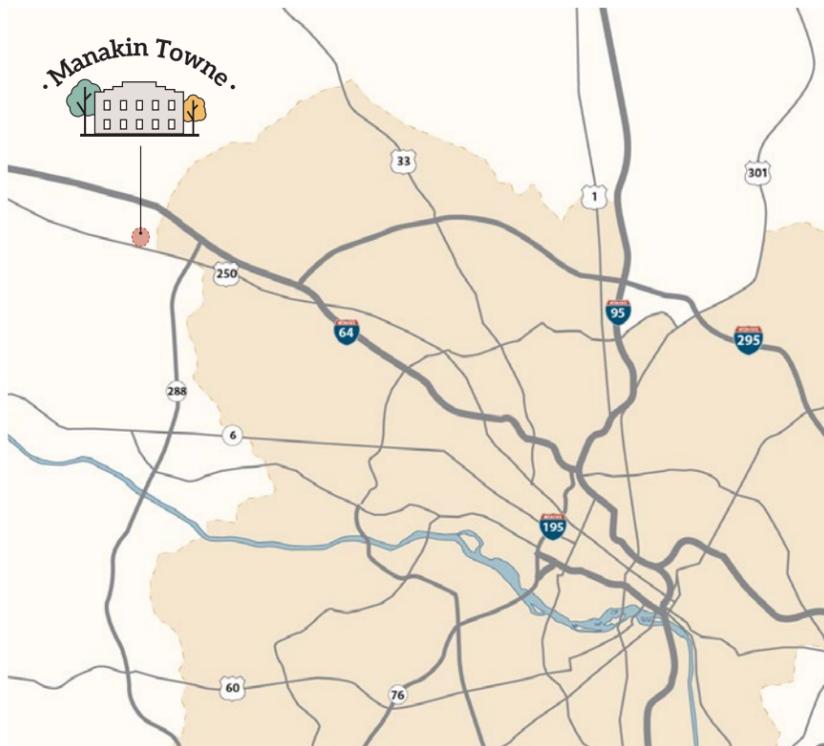
Location & Context	6
Vision & Objectives	8
Existing Conditions	9

# Background

## Location & Context

The Manakin Towne site is a 39.058 acre parcel located in the heart of Manakin-Sabot in Goochland County, Virginia. The property is anchored on the south along Richmond's regional Broad Street corridor (Route 250). The parcel is situated at the northeast intersection of Route 621, Manakin Road, and Route 250 (Broadstreet Road). The adjoining properties include Sycamore Creek Golf Course to the north and west, and various B-1 commercially-zoned parcels to the south and east along Broadstreet Road. Manakin Towne is located approximately 3 miles west of West Creek, Short Pump Town Center, and the 1-64 and Route 288 interchange.

-  From the Manakin Towne to:
  - Short Pump – 3.7 miles (7 minutes)
  - City of Richmond – 19.2 miles (23 minutes)
  - Richmond International Airport – 27.7 miles (35 minutes)





- |                       |                              |                                       |   |                             |
|-----------------------|------------------------------|---------------------------------------|---|-----------------------------|
| ● Business/Industrial | ④ Sycamore Creek Golf Course | ● Civic                               | ● Restaurant                            | ○ Residential communities   |
| ① Food Lion           | ⑤ Bogeys Sports Park         | ⑥ Centerville Volunteer Fire & Rescue | ● Community (schools, churches, lodges) | ⑦ The Parke at Saddle Creek |
| ② SunTrust Bank       |                              | ● Gas station/convenience store       | ■ Manakin Towne site                    | ⑧ The Parke at Centerville  |
| ③ Essex Bank          |                              | ● Lodging (hotel/motel)               |   | ⑨ Readers Branch            |

# Background

---

## Vision & Objectives

The Manakin Towne Master Plan has been prepared by Towne and Country Partners (Developer) for the purpose of promoting the development of a quality 39.058 acre mixed-use community known as Manakin Towne. The Developer's vision for the project is shown in the standards of development in this document. The intent is to expedite the process of building an exceptionally high quality development, as defined and illustrated by the exhibits contained in this document. As Manakin Towne proceeds through the development process, the Developer will be reviewing and revising this Master Plan, as necessary, to reflect changing conditions. Any changes will be noted as a separate amendment with corresponding date in the corner of the original guidelines.

The goal of this document is to provide standards and design parameters that reflect and maintain the overall character of Manakin Towne as a place and community. The Master Plan is a combination of the previously-approved Manakin Towne design guidelines and Goochland County development requirements. This newly compiled Master Plan includes overall site plan features, specific design guidelines, and neighborhood design patterns to inform future development within Manakin Towne. Both mandatory standards and interpretive design guidelines are included. These guidelines serve as minimum requirements and developers may be required to provide

additional features or amenities to meet the goals of the Master Plan.

The Design Guidelines section include specific architectural, landscape architectural, and urban design categories that are essential to define the development and meet the desired standards and expectations. The architecture of Manakin Towne has been inspired by the architecture found in the adjacent regional communities and Goochland County. The Design Guidelines should be used to create a mixed use urban environment with a distinct identity and beauty. This collective environmental aesthetic is achievable by developing a language of similar and complementary building types. The architectural expression in this Master Plan is a desired response to capture the envisioned character of Manakin Towne.

### **General plans for the site:**

The Developer desires to have the property rezoned from B-1, General Business to MPUD, Mixed Planned Unit Development. The development approach for Manakin Towne is to create a unified framework of blocks and buildings to ensure the highest quality site and building design. The project is envisioned as a new anchor for the Village of Centerville, and the communities of Manakin-Sabot and Goochland County. The back portion of property will be developed as commercial as part of Phase 4.

The subsequent sections of Architecture, Landscape, and Site Elements has been developed to provide direction and control for the physical design and appearance of the future built environment.

This Master Plan is broken into seven sections. The first section is the Background of the site. The second section consists of the Master Plan Overview which outlines the urban design features unique to the community's design. Next, the Neighborhoods section contains individual descriptions of each neighborhood and product to be developed within the Manakin Towne. The fourth section is Architecture, which contains specific architectural guidelines for the commercial and residential portions of the site. The fifth section is Landscape, which contains the plant palette, buffer and streetscape details, and typical landscape plans. The sixth section is Site Elements, which provides example images of the types of lighting, site furnishings, and signage that will be used throughout the site. The last section is the Appendix, which contains definitions of terms found in the document.



Located on Broadstreet Road near the intersection of Manakin Road, the site is situated between Essex Bank and two retail/office buildings along the frontage. These sites have parking in front of the buildings along Broadstreet Road. To the North lies Sycamore Creek Golf Course.

Currently, the 39.058 acre site is development ready. Manakin Towne Parkway, Capital Park Drive, and Manakin Towne Boulevard are in place and connect to existing roadways. The land has a pastoral-look; open with minimal trees. No wetlands or streams exist on site and no notable natural features.

*Existing zoning:* B-1, General Business

*Overlay district:* Centerville Village Overlay District

*Proposed zoning:* MPUD, Mixed Planned Use Development

*Net developable area\* to be rezoned:* 36.2 acres (excludes R.O.W.'s)

*Total property acreage to be rezoned:* 39.058 acres

*Total property acreage:* 39.058 acres

*Access:* The site is currently accessible with commercial entrances from Manakin Rd. and Broad Street Rd.

*Historical resources:* There are no historical resources on the site

*Floodplain:* There is no known FEMA floodplain on the site.

*Resource Protection Area (RPA):* There is no RPA on the site

*Vegetation:* A majority of the parcel is open space, with a small wooded area at the rear of the site

*Utilities:* Public water and sewer are located on the site

*\* Per Goochland County Zoning Ordinance, Appendix A - Zoning, Article 14, Sec. 11, "net developable area' shall be defined as the gross acreage minus those in floodplains, wetlands, slopes of twenty-five (25) percent or greater, and existing and proposed rights-of-way."*







# Masterplan



Illustrative Masterplan	12
Land Use Plan	13
Open Space Plan	14
Phasing Plan	15
Circulation Plan	16
Pedestrian Plan	17
Street Types	18

# Masterplan

## Illustrative Masterplan



This planned mixed-use community is diverse both in terms of business development types and housing options. Manakin Towne is intended to be a pedestrian-friendly live-work community. Areas for retail and office types are located within the core of Manakin Towne. The development's periphery is interspersed with a mix of row-house style town houses and apartment communities. A Towne Square anchors the development and provides gathering space for community events. Sidewalks connect the various neighborhoods to each other and the Towne Square core. In addition to the Towne Square, open space is interspersed throughout the site to provide for both active and passive recreation within the community.

- |                                  |                      |
|----------------------------------|----------------------|
| ① The Shoppes                    | ⑩ Open space         |
| ② The Offices                    | ⑪ Entrance road      |
| ③ Manakin Row                    | ⑫ Fire access road   |
| ④ The Flats                      | ⑬ Covered parking    |
| ⑤ The Townes                     | ⑭ Pond               |
| ⑥ Towne Square - Farmer's Market | ⑮ Pedestrian mall    |
| ⑦ Condos Over Shoppes            | ⑯ James River retail |
| ⑧ Front buffer                   | ⑰ Dog park           |
| ⑨ Courtyard and pool             |                      |



The Land Use Plan identifies the various primary uses for all buildings on the proposed Master Plan. Total square footage is shown in the table below, with more detail shown on the plan to the left and in the Neighborhoods section of this book.

Commercial Building	No. of Stories	Sq. Ft. Retail	Sq. Ft. Office	Total Sq. Ft./ Building
A	1-2	10,560	--	10,560
B	1-2	10,560	--	10,560
E	2	--	18,000	18,000
F	2	--	18,000	18,000

Total retail area: 5.81 ac.  
 Total developable project area: 20.8 ac.  
 Total retail percentage: 27.9%

Commercial Building	No. of Stories	Sq. Ft. Retail	Sq. Ft. Residential	Total Sq. Ft./ Building
C	2	6,179	6,179	12,358
D	2	6,179	6,179	12,358

Total office area: .82 ac.  
 Total developable project area: 20.8 ac.  
 Total retail percentage: 3.9%

Residential Building	No. of Stories	Total Sq. Ft./ Building Block
G	3	5,680
H	3	4,006
I	3	3,340
J	3	5,680
K	3	6,325
L	3	5,680
M	3	4,006
N	3	4,006
O	3	3,340

Residential Building	No. of Stories	Total Sq. Ft./ Building
P	3	81,900
Q	3	107,985

Residential Building	No. of Stories	Total Sq. Ft./ Building
R	3	24,666
S	3	24,666
T	3	24,666

Total residential area: 9.16 ac.  
 Total net developable area: 20.8 ac.  
 Total retail percentage: 44.1%

- The Townes
- Commercial
- The Flats
- Manakin Row
- Covered parking (optional)
- Condos Over Shoppes
- James River retail

James River Building	No. of Stories	Total Sq. Ft./ Building
U	2	up to 12,000
V	2	up to 12,000





A key element that enhances the quality of life for residents, business owners, and visitors to Manakin Towne lies in the open spaces provided. The mixed use development incorporates an expansive network of planned open space areas. Emphasis is placed on the quality of these outdoor spaces throughout the development. Opportunities for both passive and active recreation are provided. Pedestrian friendly streetscapes, plazas, small neighborhood parks, and community recreation facilities are included throughout the community. The Towne Square serves as the central gathering space of Manakin Towne.

The open space will be owned and maintained by the Manakin Towne Commercial Owner's Association. More detailed description of the streetscapes and open spaces are provided in the Neighborhoods and Landscape sections of this manual.

Total Project Area	39.058 ac.
Total Net Developable Area	36.2 ac.
Required Open Space	4.16 ac. (20%)
Provided Open Space	<b>8.22 ac. (22.7%)</b>

Key open space areas:

- (A) Pedestrian promenade
- (B) Entrance buffer
- (C) Towne Square
- (D) Manakin Row pool & courtyard
- (E) Pond and buffers
- (F) Pocket park
- (G) Dog park
- (H) Trails

Amenities shall include\*:

- |                                |                     |                   |
|--------------------------------|---------------------|-------------------|
| ● swing benches                | ● lawn games        | ● shuffleboard    |
| ● picnic pavilions             | ● fire pit areas    | ● fishing in lake |
| ● grilling and/or dining areas | ● community gardens | ● farmers market  |
| ● fitness stations             | ● mini-golf         |                   |
| ● multi-purpose lawn           | ● chess             |                   |
|                                | ● pickle ball       |                   |

\* The markers indicate possible locations for the amenities in order to show the intended distribution of amenities throughout the site. Final locations and quantities will be included in the site plan submittal.





Manakin Towne will tentatively be phased as follows:

- Phase 1**  
Phase 1 will include all roads and interchange improvements, and the four (4) commercial buildings (The Shoppes and Condos over Shoppes, Buildings A, B, C, and D),
- Phase 2**  
Phase 2 will include The Townes (Buildings G, H, I, J, K, L, M, N, and O) and Manakin Row (Buildings P and Q), the pads for The Offices and associated parking, and The Flats (Buildings R, S, and T).  
*Note: Phase II may be broken up into sub-phases at the discretion of the developer.*
- Phase 3**  
Phase 3 will include the construction of The Offices and James River retail and associated parking.
- Phase 4**  
Phase 4 will include commercial development in the back portion of the site (layout to be determined at a later date).  
*Proffer #15. Prior to any development of Phase IV, a conceptual master plan shall be approved by the board of supervisors.*

Phase 1	
Building	SF
A	10,560
B	10,560
C	12,358 (6,179 + 6,179)
D	12,358 (6,179 + 6,179)

**Total 45,836 SF**

Phase 2	
Building	SF
G	5,680
H	4,006
I	3,340
J	5,680
K	6,325
L	5,680
M	4,006
N	4,006
O	3,340
P	81,900
Q	107,985
R	24,666
S	24,666
T	24,666

**Total 305,946 SF**

Phase 3	
Building	SF
E	18,000
F	18,000
U	12,000 (max.)
V	12,000 (max.)

**Total 60,000 SF**





**Vehicular circulation:** Street layouts will be arranged to distribute traffic evenly throughout the development. Circulation will be organized into a private street system, which will be maintained by the Manakin Towne Commercial Owner's Association. See street types diagram, opposite, for a breakdown of private roadways.

**Driveways and site access:** Two main site access points are provided into the development, one on Broadstreet Road and the second on Manakin Road. The main entrance into Manakin Towne from Broadstreet Road currently exists and will be improved to accommodate the commercial center. Parking lots and drives shall be designed to minimize conflict between vehicles and pedestrians.

**Parking:** Parking lots shall be set up with ninety-degree parking to allow for 2-way drive aisles. Drive aisles shall be not less than 24-feet for ninety-degree parking. Parallel parking spaces will also be provided near the Shoppes and at The Flats. Minimum interior tree planting requirements for parking areas are specified in the streetscape guidelines. Different uses will share parking within the development and the various building types and uses will benefit from shared parking arrangements. Handicap spaces will be provided per requirements (see chart below).

**Utilities:** All electric, telephone, and other utility services shall be placed underground.

Building Type	Units or Area	Parking Spaces Recommended	Parking Spaces Provided
The Shoppes, Condos Over Shoppes, & The Offices	69,478 SF 8 units**	304	386
Manakin Row	141 units	300	300
The Townes	39 units	78	39 (garage) + 39 (driveway) + 44 (surface)
The Flats	54 units	96	142
	<b>Totals:</b>	<b>778</b>	<b>894</b>

Parking Facility Total	Minimum Number of Accessible Spaces		
	Standard	Van	Total (Standard + Van)
1 - 25	0	1	1
26 - 50	1	1	2
51 - 75	2	1	3
76 - 100	3	1	4
101 - 150	4	1	5
151 - 200	5	1	6
201 - 300	5	2	7
301 - 400	6	2	8
401 - 500	7	2	9

\*\* Condos over Shoppes may developed as offices instead. Per Proffer #5, total there shall be no more than 234 residences developed on the property

- Sidewalks
- Alleys
- Parking and roads





Accommodations for pedestrian circulation are desired throughout Manakin Towne. A consistent treatment of pedestrian walks along the entry road and the internal collector streets will be developed and maintained in accordance with agreements established by the Developer and the Manakin Towne Commercial Owner's Association.

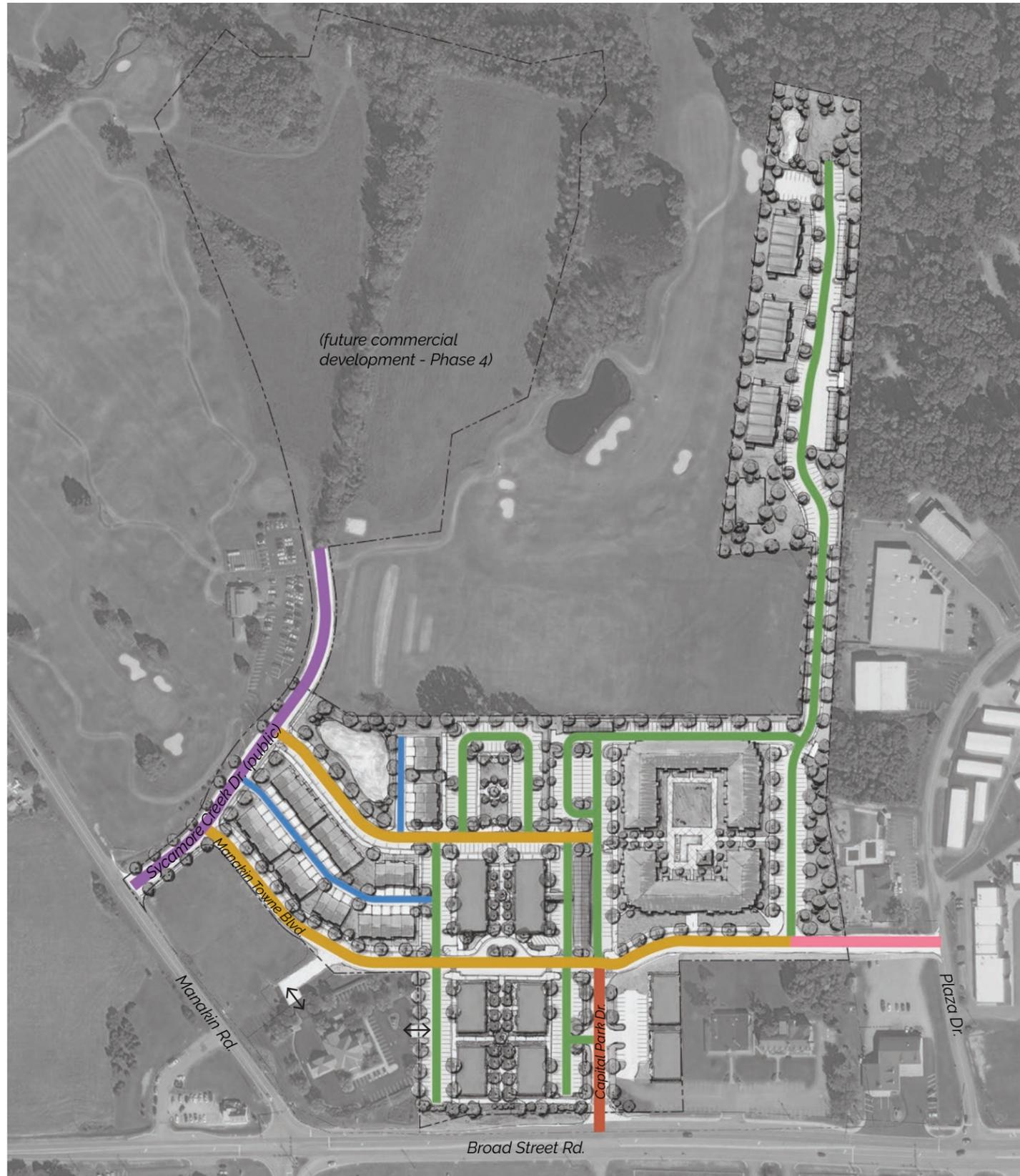
The non-vehicular circulation system is envisioned to be made up of interconnected pedestrian sidewalks to be placed within the streetscape along the entry and collector roads. Sidewalks and crosswalks will connect the entire community and extend to existing sidewalks and roads, while trails provide additional circulation opportunities in natural areas. Accented crosswalks shall be provided at certain areas at the Shoppes and Towne Square.

Streetscape amenities such as street trees, parks, street furniture, and landscaping are to be provided to encourage pedestrian activity. Street level lighting shall be provided throughout the development. See page 18 and the Landscape section for more details.

- Sidewalks
- - - - - Crosswalks
- - - - - Trails
- \* Connection to existing sidewalks and roads

	Allowed Materials	Minimum Width
<b>Sidewalks</b>	<i>Pavers</i> <i>Concrete</i> <i>Stamped Concrete</i>	<i>5 feet</i>
<b>Crosswalks</b>	<i>Pavers</i> <i>Stamped Concrete</i> <i>Painted (striped)</i>	<i>5 feet</i>
<b>Trails</b>	<i>Asphalt</i> <i>Concrete</i> <i>Soft surface (gravel, mulch)</i>	<i>3 feet</i>





**Internal streetscape standards:** The purpose of establishing a consistent streetscape is to define the road edge, add character to the individual properties, and to create a quality image for Manakin Towne. Installation of the streetscape will be a shared responsibility of the Developer and each lot owner; and the responsibilities of each will be outlined by separate agreement as part of the lot purchase agreement.

The following guidelines for streetscape improvements along the entrance road and internal connector road include:

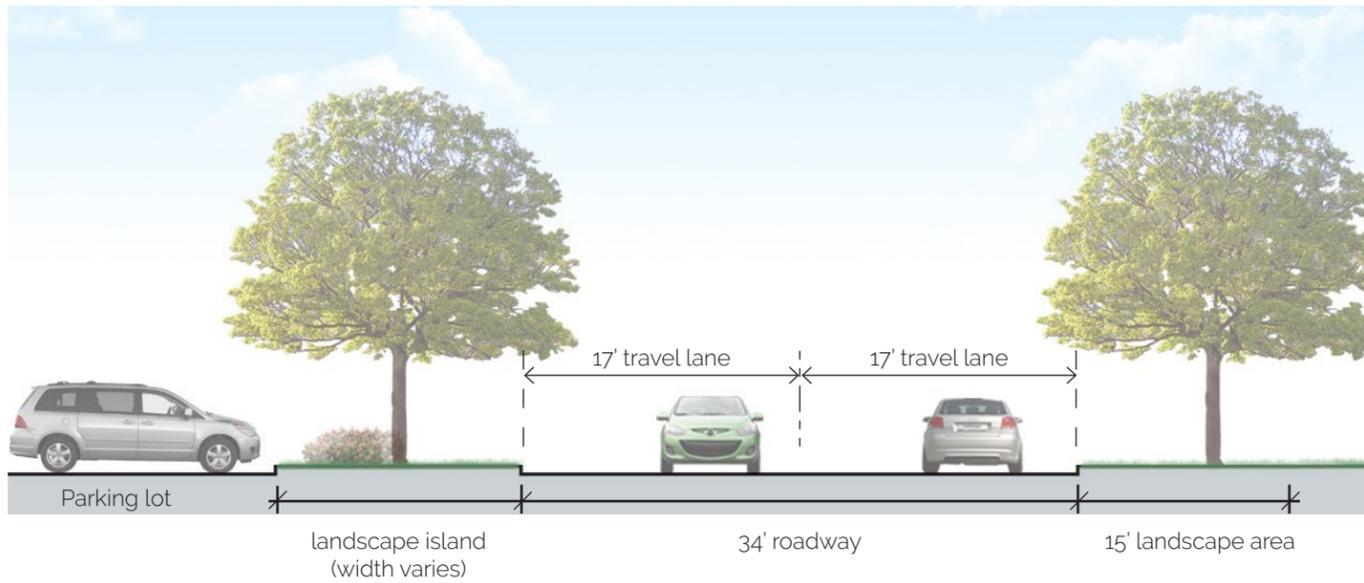
1. A uniform spacing of street trees placed at 40 feet on-center (with some adjustments expected based on existing and proposed conditions such as drop inlets, underground utilities, pedestrian lights, signage, and driveway entrances/curb cuts.).
2. Primary streetscape elements consisting of street trees, pedestrian lights, and sidewalk.
3. Arrangement of such elements dependent on orientation of the building(s) on each lot. For example, the entrance street should express an urban character as shown while the internal connector may adopt a less urban character by placing a grass strip with street trees adjacent to the curb line and the sidewalk toward the building.
4. Trees located in parking lots or within 10 feet of pedestrian walks or trails shall be branched at a minimum height of seven (7) feet at the time of installation. Existing retained trees in these areas shall be pruned to this height.
5. The width of the travel lanes is governed by VDOT standards.

For details on road improvements to the road extension to Plaza Dr., and the intersection of Manakin Rd. and Broad Street Rd., see the civil sheets in the Appendix.

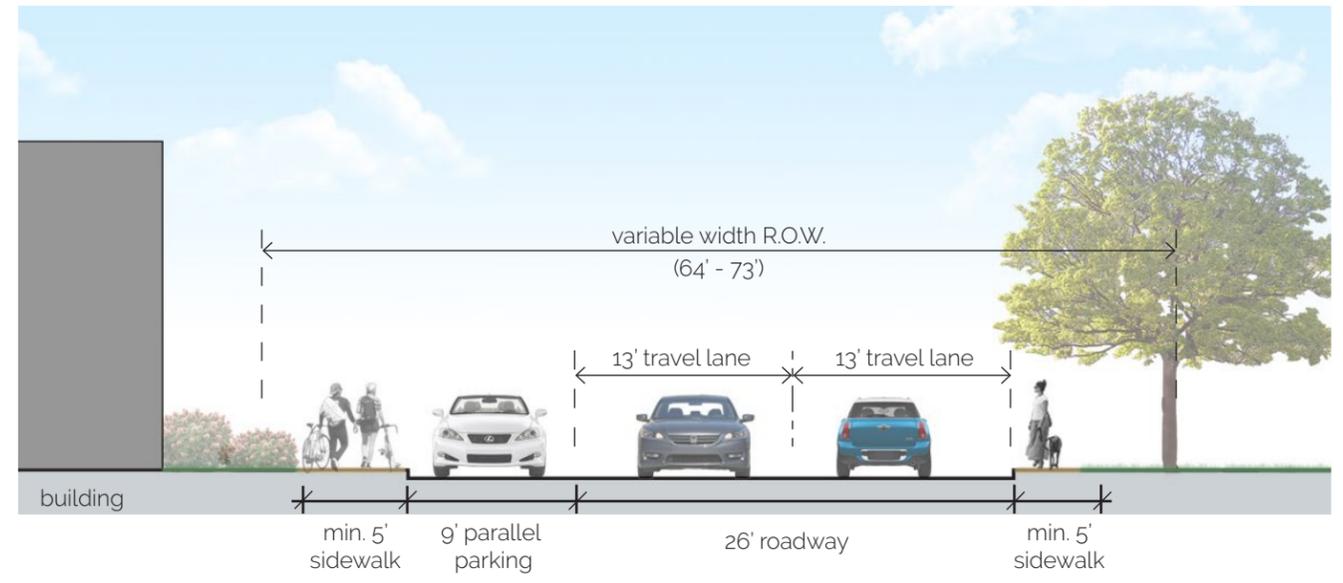
*Note: all roads to be built to County/VDOT standards*

- █ Entrance road (private)
- █ Entrance roads with parallel parking (private/public)
- █ Parking lot aisles (private)
- █ Alley (private)
- █ Sycamore Creek Dr. (public/private)
- █ Fire road extension

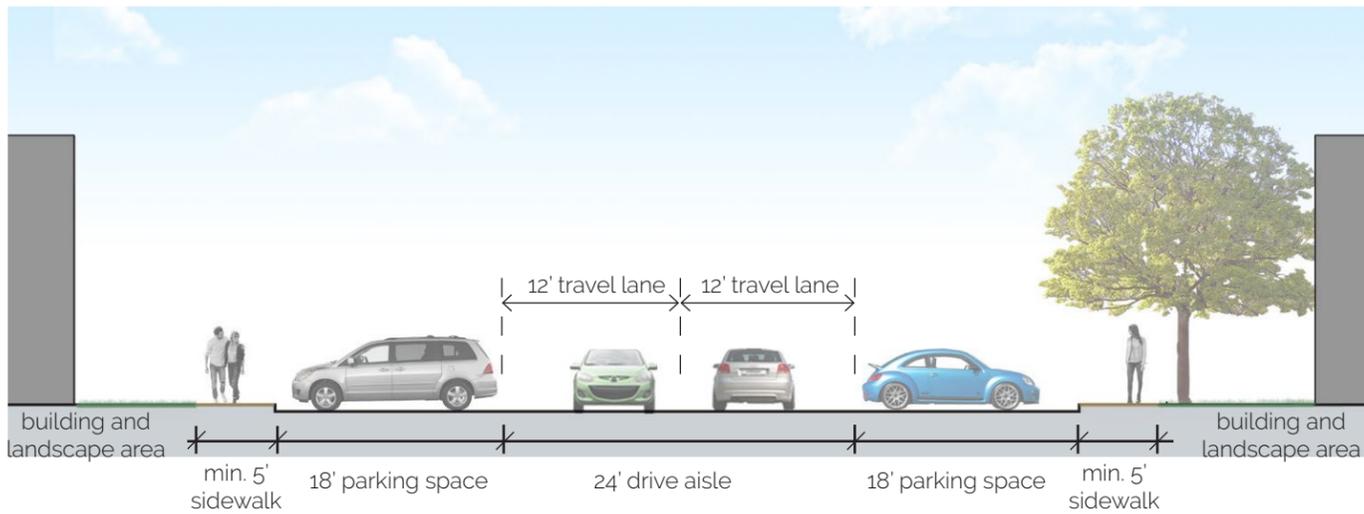




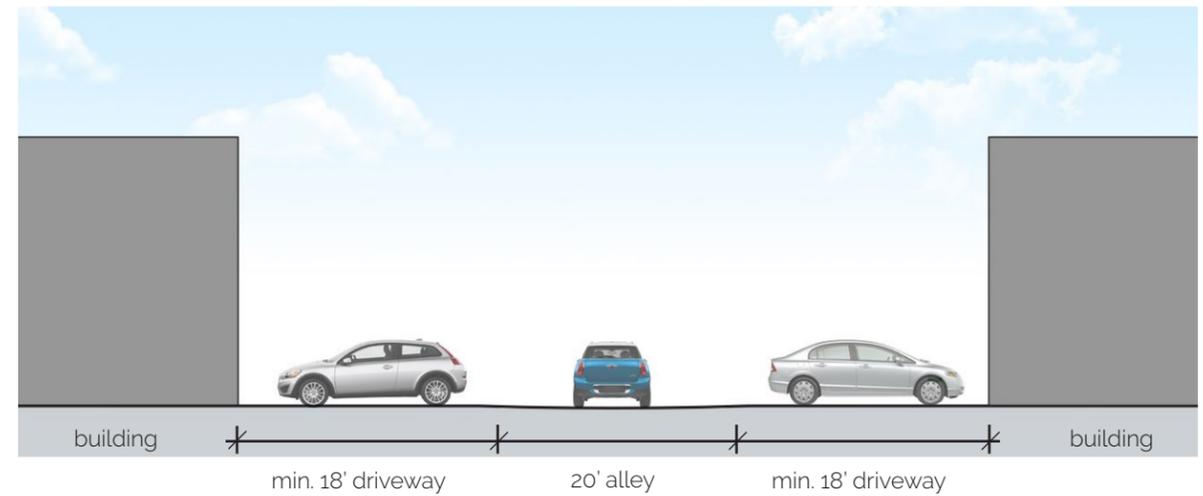
Entrance Road



Entrance Road with parallel parking

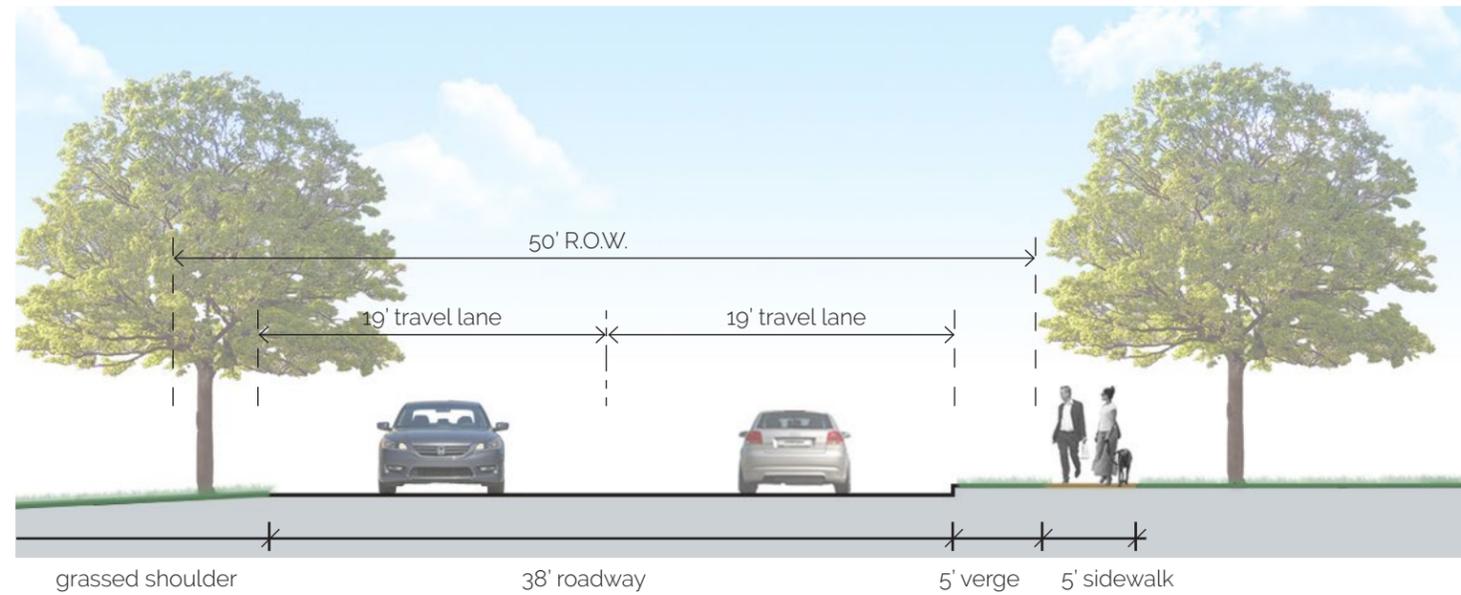


Parking Lot Aisles

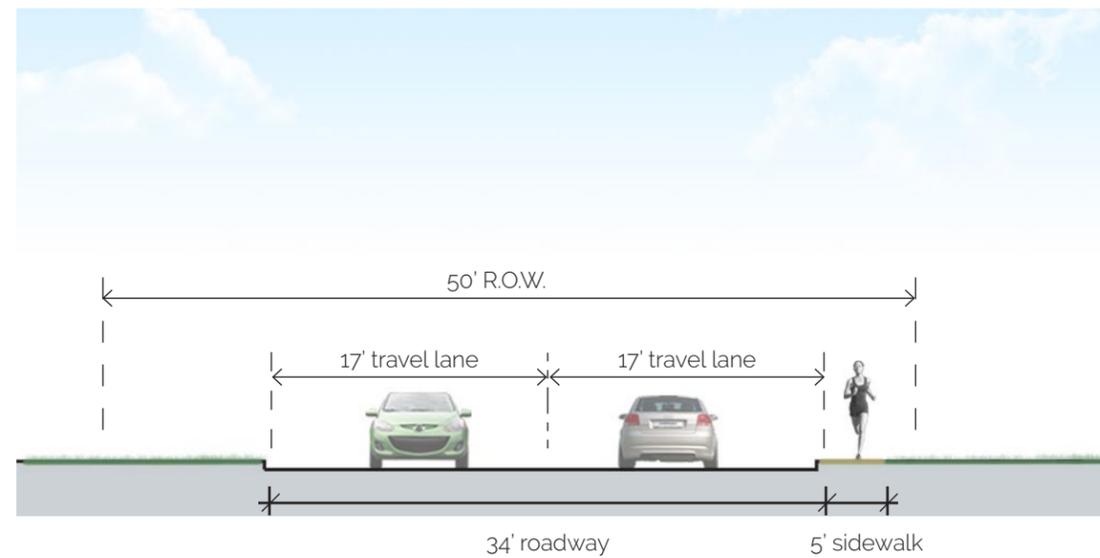


Alley

(there shall be no rear projections on the townhomes)



Sycamore Creek Dr.



Fire Road extension to Plaza Dr.



## Neighborhoods

---

The Shoppes & Condos Over Shoppes	22
The Offices	32
The Townes	36
Manakin Row	38
The Flats	40
James River Retail	43

## Neighborhoods

### The Shoppes & Condos Over Shoppes



As the main core of Manakin Towne, the commercial retail shoppes have been designed as an anchor to the Neighborhood located exactly in the center of the property. Small shoppes, excluding big box retail, incorporate a village feeling to the neighborhood, which is further enhanced by the heavily-landscaped pedestrian streetscapes extending from Broadstreet Road, to the Towne Square at the rear of the property adjoining the Sycamore Creek Golf Course. The Shoppes can be accessed by 2 commercial entrances, one on Broadstreet Road and one on Manakin Road.

The following pages contain architectural renderings of the commercial Shoppes which attempt to tie into the many different architectural elements of Centerville. This commercial center is unique to Centerville in its incorporation of pedestrian spaces and walking trails that interconnect the Shoppes to the adjoining residential and commercial uses. No other project in Goochland County has yet to dedicate so much open space in a predominately pedestrian-friendly environment. The entrance will be tastefully landscaped, but subdued. The focal point of the project is the pedestrian promenade between The Shoppes, Condos Over Shoppes, and The Offices.

The Condos Over Shoppes will developed as office, not residential.

Key features:

- (A) Drop-off
- (B) Pedestrian promenade
- (C) Outdoor areas for commercial tenants (typ.)
- (D) Buffer from Broad Street Rd.
- (E) Entrance from Broad Street Rd.
- (F) Connection to adjacent commercial property
- (G) Focal feature
- (H) Paver areas
- (I) Stamped concrete or concrete areas
- (J) Truck loading zone





Conceptual perspective view of The Shoppes.



Inspiration images of The Shoppes.

## Neighborhoods

### The Shoppes & Condos Over Shoppes



Conceptual perspective view of The Shoppes and Condos Over Shoppes from the intersection of Broadstreet Road and the entrance to Manakin Towne.



Conceptual birdseye perspective view of The Shoppes



Conceptual perspective view of The Shoppes and Condos Over Shoppes



Conceptual birdseye perspective view of The Shoppes and Condos Over Shoppes

## Neighborhoods

### The Shoppes & Condos Over Shoppes



Conceptual rear (parking lot) elevation of The Shoppes (west side).



Conceptual side elevations of The Shoppes (west side).



Conceptual front (courtyard) elevation of The Shoppes (west side).



Conceptual side elevation of The Shoppes (west side).

## Neighborhoods

### The Shoppes & Condos Over Shoppes



Conceptual rear (parking lot) elevation of The Shoppes (east side).



Conceptual side elevation of The Shoppes (east side).



Conceptual front (courtyard) elevation of The Shoppes (east side)



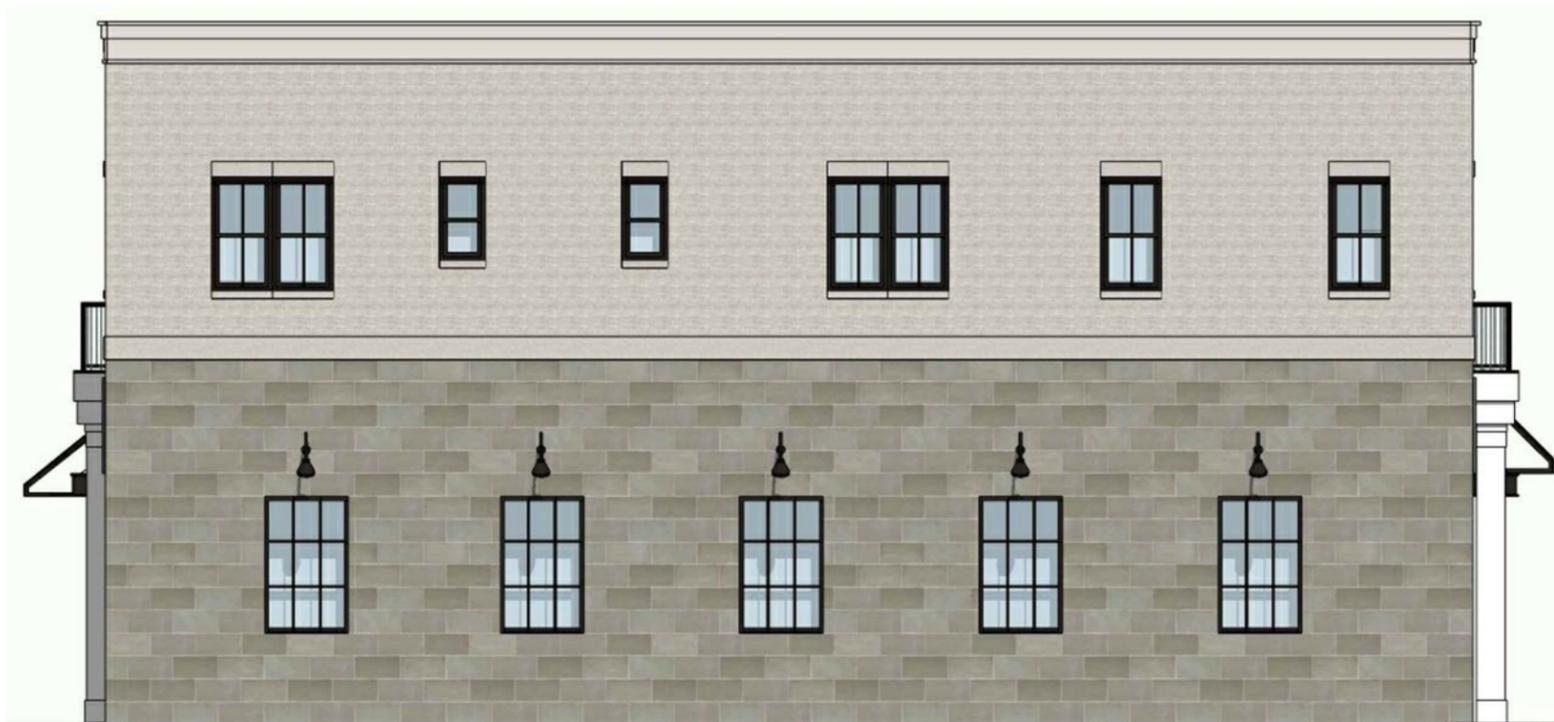
Conceptual side elevation of The Shoppes (east side).

## Neighborhoods

### The Shoppes & Condos Over Shoppes



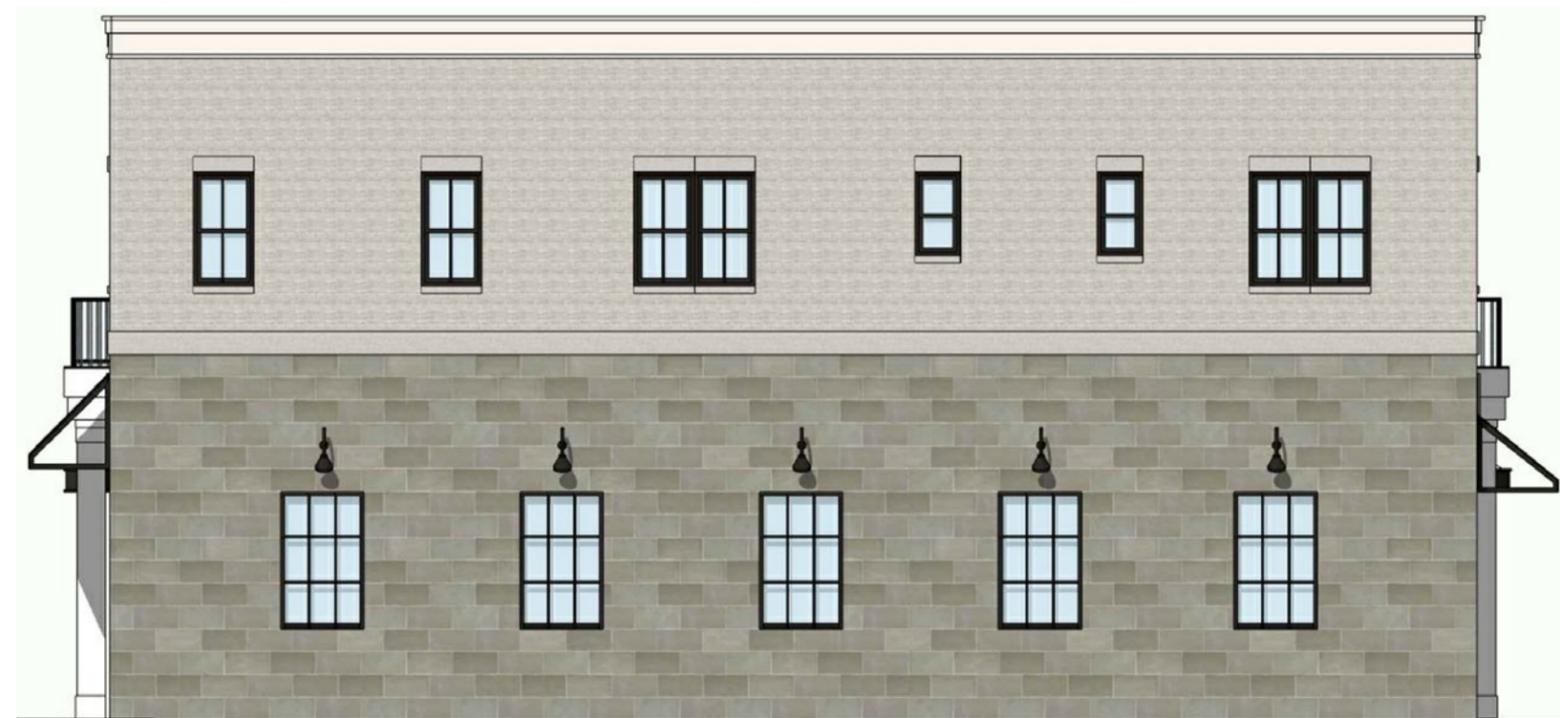
Conceptual rear (parking lot) elevation of Condos Over Shoppes.



Conceptual side elevation of Condos Over Shoppes.



Conceptual front (courtyard) elevation of Condos Over Shoppes.



Conceptual side elevation of Condos Over Shoppes.

# Neighborhoods

## The Offices



As part of the main core of Manakin Towne, The Offices have been designed as an anchor to the neighborhood located exactly in the center of the property. Small offices incorporate a village feeling to the Neighborhood, which is further enhanced by the heavily-landscaped pedestrian streetscapes extending from Broadstreet Road, to the Towne Square at the rear of the property adjoining the Sycamore Creek Golf Course. The Offices can be accessed by 2 commercial entrances, one on Broadstreet Road and one on Manakin Road.

- (A) Drop-off
- (B) Pedestrian promenade
- (C) Outdoor areas for commercial tenants (typ.)
- (D) Towne Square
- (E) Focal feature
- (F) Optional covered parking
- (G) Dumpster area
- (H) Truck loading area



Conceptual front (courtyard) elevation of The Offices.



Conceptual side elevation of The Offices.

Optional covered parking

## Neighborhoods

### The Offices



Conceptual courtyard perspective of The Offices.



Conceptual perspective of The Offices.



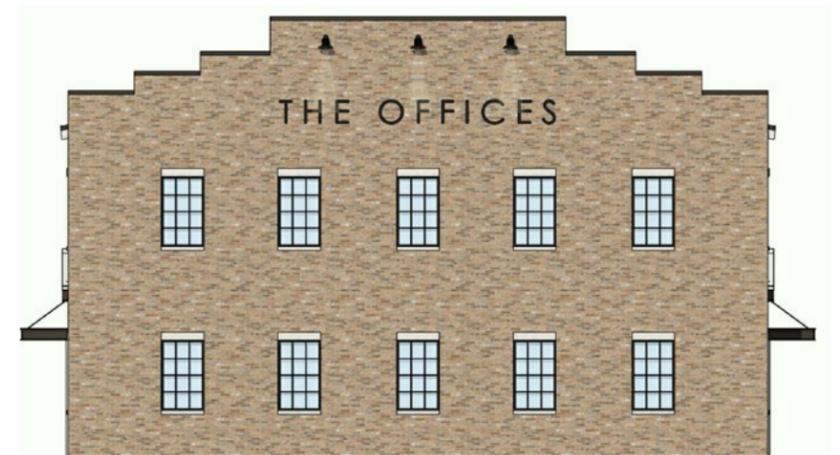
Alternate elevation: Conceptual front (courtyard) elevation of The Offices.



Alternate elevation: Conceptual side elevation of The Offices.



Alternate elevation: Conceptual front (courtyard) elevation of The Offices.



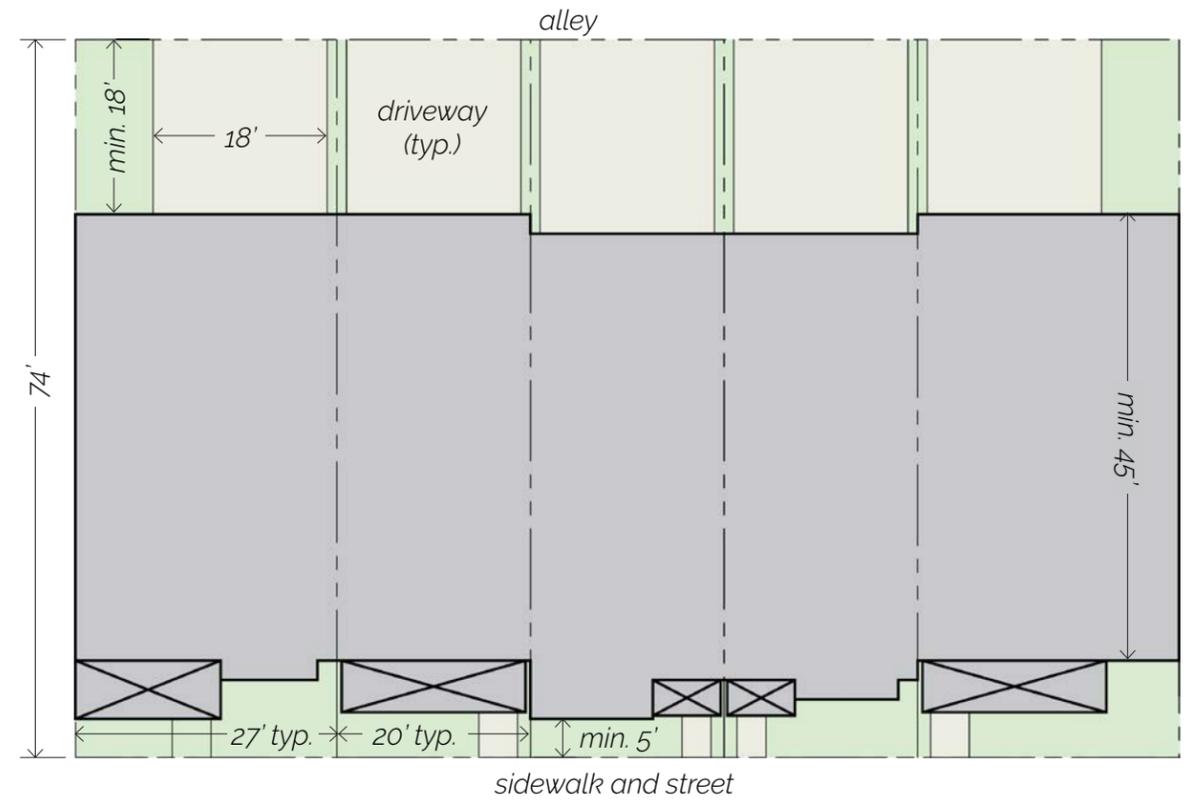
Alternate elevation: Conceptual side elevation of The Offices.

# Neighborhoods

## The Townes



The Townes will be a short walk from retail and restaurants located at The Shoppes via tree-lined sidewalks. These row-house style units will include a 2-car garage on the first level, accessible from the alley behind them, with living space above. Seven of the townhomes will front the Towne Square, and all of the townhomes will be in close proximity to open space.



Typical townhome lot layout

(Not to scale)



Conceptual front elevation of The Townes



Conceptual side elevation of The Townes



Conceptual rear elevation of The Townes

## Neighborhoods

### Manakin Row



Manakin Row consists of one 3-story and one 4-story building. The community will be designed around a central courtyard that will include a clubhouse, pool, and recreation area. The neighborhood includes 154 units of one- and two-bedroom flats. Manakin Row will have accessible at-grade units. Parking for the residents will be provided in the parking deck. The Towne Square and Shoppes at Manakin Towne are a short walk from Manakin Row.

- (A) Entrance to parking garage
- (B) Courtyard and pool (design is conceptual)
- (C) Dog park (to be designed)
- (D) Dumpster area



Inspiration image of Manakin Row amenities.





Conceptual partial front elevation of Manakin Row (main entrance)



Conceptual side elevation of Manakin Row

## Neighborhoods

### The Flats



The Flats are located just north of Manakin Row. The community is walking distance to the retail and restaurants located at The Shoppes. The architectural style for this community will be similar to that of The Townes. Sidewalks will provide connectivity between units, amenities, and the rest of Manakin Towne. All four of the one-level living units will have views of the adjacent 18th hole of the Sycamore Creek Golf Course, elevators, and car ports.

- (A) Covered car ports
- (B) Pond
- (C) Dog park (to be designed)
- (D) Park amenities (see p. 14 for details)
- (E) Pocket park



Perspective view of The Flats and carports (foreground)





Conceptual front elevation of The Flats



Conceptual side elevation of The Flats



Conceptual rear elevation of the proposed covered car ports



Conceptual front elevation of the proposed covered car ports



Conceptual side elevation of the proposed covered car ports

The James River Retail section is located across Capital Park Dr. from The Shoppes and Condos Over Shoppes, and will connect to the existing parking lot and vehicular circulation. As part of the front commercial area of Manakin Towne, this parcel will continue the architectural theme of The Shoppes, but in a one-story, lower-profile building.

- Ⓐ Connection to existing parking lot and vehicular circulation



James River Retail front elevation







## Architecture



Architectural Review Committee	46
Architectural Style	47
Materials Palette	49
Architectural Elements	50

### Architectural Review Committee

The intent of these Design Guidelines is to establish a set of quality standards, aesthetic precedents, and functional requirements to be enforced within the built environment and open exterior spaces throughout Manakin Towne. The Architectural Review Committee (ARC), a group to be established by the developer, will evaluate all proposed designs and direct the future growth and development of the site using these principles. The ARC is simply an internal review board; Goochland County approval is required on all plans and submissions. Regional building forms, traditional construction techniques and conventional materials have been used to formulate the core design concepts, massing, scale and architectural language depicted in this document. These Design Guidelines are to be considered part of the zoning for Manakin Towne.

Manakin Towne is comprised of five areas of mixed-use development: The Shoppes & Condos Over Shoppes, The Offices, The Flats, Manakin

Row, and The Townes. Each of these areas represents a distinct neighborhood within the Manakin Towne master plan, yet a cohesive architectural language shall exist throughout the development. Having little comparable built context in the immediate vicinity from which to establish an architectural language or standard, the depictions shown within this design manual are intended to direct and guide architects, designers, builders and owners in the creation of an environment that maintains consistent quality and building compatibility. To this end, owners and design professionals are encouraged to pursue innovative architectural solutions that are consistent with the guidelines provided herein.

Open exterior spaces are designed to provide a variety of social, interactive and recreational opportunities for residents, customers and visitors. The streetscapes are a vital part of the overall network of pedestrian space throughout the community. Any business owner or

resident shall adhere to the design concepts represented in this book when developing an outdoor space shared visually or physically by the public. Examples of hardscaping, landscaping, lighting, signage and furniture are shown conceptually within the Design Guidelines for reference. Proposed exterior and landscape designs shall be provided to the ARC and Goochland County for approval.

Submissions to be sent to Scott Gaeser ([scott@tandcva.com](mailto:scott@tandcva.com)).



# Architecture

## Architectural Style

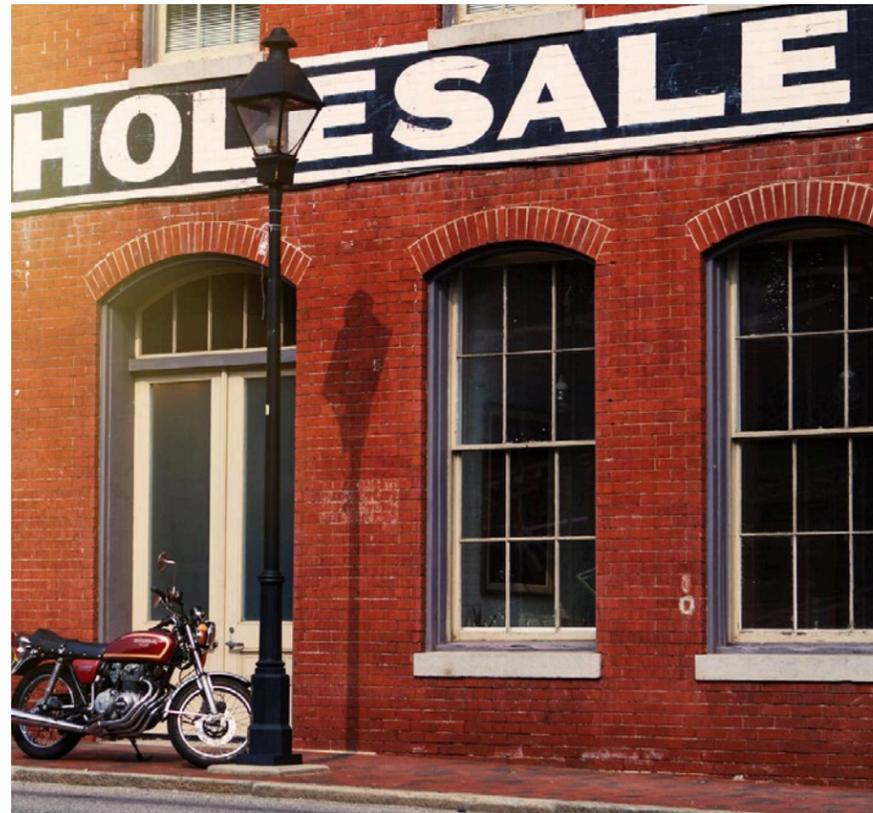
The Development Standards for Centerville Village Overlay District were consulted and modified to create the following architectural guidelines for Manakin Towne. The images in this section are intended to provide a visual representation of the architectural character of the development.

(e) Architectural standards.

(i) General building style.

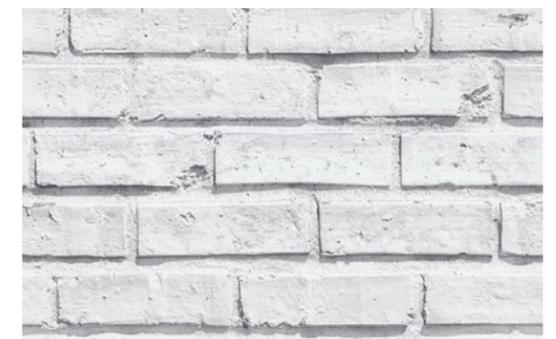
(2) Building design shall incorporate features found in the following zones of the Richmond metro area, including but not limited to Monument Avenue, the Fan & Museum Districts, Scott's Addition, Carytown, and Manchester. Architectural forms drawing on the rural vernacular of areas such as Hanover, Goochland, and Powhatan are also appropriate. Architectural elements of note include building heights that relate to a human / pedestrian scale, glazing types that vary between commercial to residential uses, and porches with columns and railings.

(v) Roof treatment. Designs with flat or minimally sloped roof configurations, bordered by parapets, are preferred. Roof forms with a gable configuration will be considered but shall incorporate various pitches and/or dormer windows to break up large expanses of roof material. Roof-top equipment shall be screened regardless of roof shape or configuration.

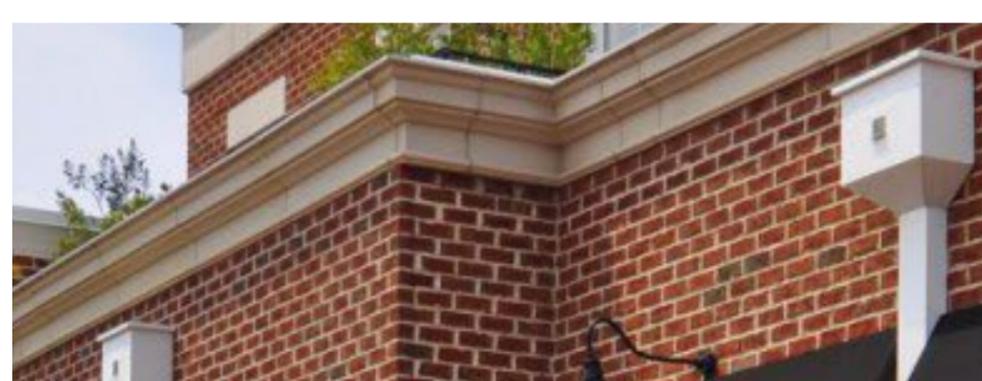


Exterior materials:

	Allowed
<b>Cladding – Main Facade</b>	<p>Modular Brick (factory standard colors or painted (in approved neutral color))</p> <p>Glazing (storefront systems, steel units, aluminum-clad wood or fiberglass windows)</p>
<b>Cladding – Accent Materials (20% or less of overall elevation)</b>	<p>Pre-cast concrete or stone panels/lintels/sills</p> <p>Stone veneers (natural or cultured)</p> <p>EIFS (with minimal texture, painted in approved neutral color(s))</p>
<b>Roofing</b>	<p>Metal (standing- or flat-seamed panels, dark colors)</p> <p>EPDM (membrane roofing for flat/low-sloped applications in dark color(s), must be concealed with parapets)</p> <p>Slate, Faux Slate</p>
<b>Accessories &amp; Trim</b>	<p>Metal (miscellaneous flashings/coping/trim to be copper or pre-finished/painted in dark neutral color(s) to complement surrounding materials)</p> <p>Gutters &amp; downspouts (half-round gutters or box gutters with coordinating downspouts, to be copper or pre-finished/painted in dark neutral color(s))</p> <p>Trim (fiber-cement or PVC, painted in approved neutral color)</p>



Alternate materials require approval by the ARC, and will be considered on a case-by-case basis.



# Architecture

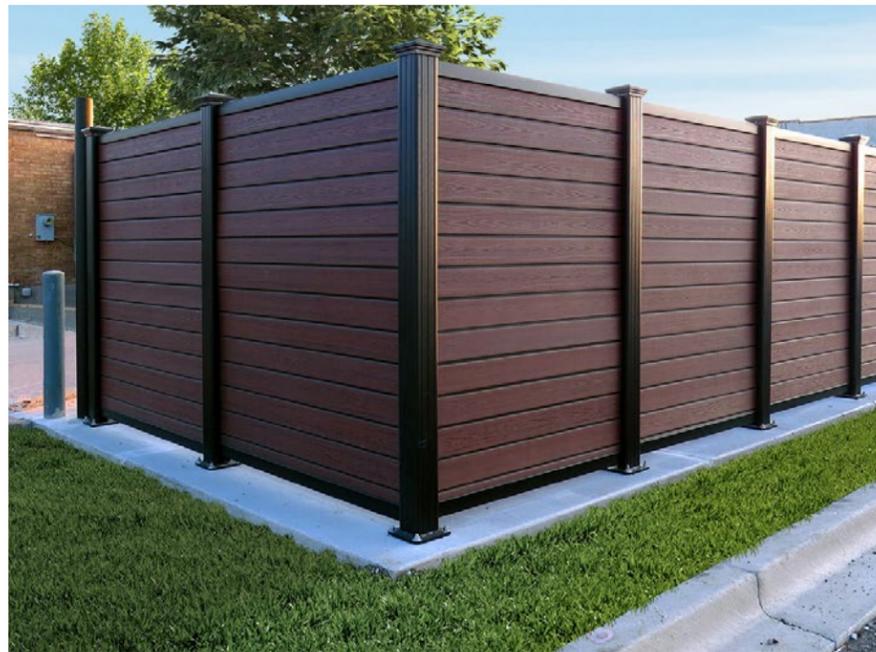
## Architectural Elements

**Height Restrictions:** The MPUD Zoning District of Goochland County establishes a 45-foot height limitation. The Townes units shall be max. +/- 37'-4". Manakin Row will be max. +/- 36'-4". The Flats shall be max. +/- 38'-8". The car ports shall be max. +/- 16'-0". The Shoppes shall be max. +/- 30'-8". The Offices shall be max. +/- 37'-10".

**Exterior Building Facades:** All surfaces of the building exterior shall be clad with exterior-grade finish materials. Secondary elevations shall be designed / detailed similarly to the primary / front elevation and constructed with compatible materials of equivalent quality.

**Openings in Building Facades:** Exterior openings in on all façades positioned within the main cladding material shall be of a singular or "punched" nature. Continuous / ribbon windows or linear / strips of glazing will not be permitted without prior approval of the Architectural Review Committee.

**Roof Lines and Configurations:** Allowable roof configurations include flat, low-slope or gable shapes (converging at a ridge or peak). Flat and low-sloped configurations shall be screened from ground level view by a continuous parapet.



**Roof-Mounted Equipment:** Rooftop equipment, including but not limited to mechanical units, ventilation heads, ducts, supporting structures, shall be screened in a manner which is consistent with the adjoining building's architectural style. Screening shall be constructed with comparable materials and quality. Height, translucency and design of screening shall be configured to prevent objectionable views from ground level.

**Accessory Buildings:** Buildings or structures supportive of a primary building, whether attached or detached, shall be compatible and consistent in material, quality and design of the main buildings they serve. Pre-engineered buildings that use exterior metal panels to enclose interior space are not allowed. Pre-engineered solutions are only to be used as a concealed structural element of the design.

**Sound Suppression:** All buildings shall be designed with sound suppression measures.



**Service & Storage Areas:** Service areas, loading docks, dumpsters, trash receptacles, etc. shall be concealed from public view with built enclosures or screening. Enclosure or screening materials shall be of compatible finish and equal quality to the primary building material(s). Service and storage areas shall be located to minimize visibility from the building front, main highways and adjacent sites.



- dumpster location
- truck loading area



## Landscape

-----

Overview	52	Typical Landscape Plans	59
Plant List	53	Entrance Landscape Plan	64
Buffers	54	Maintenance	65
<i>Entrance Buffer</i>	54	Plant Palette	66
<i>Perimeter Buffer</i>	55		
Streetscapes	57		
Parking Lots	58		

# Landscape/Buffers

## Overview



Manakin Towne will have quality landscape areas throughout the development. The following guidelines will help maintain a cohesive character throughout the site. The following pages contain landscape fundamentals, plant palette, streetscape buffer requirements, streetscapes, maintenance notes, and typical landscape plans.

Key landscape areas:

- (A) Entrance buffer
- (B) Street trees
- (C) Towne Square
- (D) Open space
- (E) Perimeter buffer (to be provided where necessary to supplement existing vegetation)
- (F) Tree Save

### Large Trees

#### a. Deciduous:

Red Maple ( <i>Acer rubrum</i> )	Nuttall Oak ( <i>Quercus nuttalli</i> )
Sugar Maple ( <i>Acer saccharum</i> )	Northern Red Oak ( <i>Quercus rubra</i> )
European Hornbeam ( <i>Carpinus betulus</i> )	Willow Oak ( <i>Quercus phellos</i> )
American Hornbeam ( <i>Carpinus caroliniana</i> )	Bald Cypress ( <i>Taxodium distichum</i> )
American Beech ( <i>Fagus grandifolia</i> )	American Linden ( <i>Tilia americana</i> )
Sweetgum ( <i>Liquidambar styraciflua</i> ) (fruitless)	American Elm ( <i>Ulmus americana</i> , DED-resistant)
Tulip Poplar ( <i>Liriodendron tulipifera</i> )	Lacebark Elm ( <i>Ulmus parvifolia</i> )
Black Gum ( <i>Nyssa sylvatica</i> )	Zelkova ( <i>Zelkova serrata</i> )
American Hophornbeam ( <i>Ostrya virginiana</i> )	
Pin Oak ( <i>Quercus palustris</i> )	
Scarlet Oak ( <i>Quercus coccinea</i> )	

#### b. Evergreen:

Hinoki Falsecypress ( <i>Chamaecyparis obtuse</i> )	Austrian Pine ( <i>Pinus nigra</i> )
Japanese Falsecypress ( <i>Chamaecyparis pisifera</i> )	White Pine ( <i>Pinus strobus</i> )
Japanese Cedar ( <i>Cryptomeria japonica</i> )	Scotch Pine ( <i>Pinus sylvestris</i> )
Southern Magnolia ( <i>Magnolia grandiflora</i> )	Loblolly Pine ( <i>Pinus taeda</i> )
Norway Spruce ( <i>Picea abies</i> )	Japanese Black Pine ( <i>Pinus thunbergii</i> )
Colorado Spruce ( <i>Picea pungens</i> )	Canadian Hemlock ( <i>Tsuga canadensis</i> )
Bristlecone Pine ( <i>Pinus aristata</i> )	Carolina Hemlock ( <i>Tsuga caroliniana</i> )
Lacebark Pine ( <i>Pinus bungeana</i> )	Leyland Cypress (X <i>Cupressocyparis leylandii</i> )
Shortleaf Pine ( <i>Pinus echinata</i> )	

### Small/Medium Trees

#### a. Deciduous:

Trident Maple ( <i>Acer buergerianum</i> )	Carolina Silverbell ( <i>Halesia caroliniana</i> )
Buckeye ( <i>Aesculus pavia</i> and <i>A. parviflora</i> )	Witch Hazel ( <i>Hamamelis x intermedia</i> )
Serviceberry ( <i>Amelanchier x grandiflora</i> )	Golden Rain Tree ( <i>Koelreuteria paniculata</i> )
Birches ( <i>Betula lenta</i> , <i>Betula nigra</i> )	Crape Myrtle ( <i>Lagerstroemia</i> sp.)
Eastern Redbud ( <i>Cercis canadensis</i> )	Saucer Magnolia ( <i>Magnolia soulangiana</i> )
Fringetree ( <i>Chionanthus virginicus</i> )	Star Magnolia ( <i>Magnolia stellata</i> )
Yellowwood ( <i>Cladrastis kentukea</i> )	Sweetbay Magnolia ( <i>Magnolia virginiana</i> )
Dogwood ( <i>Cornus</i> sp.)	Sourwood ( <i>Oxydendrum arboreum</i> )
Hawthorn ( <i>Crataegus viridis</i> )	Flowering Cherry ( <i>Prunus</i> sp.)
American Beech ( <i>Fagus grandifolia</i> )	English Oak ( <i>Quercus robur</i> 'Fastigiata')
European Beech ( <i>Fagus sylvatica</i> )	Staghorn Sumac ( <i>Rhus typhina</i> )
Ginkgo ( <i>Ginkgo biloba</i> )	Willow ( <i>Salix</i> sp.)
Kentucky Coffeetree ( <i>Gymnocladus dioicus</i> )	Japanese Snowball ( <i>Styrax japonicum</i> )

#### b. Evergreen:

Arizona Cypress ( <i>Cupressus arizonica</i> )	Dwarf Magnolia ( <i>Magnolia grandiflora</i> )
American Holly ( <i>Ilex opaca</i> )	Virginia Pine ( <i>Pinus virginiana</i> )
Foster Holly ( <i>Ilex x attenuata</i> 'Fosteri')	White Cedar ( <i>Thuja occidentalis</i> )
Nellie R. Stevens Holly ( <i>Ilex x</i> 'Nellie R. Stevens')	Arborvitae ( <i>Thuja orientalis</i> )
Chinese Juniper ( <i>Juniperus chinensis</i> )	
Eastern Redcedar ( <i>Juniperus virginiana</i> )	

Other native and/or regionally-adapted plant materials are encouraged, and shall be submitted to the Association for approval using the Approved Plant List on this page as their guide.

### Street Trees

European Hornbeam ( <i>Carpinus betulus</i> )	Zelkova ( <i>Zelkova serrata</i> )
American Hophornbeam ( <i>Ostrya virginiana</i> )	
Scarlet Oak ( <i>Quercus coccinea</i> )	
Pin Oak ( <i>Quercus palustris</i> )	
American Linden ( <i>Tilia americana</i> )	
American Elm ( <i>Ulmus americana</i> (DED-resistant))	
Lacebark Elm ( <i>Ulmus parvifolia</i> )	

### Large Shrubs

#### a. Deciduous:

Chokeberry ( <i>Aronia</i> sp.)	Winterberry Holly ( <i>Ilex verticillata</i> )
Deciduous azaleas ( <i>Azalea</i> sp. (deciduous))	Virginia Sweetspire ( <i>Itea virginica</i> )
Butterfly Bush ( <i>Buddleja davidii</i> )	Japanese Rose ( <i>Kerria japonica</i> )
Beautyberry ( <i>Callicarpa americana</i> )	Beauty Bush ( <i>Kolkwitzia amabilis</i> )
Sweetshrub ( <i>Calycanthus floridus</i> )	Mock Orange ( <i>Philadelphus</i> sp.)
Button Bush ( <i>Cephalanthus occidentalis</i> )	Ninebark ( <i>Physocarpus opulifoliosus</i> )
Flowering Quince ( <i>Chaenomeles japonica</i> )	Elderberry ( <i>Sambucus</i> sp.)
Summersweet ( <i>Clethra alnifolia</i> )	Lilac ( <i>Syringa</i> sp.)
Redtwig Dogwood ( <i>Cornus sericea</i> )	Blueberry ( <i>Vaccinium</i> sp.)
Smokebush ( <i>Cotinus coggygria</i> )	Cranberrybush Viburnum ( <i>Viburnum trilobum</i> )
Forsythia ( <i>Forsythia</i> sp.)	Winterthur Viburnum ( <i>Viburnum nudum</i> )
Rose of Sharon ( <i>Hibiscus syriacus</i> )	Weigela ( <i>Weigela</i> sp.)
Oakleaf Hydrangea ( <i>Hydrangea quercifolia</i> )	

#### b. Evergreen:

Boxwood ( <i>Buxus</i> sp.)	Leatherleaf ( <i>Mahonia</i> sp.)
Camellia ( <i>Camellia</i> sp.)	Wax Myrtle ( <i>Myrica cerifera</i> )
Plum Yew ( <i>Cephalotaxus</i> sp.)	False Holly ( <i>Osmanthus heterophyllus</i> )
Euonymus ( <i>Euonymus</i> sp.)	Photinia ( <i>Photinia x fraseri</i> )
English holly ( <i>Ilex aquifolium</i> )	Lily of the Valley ( <i>Pieris japonica</i> )
Oak Leaf Red Holly ( <i>Ilex x</i> 'Conaf')	Cherry Laurel ( <i>Prunus laurocerasus</i> )
Inkberry Holly ( <i>Ilex glabra</i> )	Pyracantha ( <i>Pyracantha</i> sp.)
Yaupon Holly ( <i>Ilex vomitoria</i> )	Indian Hawthorn ( <i>Rhaphiolepis</i> sp.)
Mountain Laurel ( <i>Kalmia latifolia</i> )	Rhododendron/Azalea ( <i>Rhododendron</i> sp.)
Waxleaf Privet ( <i>Ligustrum</i> sp.)	Yew ( <i>Taxus</i> sp.)
Fringe Flower ( <i>Loropetalum</i> sp.)	Viburnum ( <i>Viburnum</i> sp.)

### Small/Medium Shrubs

#### a. Deciduous:

Barberry ( <i>Berberis</i> sp.)	Bigleaf Hydrangea ( <i>Hydrangea macrophylla</i> )
Bluebeard ( <i>Caryopteris</i> sp.)	Panicle Hydrangea ( <i>Hydrangea paniculata</i> )
Daphne ( <i>Daphne</i> sp.)	Cinquefoil ( <i>Potentilla</i> sp.)
Chinese Snow Flower ( <i>Deutzia</i> sp.)	Rose ( <i>Rosa</i> sp.)
Pearlbush ( <i>Exochorda</i> sp.)	Spirea ( <i>Spiraea</i> sp.)
Fothergilla ( <i>Fothergilla major</i> )	Snowberry ( <i>Symphoricarpos</i> sp.)
Smooth Hydrangea ( <i>Hydrangea arborescens</i> )	

#### b. Evergreen:

Aucuba ( <i>Aucuba</i> sp.)	Gardenia ( <i>Gardenia</i> sp.)
Chinese Abelia ( <i>Abelia</i> sp.)	Cornuta Holly ( <i>Ilex cornuta</i> )
Cotoneaster ( <i>Cotoneaster</i> sp.)	Japanese Holly ( <i>Ilex crenata</i> )
Distylium ( <i>Distylium</i> sp.)	Sweet Box ( <i>Sarcococca hookeriana</i> var. <i>humilis</i> )

### Groundcovers

Carpet Bugle ( <i>Ajuga</i> sp.)	Pachysandra ( <i>Pachysandra</i> sp.)
Fragrant Sumac ( <i>Rhus aromatica</i> 'Gro-Low')	Deadnettle ( <i>Lamium</i> sp.)
St. John's Wort ( <i>Hypericum</i> sp.)	Sedum ( <i>Sedum</i> sp.)
Winter Jasmine ( <i>Ujasminum nudiflorum</i> )	Creeping Thyme ( <i>Thymus</i> sp.)
Lilyturf ( <i>Liriope</i> sp.)	Periwinkle ( <i>Vinca minor</i> )
Mondo Grass ( <i>Ophiopogon</i> sp.)	

### Ornamental Grasses

Feather Reed Grass ( <i>Calamagrostis</i> sp.)	Maiden Grass ( <i>Miscanthus</i> sp.)
Sedge ( <i>Carex</i> sp.)	Pink Muhly Grass ( <i>Muhlenbergia capillaris</i> )
Northern Sea Oat Grass ( <i>Chasmanthium</i> sp.)	Deer Grass ( <i>Muhlenbergia rigens</i> )
Tufted Hair Grass ( <i>Deschampsia</i> sp.)	Switchgrass ( <i>Panicum virgatum</i> )
Lovegrass ( <i>Eragrostis</i> sp.)	Fountain Grass ( <i>Pennisetum alopecuroides</i> )
Blue Fescue ( <i>Festuca glauca</i> )	Oriental Fountain Grass ( <i>Pennisetum orientale</i> )
Japanese Forest Grass ( <i>Hakonechloa macra</i> )	Prairie Dropseed ( <i>Sporobolus</i> sp.)
Blue Oat Grass ( <i>Helictotrichon sempervirens</i> )	

### Perennials

Acanthus ( <i>Acanthus</i> sp.)	Daylily ( <i>Heemerocallis</i> sp.)
Yarrow ( <i>Achillea</i> sp.)	Coral Bells ( <i>Heuchera</i> sp.)
Snakeroot ( <i>Actaea</i> sp.)	Hosta ( <i>Hosta</i> sp.)
Hyssop ( <i>Agastache</i> sp.)	Iris ( <i>Iris</i> sp.)
Lady's Mantle ( <i>Alchemilla mollis</i> )	Soft Rush ( <i>Juncus effusus</i> )
Japanese Anemone ( <i>Anemone</i> sp.)	Red Hot Poker ( <i>Kniphofia</i> sp.)
Artemisia ( <i>Artemisia</i> sp.)	Lavandula ( <i>Lavandula</i> sp.)
Milkweed ( <i>Asclepias</i> sp.)	Shasta Daisy ( <i>Leucanthemum</i> sp.)
Aster ( <i>Aster novae-angliae</i> , <i>A. novi-belgii</i> )	Blazing Star ( <i>Liatris spicata</i> )
Astilbe ( <i>Astilbe</i> sp.)	Cardinal Flower ( <i>Lobelia cardinalis</i> )
False Indigo ( <i>Baptisia</i> sp.)	Bee Balm ( <i>Monarda</i> sp.)
Beesia ( <i>Beesia</i> sp.)	Catmint ( <i>Nepeta</i> sp.)
Bergenia ( <i>Bergenia</i> sp.)	Cinnamon Fern ( <i>Osmunda cinnamomea</i> )
False Aster ( <i>Boltonia</i> sp.)	Peony ( <i>Paeonia</i> sp.)
Bugloss ( <i>Brunnera</i> sp.)	Penstemon ( <i>Penstemon</i> sp.)
Heather ( <i>Calluna vulgaris</i> )	Russian Sage ( <i>Perovskia</i> sp.)
Bellflower ( <i>Campanula</i> sp.)	Phlox ( <i>Phlox</i> sp.)
Tickseed ( <i>Coreopsis</i> sp.)	Rodgersia ( <i>Rodgersia</i> sp.)
Pinks ( <i>Dianthus</i> sp.)	Black-Eyed Susan ( <i>Rudbeckia</i> sp.)
Coneflower ( <i>Echinacea</i> sp.)	Sage ( <i>Salvia</i> sp.)
Bishop's Weed ( <i>Epimedium</i> sp.)	Goldenrod ( <i>Solidago</i> sp.)
Spurge ( <i>Euphorbia</i> sp.)	Lamb's Ear ( <i>Stachys</i> sp.)
Gaura ( <i>Gaura</i> sp.)	Foam Flower ( <i>Tiarella</i> sp.)
Cranesbill ( <i>Geranium</i> sp.)	Verbena ( <i>Verbena</i> sp.)
Swamp sunflower ( <i>Helianthus angustifolius</i> )	Speedwell ( <i>Veronica</i> sp.)
Sneezeweed ( <i>Helenium</i> sp.)	
Lenten Rose ( <i>Hellebore</i> sp.)	

# Landscape/Buffers

## Entrance Buffer

**Entrance Buffer:** The purpose of Goochland County's Centerville Village Overlay District is to "encourage quality development that will stabilize and improve property values; protect and enhance the county's attractiveness for future growth; enhance the economic benefits accruing from growth and stimulate complementary development that respects architectural and landscape features that are important in the area." The Centerville Village Overlay District outlines the following guidelines that apply to Manakin Towne along Broadstreet Road:

1. Boundaries of the overlay district comprise the parcels along Broadstreet Road extending from the Henrico County line west to a point 1500 feet west of the Manakin Road intersection with Route 250.
2. The corridor is 1,000 feet wide, 500 feet from the centerline of Route 250 on both north and south sides of the road.
3. Streetscape buffers with a minimum width of thirty-five (35) feet are required for all new development beginning at the private property line and extending into the property, and shall contain the following:

- One (1) tree of minimum 2 1/2-inch caliper per 1000 square feet and one (1) shrub (18-24 inches) per 75 square feet. The buffer must be mulched or sodded.
- Vegetation at full growth should not interfere with overhead or underground utility lines; and shall not disrupt sight distances as determined by VDOT.
- Buffers may include sidewalks, utility easement, signs, and certain stormwater for best management structures that encourage infiltration.

See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements; additional landscaping may be used.

### 1 Large Trees (options)

Red Maple ( <i>Acer rubrum</i> )	Nuttall Oak ( <i>Quercus nuttalli</i> )	Zelkova ( <i>Zelkova serrata</i> )
Sugar Maple ( <i>Acer saccharum</i> )	Pin Oak ( <i>Quercus palustris</i> )	(see page 53 for additional options)

### 2 Small Trees (options)

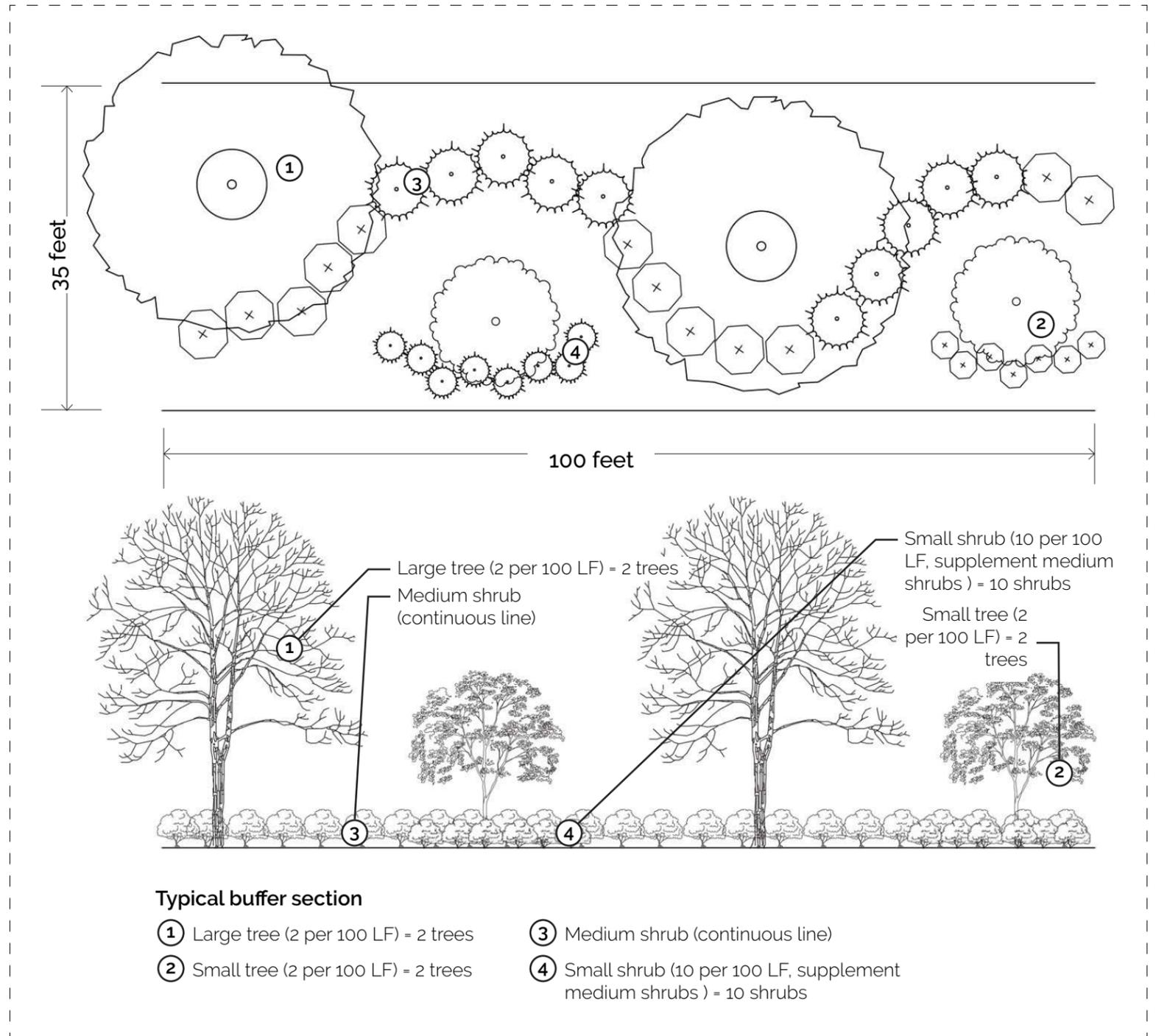
Serviceberry ( <i>Amelanchier x grandiflora</i> )	Dogwood ( <i>Cornus sp.</i> )	(see page 53 for additional options)
Eastern Redbud ( <i>Cercis canadensis</i> )	Hawthorn ( <i>Crataegus viridis</i> )	

### 3 Medium Shrubs (options)

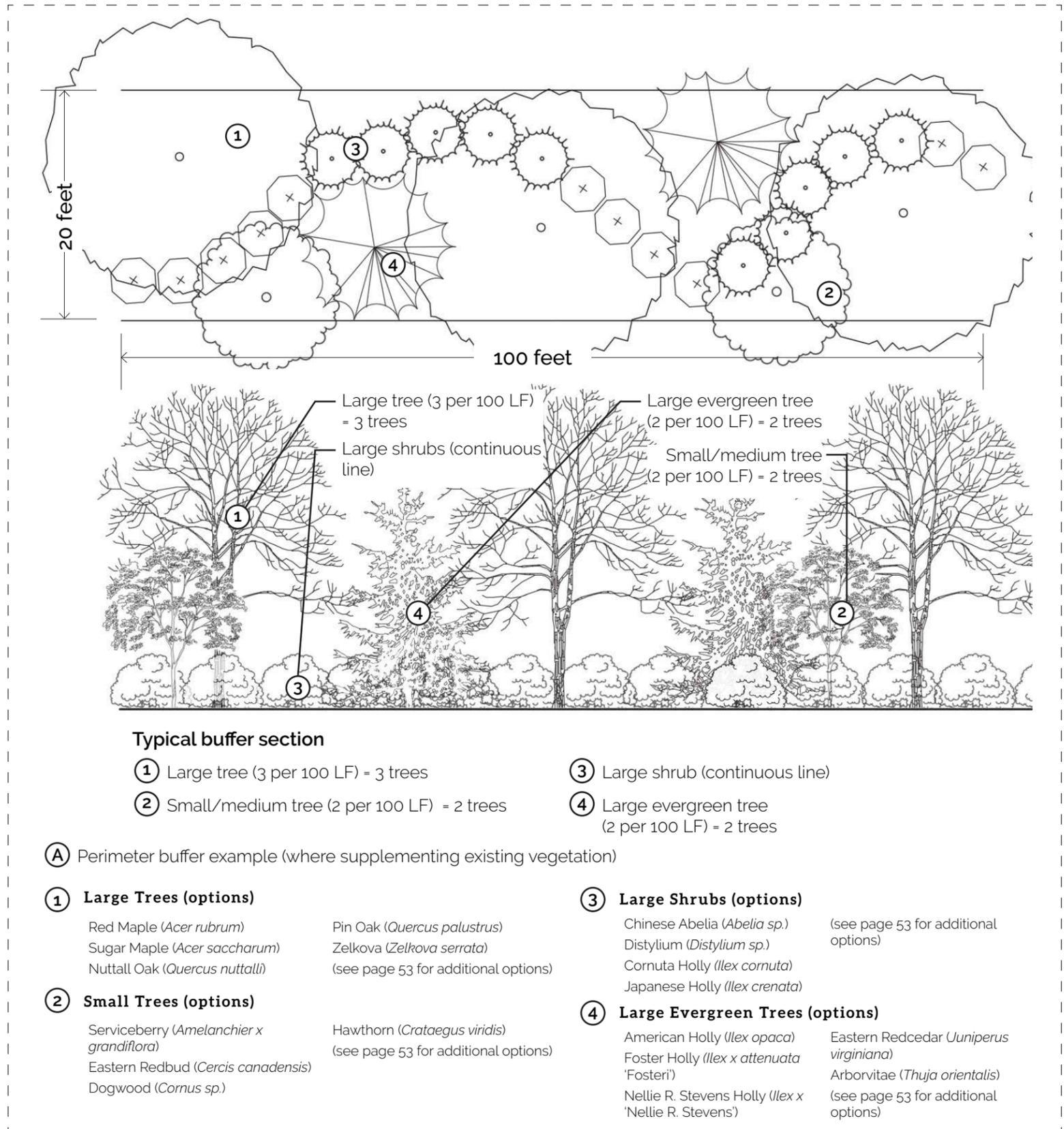
Chinese Abelia ( <i>Abelia sp.</i> )	Cornuta Holly ( <i>Ilex cornuta</i> )	(see page 53 for additional options)
Distylium ( <i>Distylium sp.</i> )	Japanese Holly ( <i>Ilex crenata</i> )	

### 4 Small Shrubs (options)

Bigleaf Hydrangea ( <i>Hydrangea macrophylla</i> )	Rose ( <i>Rosa sp.</i> )	(see page 53 for additional options)
	Spirea ( <i>Spiraea sp.</i> )	



**Perimeter buffers:** In addition to providing for natural screening, a buffer may also be used for a number of purposes including a trail system, sidewalk, drainage facility, access point to the parcel and utility easements. A buffer may also be included within setbacks abutting adjacent parcels, between internal neighborhoods or uses, or in common areas. Buffers shall be left in a natural state when possible or supplemented with additional planting and/or berms where necessary to provide adequate screening or landscaped transition between land uses. When supplemental landscaping and/or berms are proposed, landscape plans shall be submitted and approved in conjunction with final plan approval for abutting development sites. Where the placement of utility easements within such buffer areas results in the inability of the Owner to provide adequate screening within such buffer area, additional plantings shall be provided adjacent to such buffer area to provide appropriate screening for the uses on the adjacent parcels. Additionally, the car ports have been designed to help screen views from adjacent properties.



① Perimeter buffer

# Landscape/Buffers

## Buffers

**Natural areas tree preservation protection:** To the greatest extent possible, the preservation of existing trees and vegetation in buffers and other natural areas is encouraged in order to achieve the broader goals of site aesthetics, tree canopy coverage, and water quality measures. In addition to protecting existing vegetation during construction, trees on the perimeter of developed areas and within developed areas will require post-construction care to compensate for changes to their environment.

**Lake/BMP Plantings:** Although the BMP's will serve the functional purpose of treating the runoff from the site, they will also serve as an amenity for residents. They will be landscaped with native and regionally-adapted water-tolerant and aquatic plants and shrubs, and boulders will be added to the edge for a natural feel.



A Lake/BMP plantings (examples)

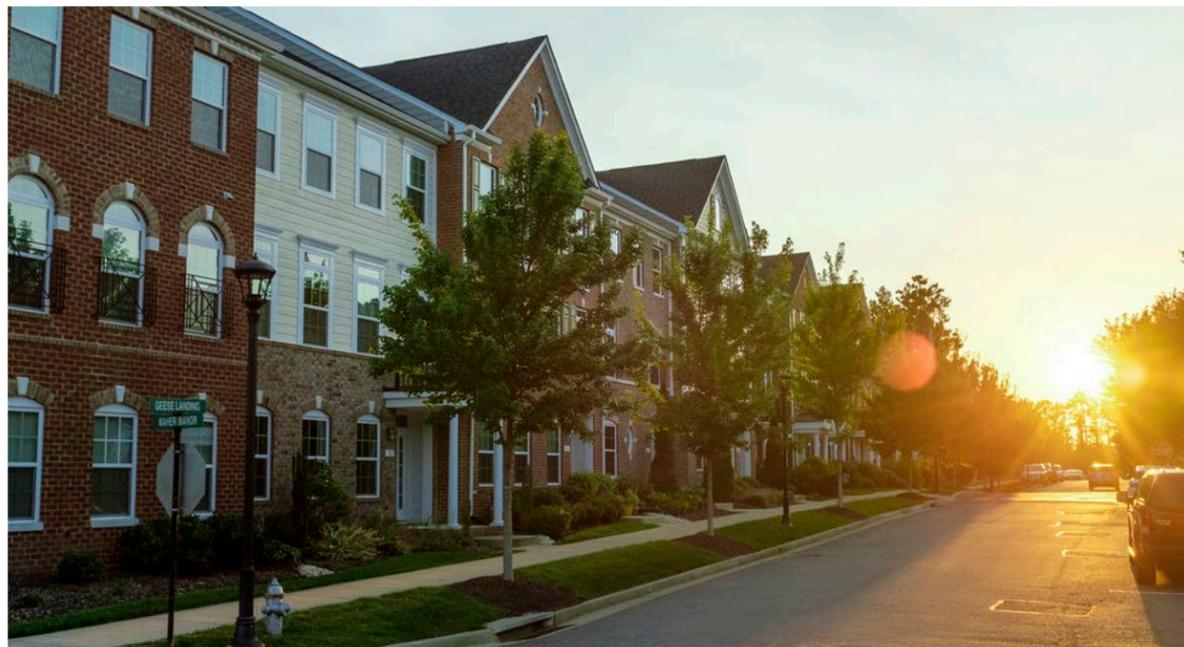
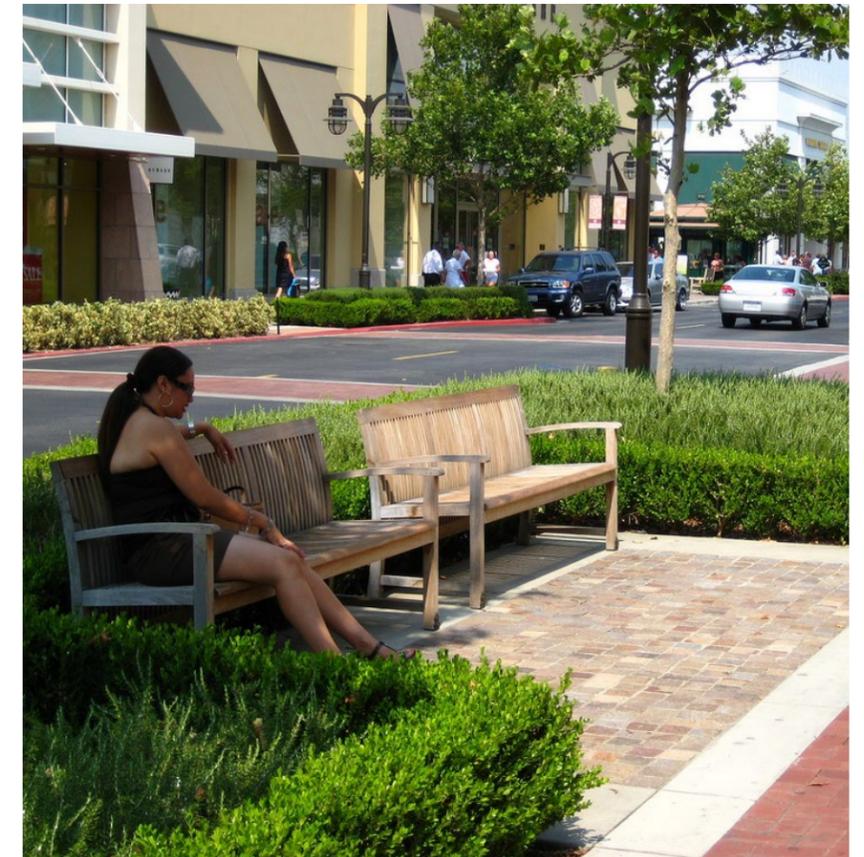


A Lake/BMP plantings

**Internal streetscape standards:** The purpose of establishing a consistent streetscape is to define the road edge, add character to the individual properties, and to create a quality image for Manakin Towne. Installation of the streetscape will be a shared responsibility of the Developer and each lot owner; and the responsibilities of each will be outlined by separate agreement as part of the lot purchase agreement.

The following guidelines for streetscape improvements along the entrance road and internal connector road include:

1. A uniform spacing of street trees placed at 40 feet on-center (with some adjustments expected based on existing and proposed conditions such as drop inlets, underground utilities, pedestrian lights, signage, and driveway entrances/curb cuts.).
2. Primary streetscape elements consisting of street trees, pedestrian lights, and sidewalk.
3. Arrangement of such elements dependent on orientation of the building(s) on each lot. For example, the entrance street should express an urban character as shown while the internal connector may adopt a less urban character by placing a grass strip with street trees adjacent to the curb line and the sidewalk toward the building.
4. Trees located in parking lots or within 10 feet of pedestrian walks or trails shall be branched at a minimum height of seven (7) feet at the time of installation. Existing retained trees in these areas shall be pruned to this height.
5. The width of the travel lanes is governed by VDOT standards.
6. Where space allows, tree wells and landscape areas along streets shall be planted with low shrubs, evergreen groundcover, and/or ornamental grasses, etc.

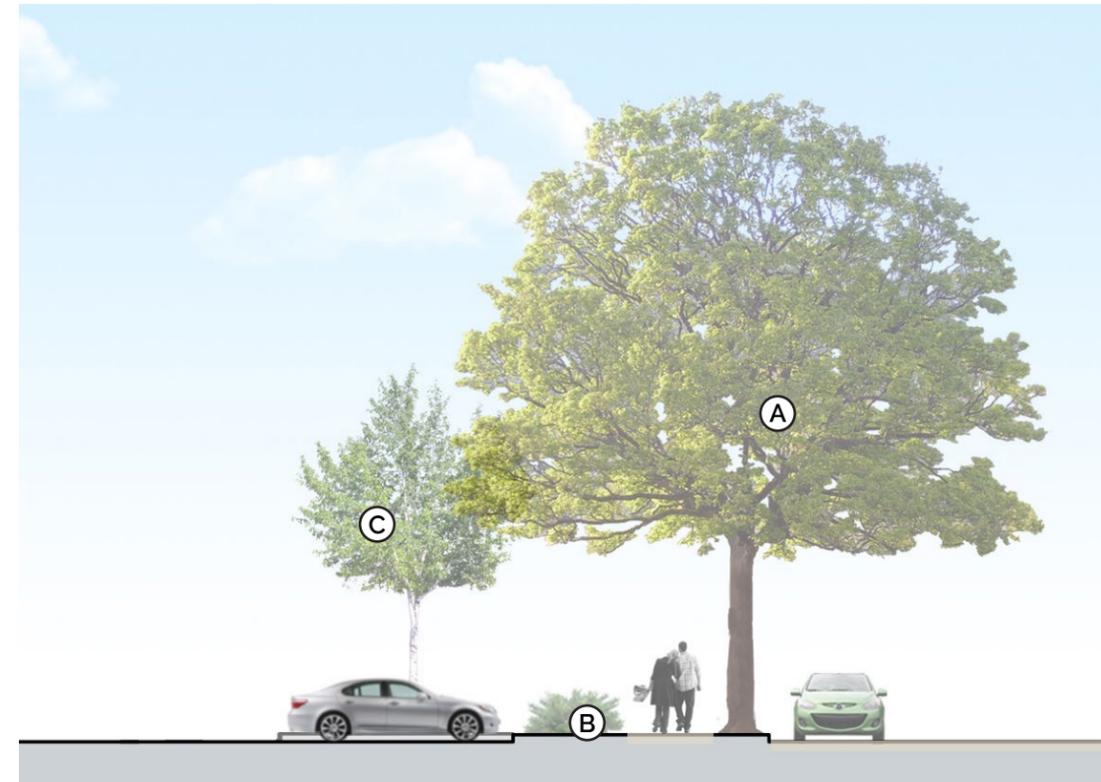


# Landscape/Buffers

## Parking Lots

**Parking Lot Landscaping:** Parking lot landscaping should help screen the parking areas from the roadways, help break up large expanses of parking, and provide shade for the parking lots. A low evergreen hedge will be provided around parking lots along main roadways, and in perimeter landscape areas (maintained at a maximum height of 3 feet). To help ensure better future tree health, trees in landscape islands will be sized appropriately for the size of the landscape island; larger canopy trees will be planted in large landscape islands, small trees will be planted in smaller landscape islands. Landscape islands shall be planted with low shrubs, evergreen groundcover, seasonal color, and/or ornamental grasses, etc.

See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements; additional landscaping may be used.



- (A) Large street tree (typ.) (See page 57 for street tree details)
- (B) Evergreen shrubs around parking lot (typ.) (continuous line around parking lot perimeter)
- (C) Small or large tree in landscape island (typ.)

### (A) Large Street Trees (options)

European Hornbeam ( <i>Carpinus betulus</i> )	Pin Oak ( <i>Quercus palustris</i> )	Lacebark Elm ( <i>Ulmus parvifolia</i> )
American Hophornbeam ( <i>Ostrya virginiana</i> )	American Linden ( <i>Tilia americana</i> )	Zelkova ( <i>Zelkova serrata</i> )
Scarlet Oak ( <i>Quercus coccinea</i> )	American Elm ( <i>Ulmus americana</i> (DED-resistant))	(see page 53 for additional options)

### (B) Evergreen Shrubs (options)

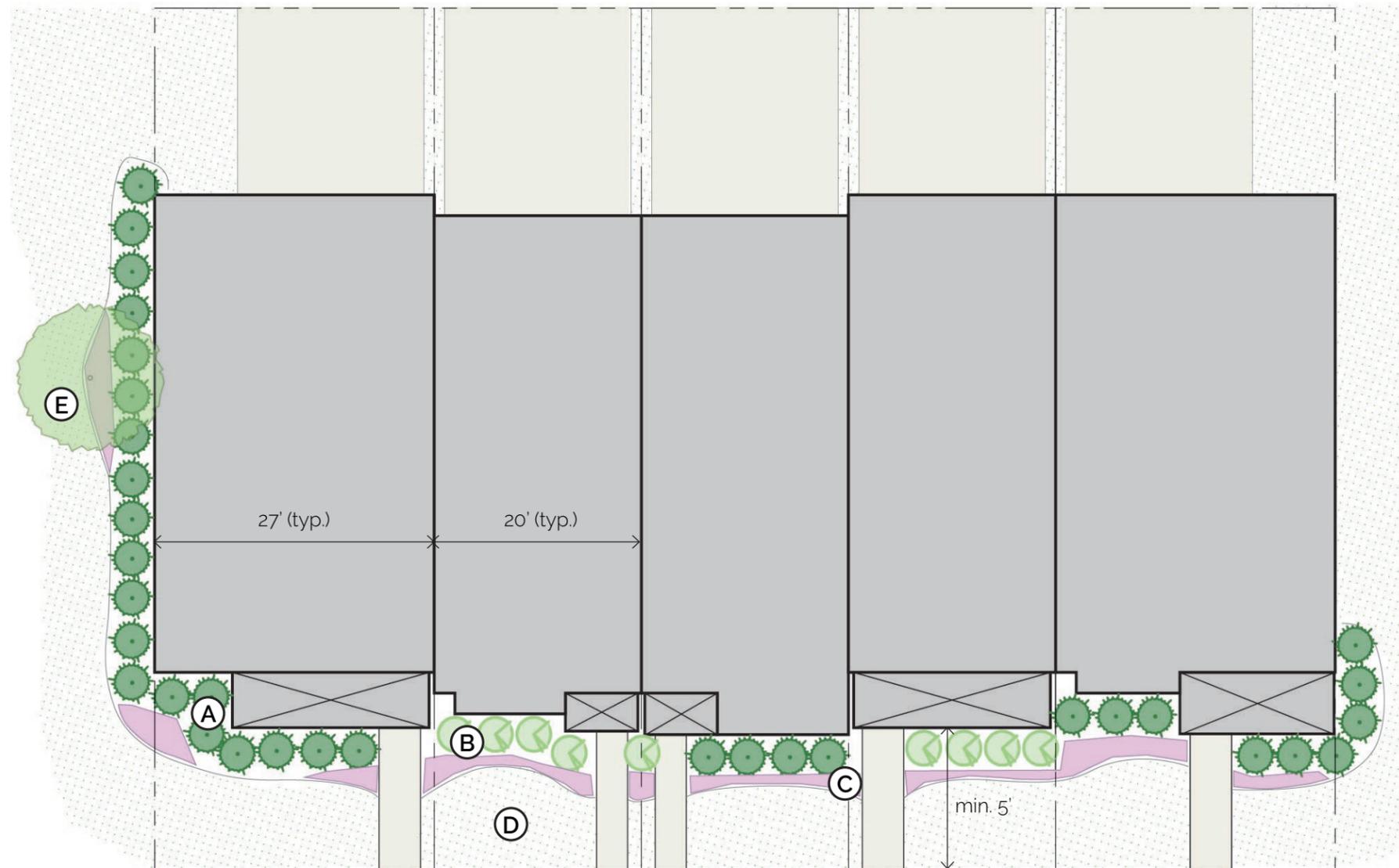
Boxwood ( <i>Buxus sp.</i> )	Cornuta Holly ( <i>Ilex cornuta</i> )	(see page 53 for additional options)
Chinese Abelia ( <i>Abelia sp.</i> )	Japanese Holly ( <i>Ilex crenata</i> )	
Distylium ( <i>Distylium sp.</i> )	Inkberry Holly ( <i>Ilex glabra</i> )	

### (C) Small or Large Trees in Landscape Island (options)

Trident Maple ( <i>Acer buergerianum</i> )	Ginkgo ( <i>Ginkgo biloba</i> )	American Hophornbeam ( <i>Ostrya virginiana</i> )
Red Maple ( <i>Acer rubrum</i> )	Crape Myrtle ( <i>Lagerstroemia sp.</i> )	English Oak ( <i>Quercus robur</i> 'Fastigiata')
Sugar Maple ( <i>Acer saccharum</i> )	Sweetgum ( <i>Liquidambar styraciflua</i> ) (fruitless)	Lacebark Elm ( <i>Ulmus parvifolia</i> )
Serviceberry ( <i>Amelanchier x grandiflora</i> )	Sweetbay Magnolia ( <i>Magnolia virginiana</i> )	(see page 53 for additional options)
Eastern Redbud ( <i>Cercis canadensis</i> )	Black Gum ( <i>Nyssa sylvatica</i> )	
Hawthorn ( <i>Crataegus viridis</i> )		



Example image of parking lot island landscaping



- (A) Small/medium evergreen shrub    (C) Perennials or ornamental grasses    (E) Ornamental tree  
 (B) Small/medium deciduous shrub    (D) Turf grass

*Not to scale*

**Typical high-profile landscape plan for The Townes**

This plan will be used when the sides of the units are highly visible from the roadway (high profile). Location of ornamental trees and additional shrubs may vary based on placement of windows, utilities, etc.

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements. Additional landscaping and landscape features, such as fences, walls, and hardscapes, may be used. The plants on each face of the building to be chosen appropriately for sun exposure; may vary by building depending on the building orientation.

See page 57 for street tree details.

# Landscape/Buffers

## Typical Landscape Plans



- (A) Small/medium evergreen shrub
- (B) Small/medium deciduous shrub
- (C) Perennials or ornamental grasses
- (D) Turf grass

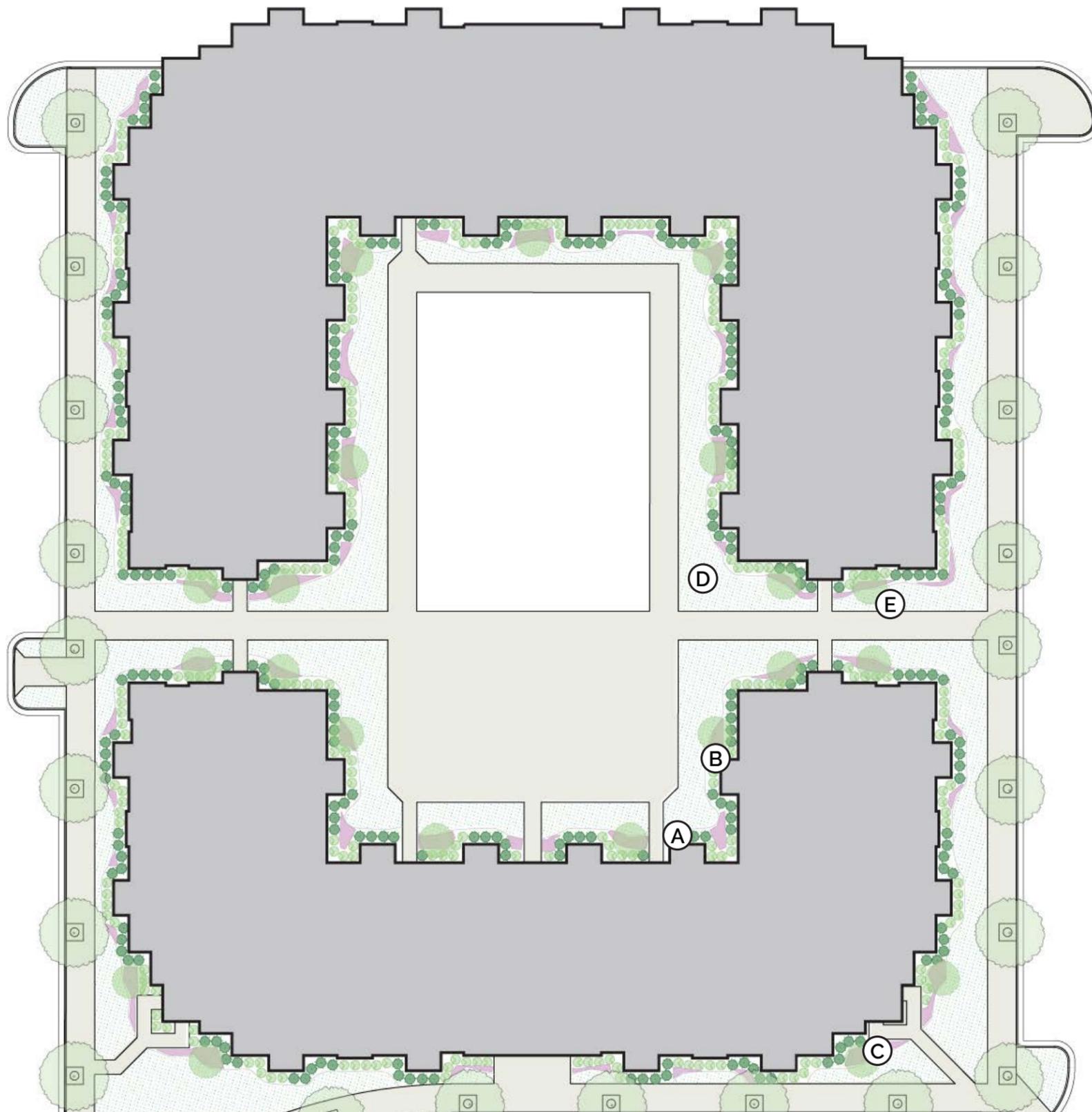
*Not to scale*

### Typical standard landscape plan for The Townes

This plan will be used when the sides of the units are not highly visible from the roadway (standard).

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements. Additional landscaping and landscape features, such as fences, walls, and hardscapes, may be used. The plants on each face of the building to be chosen appropriately for sun exposure; may vary by building depending on the building orientation.

See page 57 for street tree details.



*Not to scale*

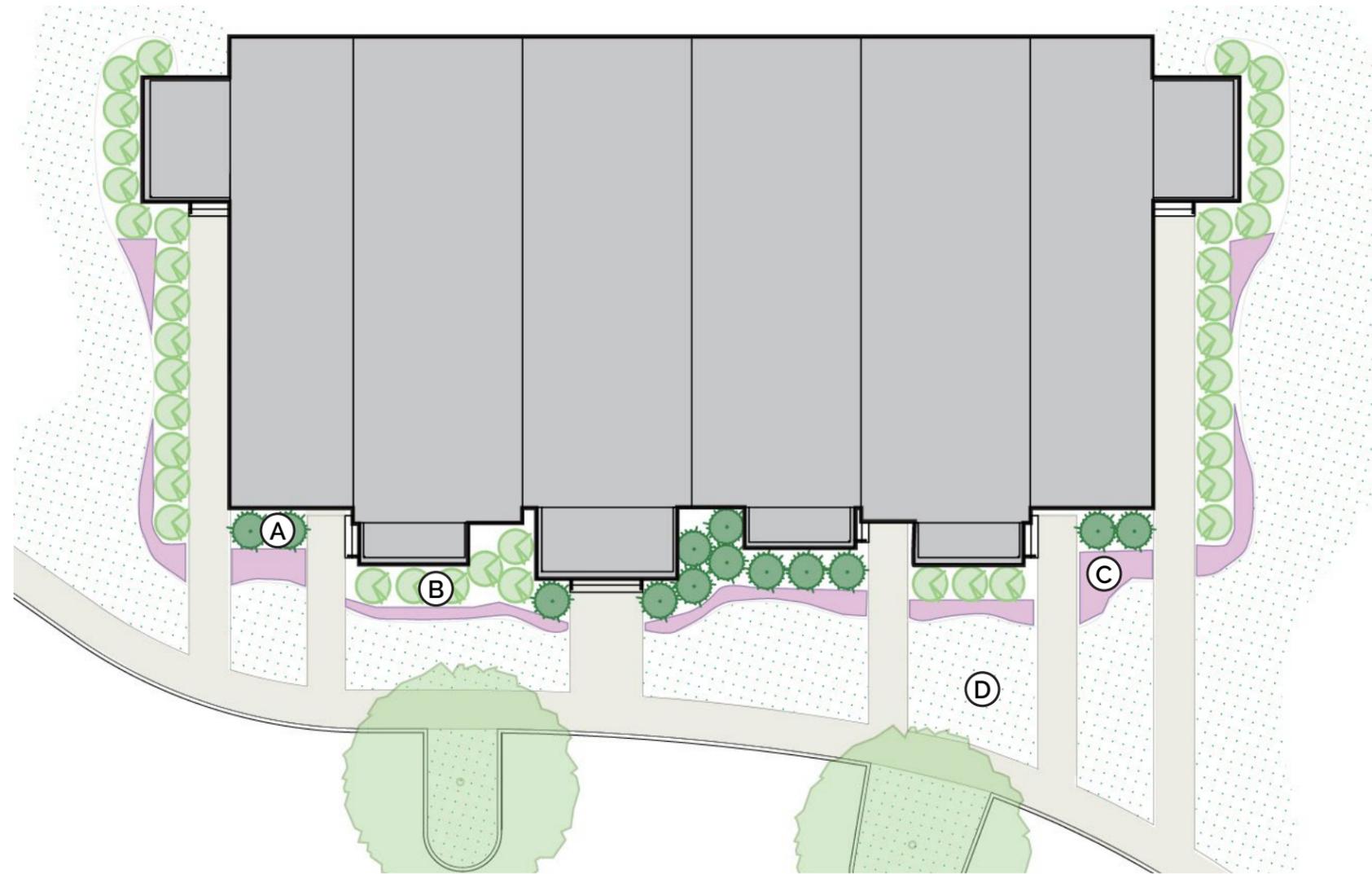
- (A)** Small/medium evergreen shrub
- (B)** Small/medium deciduous shrub
- (C)** Perennials or ornamental grasses
- (D)** Turf grass
- (E)** Ornamental tree

*Courtyard design is conceptual only and is subject to change.*

*Street trees shown for reference only. See page 57 for street tree details.*

**Typical landscape plan for Manakin Row**

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements. Additional landscaping and landscape features, such as fences, walls, and hardscapes, may be used. The plants on each face of the building to be chosen appropriately for sun exposure; may vary by building depending on the building orientation.



- (A) Small/medium evergreen shrub
- (B) Small/medium deciduous shrub
- (C) Perennials or ornamental grasses
- (D) Turf grass

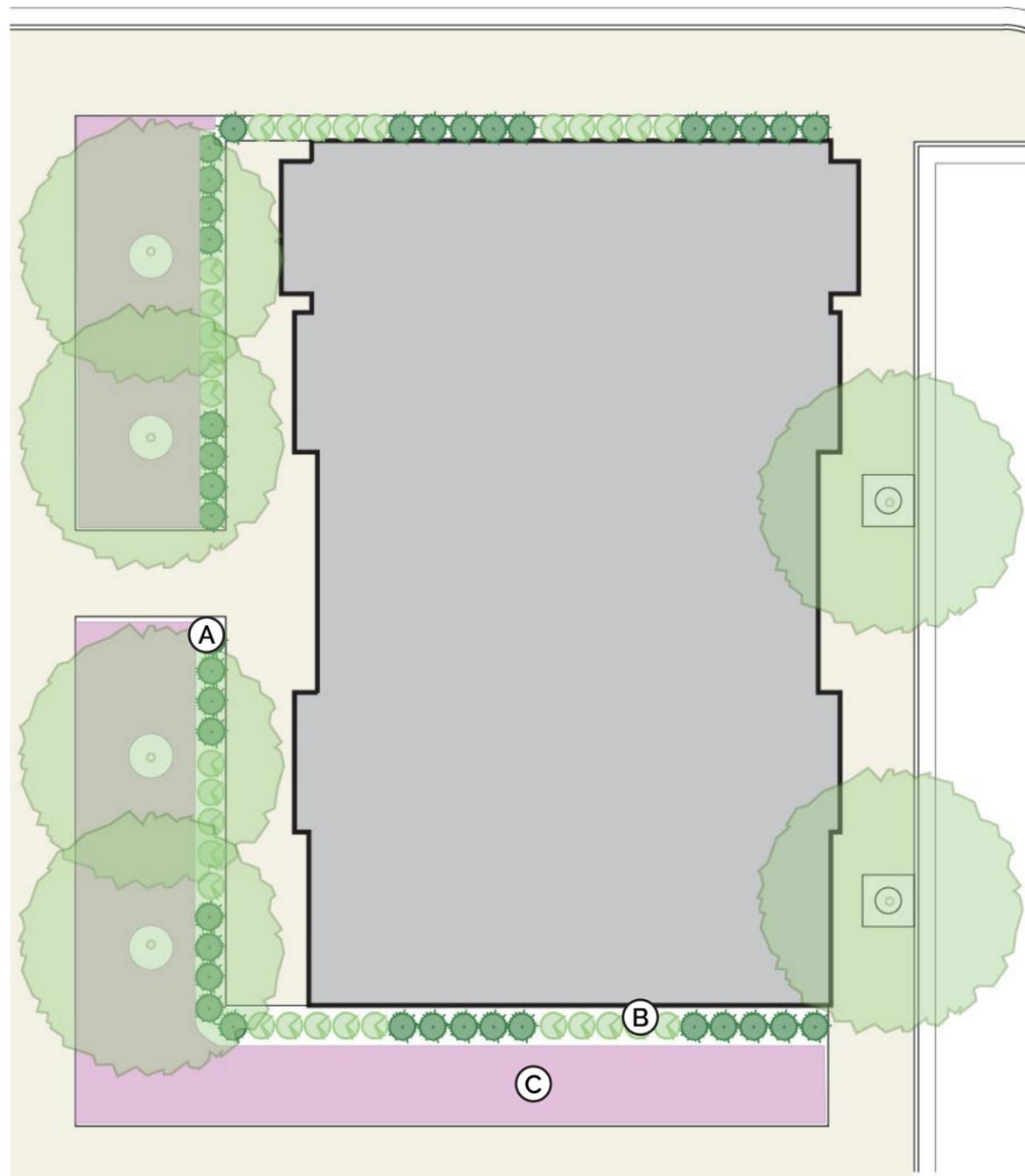
*Not to scale*

### Typical landscape plan for Condos Over Shoppes

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements. Additional landscaping and landscape features, such as fences, walls, and hardscapes, may be used. The plants on each face of the building to be chosen appropriately for sun exposure; may vary by building depending on the building orientation.

Building utilities (including HVAC units) to be screened. See page 48 for screening details.

*Street trees shown for reference only. See page 57 for street tree details.*



Not to scale

- (A) Small/medium evergreen shrub
- (B) Small/medium deciduous shrub
- (C) Perennials or ornamental grasses or groundcover

**Typical landscape plan for Condos Over Shoppes**

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 66 for approved plant species list. These landscape requirements represent the minimum landscape requirements. Additional landscaping and landscape features, such as fences, walls, and hardscapes, may be used. The plants on each face of the building to be chosen appropriately for sun exposure; may vary by building depending on the building orientation.

Building utilities (including HVAC units) to be screened. See page 48 for screening details.

*Final dimensions of landscape areas to be determined.*

*Street trees shown for reference only. See page 57 for street tree details.*

# Landscape/Buffers

## Entrance Landscape Plan



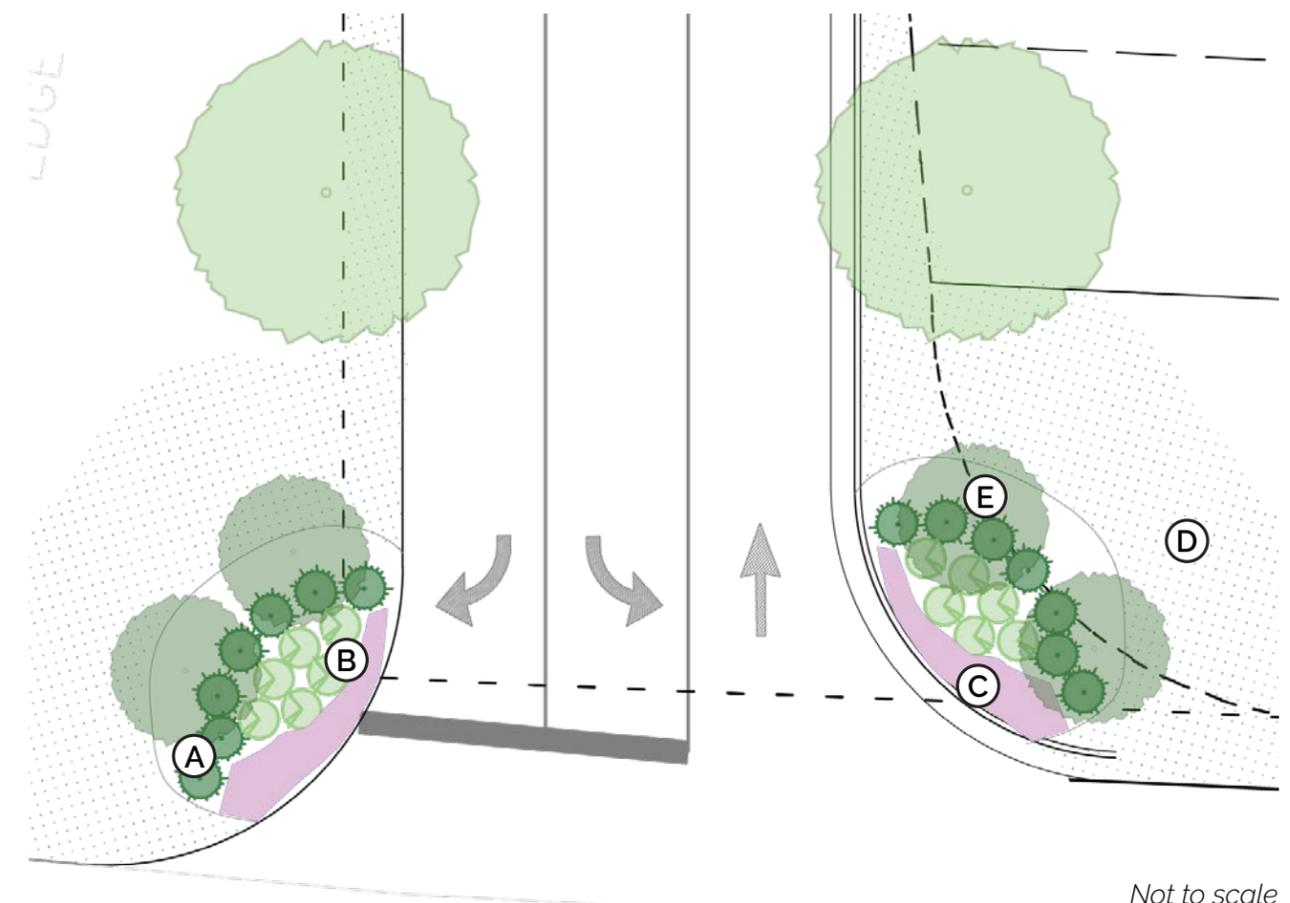
Not to scale

- (A) Small/medium evergreen shrub
- (B) Small/medium deciduous shrub
- (C) Perennials or ornamental grasses
- (D) Turf grass
- (E) Entrance sign (conceptual)
- (F) Small/ornamental tree

### Conceptual entrance landscape plan (Broad Street Rd.)

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements.

Street trees and buffer landscape shown for reference only. See page 57 for street tree details.



Not to scale

- (A) Small/medium evergreen shrub
- (B) Small/medium deciduous shrub
- (C) Perennials or ornamental grasses
- (D) Turf grass
- (E) Small/ornamental tree

### Conceptual entrance landscape plan (Manakin Rd.)

Plant locations and quantities are conceptual and subject to change (based on utility locations, etc.). See page 53 for approved plant species list. These landscape requirements represent the minimum landscape requirements.

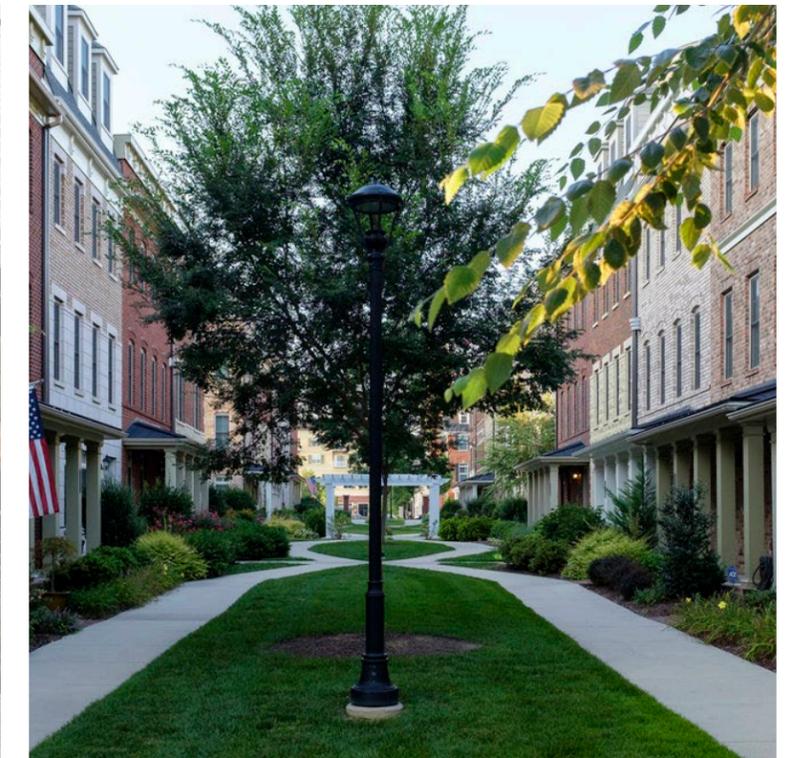
Street trees shown for reference only. See page 57 for street tree details.

**Lawns and landscaping:** An objective of Manakin Towne is to provide maintained lawn areas and plantings, especially in the Towne Square, for use and enjoyment by residents and visitors. Landscaping around the individual buildings shall be planned to provide transition between the buildings and the surrounding vegetated areas of the site and community. The following guidelines for landscaping should be followed:

**Grass:** The use of warm season grasses for lawn areas is discouraged. All areas not planted with shrubs, groundcover, or flowers shall be planted with grass. Where grass is used, it is required to be sod, including in parking lot islands, between the building and parking lot, and along access drives adjoining public roads.

**Planting design:** The planting design and selection of plant material for an individual site must be compatible to that of the community in general. Shrubs, flowers, and ground cover shall be grouped together in large masses rather than in individual, scattered locations.

**Plant material:** Extensive plant lists with numerous varieties of plant materials are discouraged. Large areas of mulch without plant material shall not be permitted. Exceptions to this are existing densely wooded areas which are to remain natural. All plants shall conform to the standards of the American Association of Nurserymen. Use of native plants and/or other varieties and plants that fit the character of the region is encouraged. Invasive plants shall not be allowed. Required minimum size plants shall be provided per Goochland County code.



**Irrigation:** All sites shall be required to provide an underground irrigation system covering the entire site. Areas to be irrigated shall be clearly indicated on the planting plan for approval by the ARC. Certain areas not visible from public view may be exempted upon review by the ARC. Irrigation systems shall meet the following guidelines:

- (1) All irrigation systems shall be commercial grade equipment and piping. Systems shall be provided with soil moisture sensors and rain check gauges to prevent unnecessary water use.
- (2) Backflow preventers, and controllers shall be located to allow screening from public view. All irrigation systems shall have controllers which automatically turn the system on and off.

All irrigation systems shall be installed by qualified irrigation contractors. Zones shall be provided that account for the varying water needs of different plant types, species, and lawn areas.

**Post-Construction tree maintenance:** Areas of trees that are saved or planted shall be mulched with a 3-inch layer of shredded bark except where shrub and groundcover plants provide a solid mass. On the perimeters of undisturbed vegetated areas, the tree areas shall be mulched for the first 15 feet of depth from the edge of the disturbed area. Final grading shall establish positive drainage to most closely approximate pre-construction drainage patterns. Any trees damaged during construction shall be pruned and treated by a qualified tree maintenance contractor. Trees suffering from stress and root loss shall be pruned of dead, dying, or interfering and objectionable branches.



# Landscape/Buffers

## Plant Palette

### Character

The landscape is an important character-defining feature of the site plan and should be an integral part in accompanying the built environment. Plants and landscaping should reflect the regional landscape design appropriate for the site, and enhance its surroundings. Landscaping should not obscure the views of the buildings but complement the buildings. Landscaping may be supplemented by fences, walls, hardscape, and berms.

### Fundamentals:

- Low-maintenance and low-impact (native and regionally-adapted plants)
- High performance
- Clean and simple
- High aesthetic design
- Provide a pleasant experience for visitors
- Seasonal interest (looks good throughout the year)
- Create and foster usable public space
- Consider and respond to the context of adjacent surroundings
- Promote water conservation
- Appropriate for location
- Imitate native plant communities in naturalized areas





## Site Elements

-----

Lighting	68
Site Furnishings	69
Signage	70

## Site Elements

### Lighting

Manakin Towne will have pedestrian scale street lighting along the main entry road and the interior connector drive. Site lighting will be required to ensure the general illumination and attractiveness of each property. Per the Centerville Village Overlay District guidelines, all site lighting shall be designed so that lighting is directed away from adjacent properties, streets and roads. Accent lighting of building facades, architectural features, signs and landscaping, is encouraged; however, site lighting lamp source should not be visible from adjacent residential areas. Lighting shall be designed and installed so as not to encumber or interfere with the vision or concentration and safety of motorists and pedestrians.

Site lighting on any individual site shall be consistent in height, lighting, intensity, fixture, pole and base style, materials, and color. Security lighting attached to buildings shall be allowed only in service and loading areas not visible from site perimeters. The following lighting guidelines shall apply:

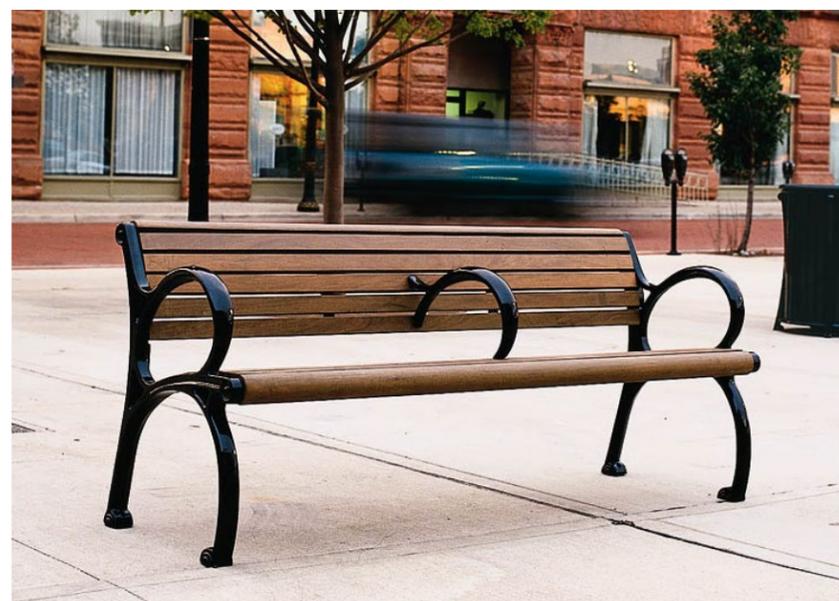
- (1) All electrical wiring for site lighting shall be underground
- (2) The locations of all electrical transformers shall be approved by the Architectural Review Board (ARC). Transformers shall be located in inconspicuous areas away from site and building entrances and screened.
- (3) All lights shall be Dark Sky-compliant (or equivalent).
- (4) The following height standards have been established:
  - a. Pole mounted lights on streets and in parking areas shall not exceed a mounting height of 20 feet.
  - b. Pole mounted pedestrian lights shall not exceed a mounting height of 14 feet.
  - c. Light bollards shall not exceed an overall height of 42 inches.

**Parking lot lighting:** Lighting of parking areas available for use after daylight hours shall be provided. Parking lot lighting fixtures shall not exceed twenty (20) feet in height above grade level. Parking lot lighting shall be produced from concealed sources of light (i.e. full cut-off) and shall be reduced to no more than a security level following the close of business operations. Proposed light locations, catalogue cuts, and photometrics shall be submitted as part of the Construction Drawings Plan Submission for review and approval of all exterior lighting to be used. All parking lot lighting shall be located in landscaped islands, along the centerline between parking bays, or along the perimeters of the parking area. All light poles in paved areas, or within 2-feet of the edge of parking spaces shall be mounted on concrete bases.



Site furnishings visible from roadways or adjacent properties shall be submitted for the approval of the ARC. The development shall be provided with a consistent architectural theme and site furnishings shall be selected to be consistent with the architectural character. Consistency with the site architecture shall be strictly adhered to in the choice of materials, color, style and quality. Site furnishings regulated by these criteria include, but shall not be limited to, the following: fences and walls, benches and chairs, bicycle racks, picnic shelters, trash receptacles, planters, ornamental statuary, and fountains.

All site furniture shall be constructed of high-quality materials with durable finishes and shall be installed in accordance with manufacturer's directions or design standards to provide a safe, low maintenance installation. All timber construction shall be of pressure treated, finished lumber, redwood, or teak. All metal shall be provided with a corrosion-resistant finish. No chain link fencing or wood privacy fencing shall be used; fencing shall be constructed of durable, low-maintenance materials.



## Site Elements

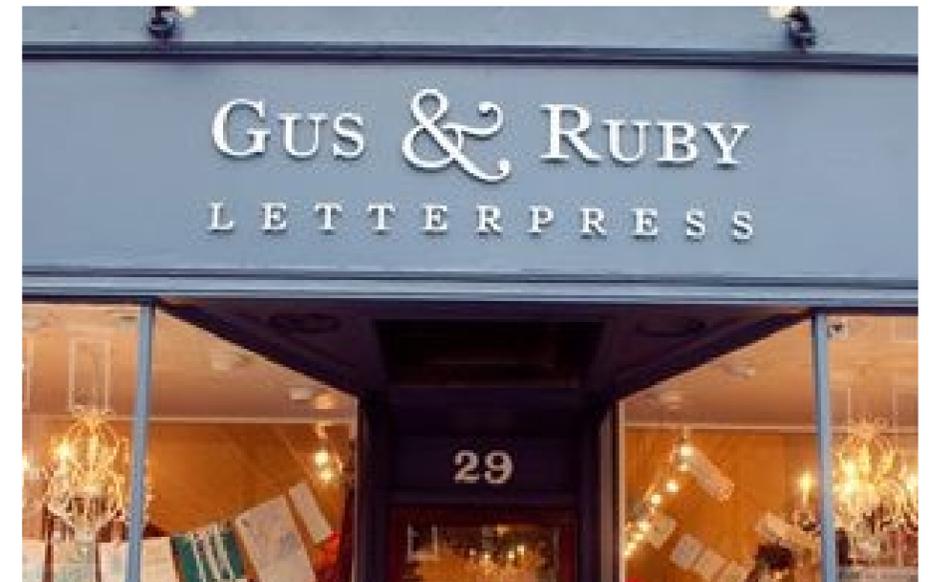
### Signage

#### Storefront Signage

Businesses within Manakin Towne may have identification signs along with the main entrance signs. Signs shall conform to the following guidelines:

- (1) The design of signs shall relate to the architectural character of the building(s) and at the same time be imaginative in design, fitting into the landscape as an appropriate piece of sculpture.
- (2) Only ground-mounted and building-mounted signs which utilize a color and design that is complementary to the building will be allowed. Ground mounted signs shall not exceed ten (10) feet in height.
- (3) Flags, banners, and similar type signs and advertising devices shall be permitted when in conformity with all other applicable sign regulations and specific design approval by the ARC.
- (4) Permanent signs shall be subject to review and approval by the ARC and the County, and be consistent with community signage design standards.
- (5) Signs shall be set back a minimum of eight (8) feet from the adjacent right-of-way, and shall be so located as not to interfere with intersection visibility.
- (6) The area around the sign shall be landscaped to blend with adjacent plant materials. Lawn is acceptable as groundcover around the sign. If shrubs are used, they must be a species that does not obscure the sign at mature height.
- (7) Signs may serve single or multiple tenants.
- (8) Buildings may be identified by signs on the building. The size, color, and location of such signs shall be approved by the ARC and the County.
- (9) Attached signage shall take up no more than 15% of the each façade area.

Provided compliance with the Goochland County Ordinance, variations to the sign standards may be allowed upon application to the ARC. No temporary or permanent signs other than that described in this document shall be allowed without the express consent of the ARC.





- (A) Entrance sign
- (B) Neighborhood placemaker sign

- (C) Wayfinding sign
- Signage locations are conceptual and subject to change.*

*Per Centerville Village Overlay District standards:*

- Signs must be complementary to building/ architectural style in color and design.
- Signs shall not exceed 10 feet in height.
- Maximum 10 square feet per sign face

To limit the number of signs and the visual simplicity of wayfinding, ground-mounted signs shall be allowed for the community (entrance sign, neighborhood placemaker sign, and wayfinding sign) only. Individual retailers/commercial tenants shall not get their own ground-mounted sign.



(A) Entrance sign examples

- Limited to 1 entrance sign per street frontage (total 2 proposed).
- To preserve the village feel of the development, commercial tenants (if listed) will be listed on the entrance sign.
- Entrance sign design has not yet been finalized, but shall be complementary in style to architectural theme (style and materials), and shall be limited to 10 feet in height and 10 SF per sign face.



# Site Elements

## Signage



(A) Entrance sign

(B) Neighborhood placemaker sign

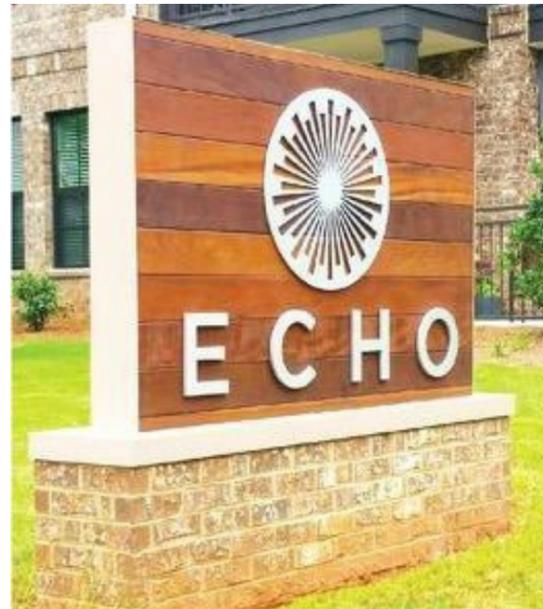
(C) Wayfinding sign

*Signage locations are conceptual and subject to change.*

*Per Centerville Village Overlay District standards:*

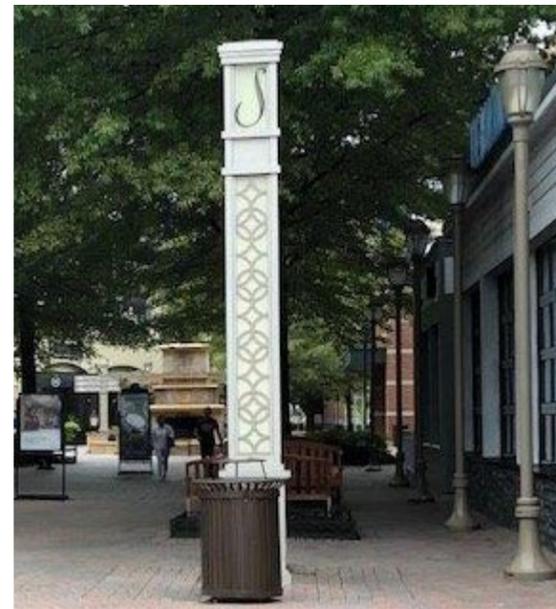
- Signs must be complementary to building/architectural style in color and design.
- Signs shall not exceed 10 feet in height.
- Maximum 10 square feet per sign face

To limit the number of signs and the visual simplicity of wayfinding, ground-mounted signs shall be allowed for the community (entrance sign, neighborhood placemaker sign, and wayfinding sign) only. Locations and quantities of community signage are limited to 4 neighborhood placemaker signs and 5 wayfinding signs. Additional signage must be approved by the County.



(B) Neighborhood placemaker sign examples

- Intended as small markers to delineate the residential portions of Manakin Towne.
- Neighborhood placemaker sign design has not yet been finalized, but shall be complementary in style to architectural theme (style and materials), and shall be limited to 7 feet in height and 6 SF per sign face.



(C) Wayfinding sign examples

- To aid with pedestrian and vehicular ease of movement within the development.
- Wayfinding sign design has not yet been finalized, but shall be complementary in style to architectural theme (style and materials), and shall be limited to 6 feet in height and 10 SF per sign face.



## Appendix

-----

Definitions	74	<i>Conceptual Luxury Residential Calc.</i>	83	<i>Manakin Towne Exhibit (Townes layout)</i>	92
Civil Sheets	76	<i>Proposed Roadway Improvements Exhibit</i>	84	<i>Manakin Towne Exhibit (Shoppes and Offices layout)</i>	93
<i>Overall Plan</i>	76	<i>Open Space Exhibit</i>	85	<i>Overall layout</i>	94
<i>Existing Conditions Exhibit</i>	77	<i>Impervious Area Exhibit</i>	86	<i>Building layout</i>	95
<i>Buffer &amp; Setbacks Map</i>	78	<i>Floor Area Ratio</i>	87	<i>Fire Station Exhibit</i>	96
<i>Land Use Exhibit</i>	79	<i>Streetscape Exhibit</i>	88	<i>James River Retail Property Exhibit</i>	98
<i>Parking Exhibit</i>	80	<i>Broad Street Road &amp; Manakin Road Ultimate Intersection Improvements</i>	89	Development Impact Statement	99
<i>Conceptual Retail Map</i>	81	<i>Typical Townhouse Exhibit</i>	91	Proffers	110
<i>Conceptual Office Map</i>	82				

Unless otherwise noted, the following terms, which are used throughout the text, are defined as follows:

### A

**Applicant:** Any person or organization who or which has made or intends to make a submittal to the Architectural Review Committee for its review and comment or official review and approval/denial of the submittal.

**Architectural Review Committee (ARC):** A committee appointed by the Declarant, Towne & Country Partners, or Scott M. Gaeser the manager, for the purpose of reviewing and approving or denying proposals for land and building improvements within the designated area called Manakin Towne.

**Area, Gross Floor:** The sum of the gross horizontal areas of the several floors of a building or portion thereof, including the basement, if any, as measured from the interior faces of the exterior walls of such buildings.

**Association:** Manakin Towne Commercial Village Association, Inc., its successors and assigns, a Virginia not-for-profit corporation to be formed by Declarant within sixty (60) days after the recordation of the Declaration of Covenants, Conditions and Restrictions in the Clerk's Office of the Circuit Court of Goochland County.

### B

**Buffer:** Areas intended to provide a transition between the Improvements to be constructed on the Properties and other adjoining property or rights-of-way.

**Building:** Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, or cattle.

**Building, Height:** The vertical distance measured from the level of the curb to the highest point of the roof; if a flat roof, to the deck line of a mansard roof; or the mean height level between the eaves and ridge of a gable, hip or gable roof. For buildings set back from the street line, the height shall be measured from the average elevation of the ground surface along the front of the building.

### C

**Clearing:** Any activity which removes the vegetative ground cover, including, but not limited to, trees, root mat removal, or topsoil.

**Common Property:** All Common Property easement rights designated as such, now or in the future, by Declarant and all real property owned in fee simple, now or in the future, by Association for the common use and enjoyment of all the Owners, including any related (i.e. off site storm water management facilities serving the Properties).

**Construction:** Any development activity, including site preparation activities of staking, clearing, excavating, grading, planting or removal of plants, trees or shrubs, and other site work.

**Construction Drawings:** Final site layout and building plans showing all components specified by these Guidelines for consideration by the Architectural Review Committee.

**County:** Goochland County.

**Covenants:** Declaration of Covenants, Conditions and Restrictions and all amendments as recorded with the Clerk's office in the Circuit Court, Goochland County, Virginia.

### D

**Declarant:** Towne & Country Partners, LLC, a Virginia limited liability corporation, or any successor to whom the rights of Declarant are transferred by written recorded instrument.

**Developer:** Towne & Country Partners, the Declarant and a Virginia corporation, its successors and assigns.

**Driveway:** Vehicular pavement on private property used for access to parking lots, building entries, loading and servicing areas.

### I

**Improvements:** Shall mean and include, but not be limited to, buildings, parking areas, driveways, access roads, loading areas, parking areas, walkways, walls, fences, hedges, plantings, signs, exterior lighting, window coverings visible from streets or other building sites, utilities and any other physical structures or changes of any type or kind made to or upon any land within the property.

### L

**Land Disturbing Activity:** Any land change which may result in soil erosion from water or wind and the movement of sediments into state water or onto lands in the commonwealth, including, but not limited to, clearing, grading, excavating, transporting, and filling of land.

**Landscaping:** A space of ground covered with lawn, ground cover, shrubbery or trees and the like which may include sidewalk/trail, earth berms, walls, fences or similar materials, all harmoniously combined with themselves and with other improvements.

**Lot:** A parcel of land occupies or to be occupied by a main structure or group of main structures and accessory structures, together with such yards, open spaces, lot width and lot areas required by the Goochland County Zoning Ordinance, and having frontage upon a street, either shown on a plat of record or considered as a unit of property and described by metes and bounds.

**Lot, Corner:** A lot abutting on two (2) or more streets at their intersection. Of the two (2) sides of a corner lot the front shall be deemed to be the shorter of the two (2) sides fronting on streets.

### M

**Master Plan:** Guidelines prepared and issued by Declarant for the purpose of establishing standards by which to review and approve all development, landscaping and site plans (including signs and other identification insignia) for the properties and each lot.

**Member:** Each of those persons or entities entitled to membership in the Manakin Towne Commercial Owner's Association.

### O

**Occupant:** Any person or organization who or which has purchased, leased, rented, or is otherwise legally entitled to occupy and use building site or sites, whether or not such right is exercised.

**Open Space, Required:** Any area (space) required in any front, side or rear yard.

**Owner:** Any individual, corporation, or development organization which has acquired or developed a lot or tract of land within Manakin Towne.

### P

**Plan, Final:** "Site plan" or "plan of development" as described in Article 21, Section 18, of the Goochland County Zoning Ordinance.

**Plan, Schematic:** Preliminary site layout and building plans of the site to be developed prepared in accordance with the Master Plan Overview section of this Master Plan.

**Planting Area:** The area within which vegetation is installed and which provides adequate space sufficient to maintain and ensure the healthy survival of trees and other vegetation.

**Properties:** Certain real property of Declarant as hereinafter described, along with any additional real property subjected to this Declaration as herein provided. Provided, however, from and after the date any portion of the Properties is dedicated to and accepted by any governmental authority for any public purpose or purposes, such portion of the Properties shall be excluded from the definition of the Properties for all purposes hereunder and shall not be subject to the terms and provisions hereof.

### R

**Roads:** Rights-of-way of the Streets and any street or street right-of-way adjacent to the Properties.

## S

**Screen:** The use of walls, fences, or plant material to minimize the visual exposure of the object or objects being screened.

**Setback:** The minimum distance by which any building or structure must be separated from the lot line.

**Setback Line:** A line within the boundaries of the Lot and either parallel to a boundary line of such Lot or parallel to a Street that touches such Lot.

**Setback, Building:** The distance between the property line of a tract and any point on the exterior face of a building. Setbacks from streets shall be measured from the street right-of-way line with the minimum setback extending continuously from side lot line to side lot line.

**Setback, Parking:** The distance between the property line of a tract and the back of curb line of an area for the parking of vehicles.

**Street, Private:** Vehicular street serving the development constructed by the Developer and not intended to be dedicated as a public right-of-way.

**Structure:** Anything constructed or erected the use of which requires permanent location on the ground or attachment to something having permanent location on the ground. This includes, among other things, dwellings, buildings, and signs.

## T

**Tenant:** A person or entity who leases all or any portion of a Lot or the improvements thereon from an owner pursuant to a written lease.

**Tree:** A woody, tall-growing perennial plant generally with one main stem or trunk, but including multiple-stemmed plants, which characteristically develops many branches, generally at greater height above the ground than shrubs.

**Tree, Caliper:** The diameter of a tree trunk measured six (6) inches above ground level for nursery stock and four and one-half (4-1/2) feet above ground level or naturally occurring or existing trees.

**Tree, Drip Line:** A vertical line extending from the outer most edge of the tree canopy or shrub branch spread to the ground.

**Tree, Significant:** Any deciduous or coniferous tree with a minimum diameter (caliper) of twenty-two (22) inches when measured four and one-half (4 1/2) feet above ground level.

**Tree-Save Areas:** Designated areas consisting of a group of trees and/or other vegetation identified during the schematic plan phase of the project have been deemed worthy of protection from any potential damage which could result from construction.

## U

**Use, Permitted:** Those uses specified in Article 14, Mixed Planned Use Development District, MPUD, of the Goochland County Zoning Ordinance, and including other uses similar in character and impact deemed as appropriate by the Declarant.

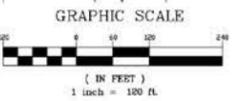
**Utility Service:** Any utilities serving any portion of the Property, including Common Property, including without limitation water, public or private sewage and sewer service, storm drainage, steam, gas, electricity, telephone, fiber optics, solar or passive energy sources or other utilities of any nature.

## Z

**Zoning Ordinance:** All zoning ordinances, rules and regulations of the Goochland County applicable to the Property as that may be amended, supplemented, varied, or waived from time to time.



Courtesy of Townes Site Engineering. Not to scale.



MANAKIN TOWNE  
EXISTING CONDITIONS  
EXHIBIT  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone:(804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.

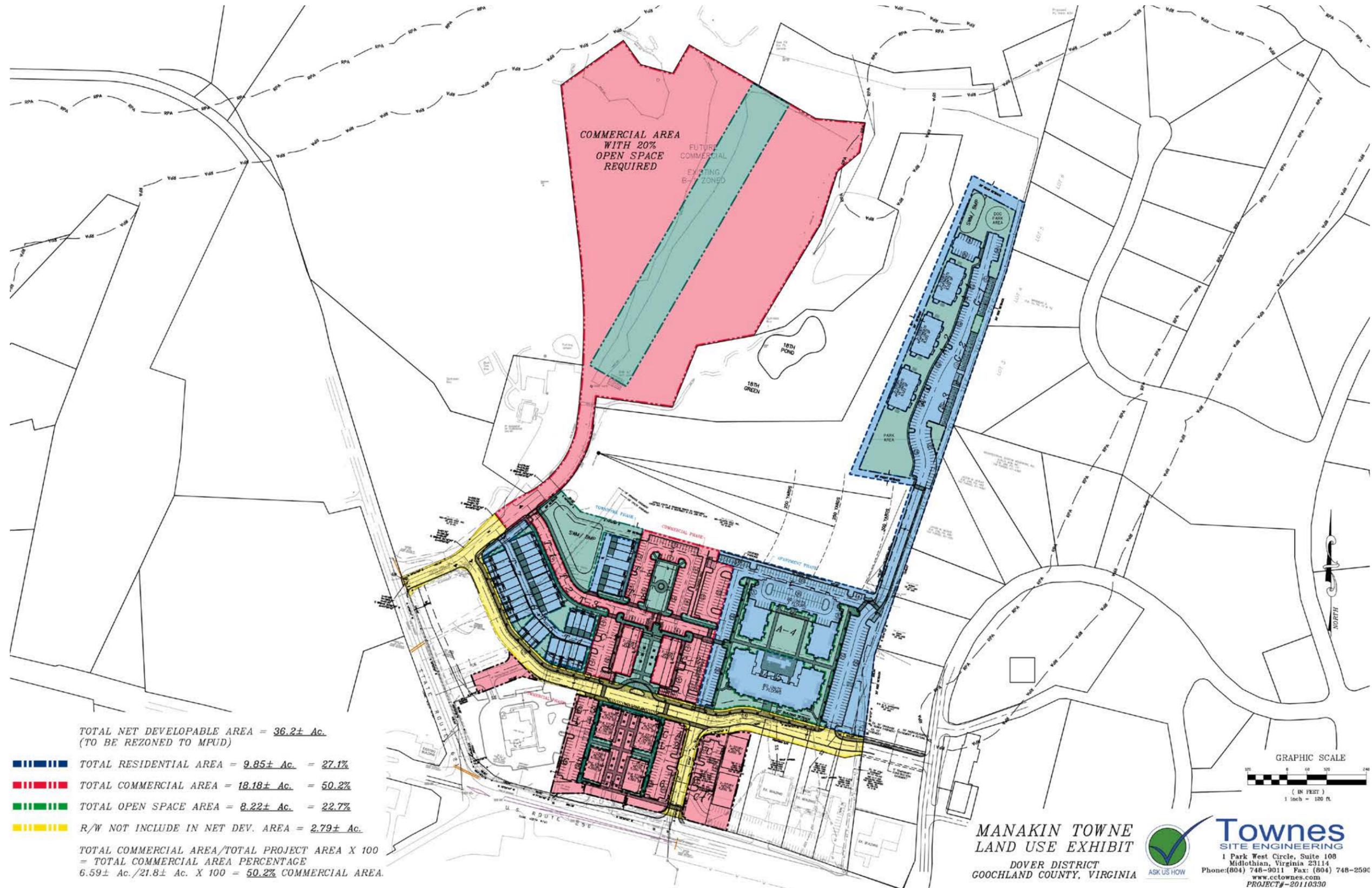


MANAKIN TOWNE  
BUFFER & SETBACKS MAP  
EXHIBIT  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



MANAKIN TOWNE  
LAND USE EXHIBIT  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.

# Appendix

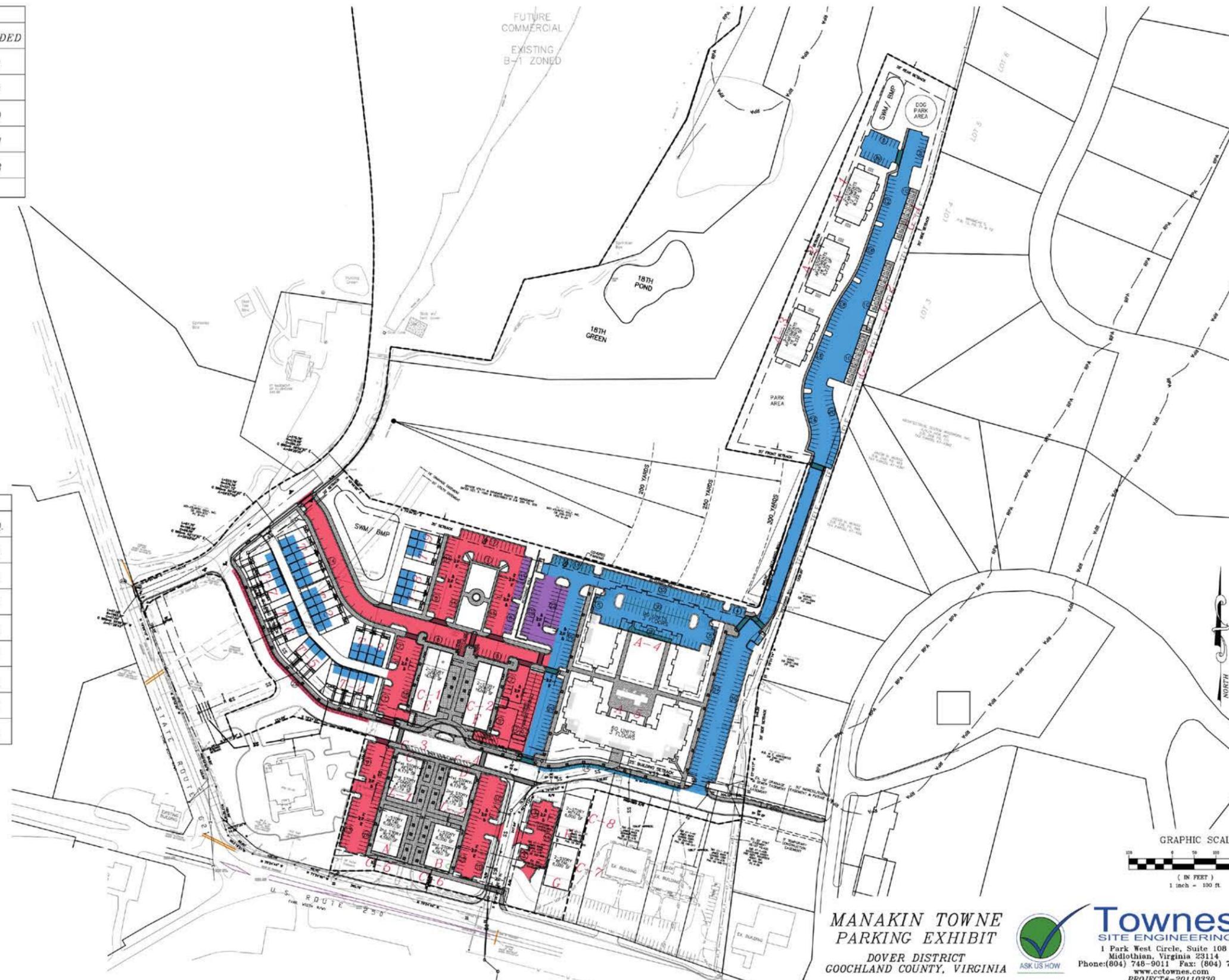
## Civil Sheets

PARKING COUNT		
BUILDING TYPE	REQ.	PROVIDED
TOWNHOUSES (39 UNITS W/ 2-CAR GARAGES)	78	122
2 & 3 STORY APTS. - BACK (6 UNITS PER FLOOR)	96	142
APT. DONUT * (W/ UNDERGROUND PARKING)	300	300
OFFICE/RETAIL BUILDING	424	324
<b>TOTAL PARKING</b>	<b>898</b>	<b>888</b>

\* INCLUDES SHARED PARKING AREA

COMMERCIAL PARKING COUNT				
BLDG.	STORIES	OFFICE OR CONDO SF OR UNITS	RETAIL SQ. FT.	REQ.
A	1.5	N/A	10,560	53
B	1.5	N/A	10,560	53
C	2	4	6,179	39
D	2	4	6,179	39
E	2	18,000	N/A	60
F	2	18,000	N/A	60
G	2	N/A	12,000	60
H	2	N/A	12,000	60

- RESIDENTIAL AREA
- COMMERCIAL AREA
- SHARED AREA

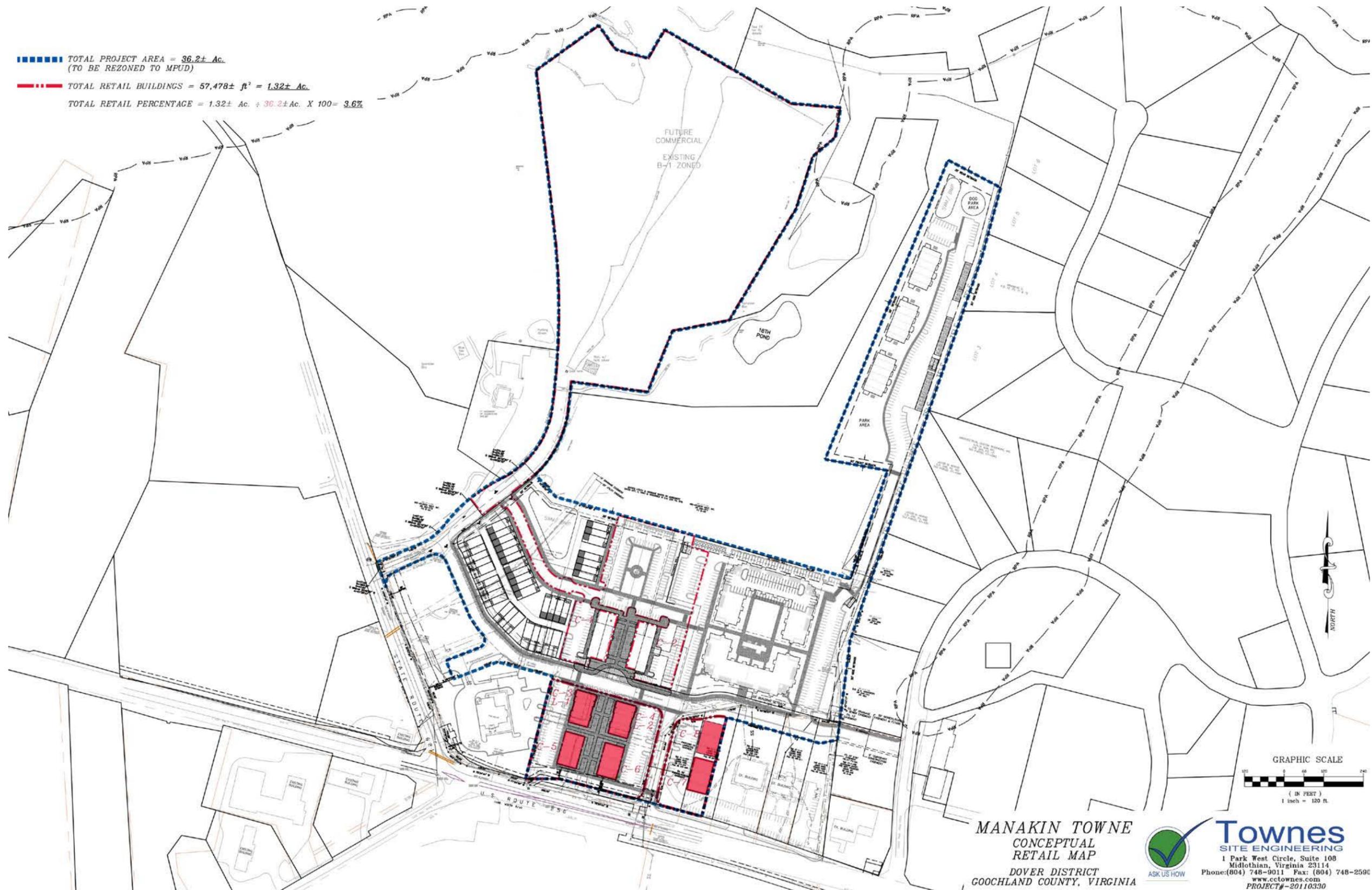


**MANAKIN TOWNE  
PARKING EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

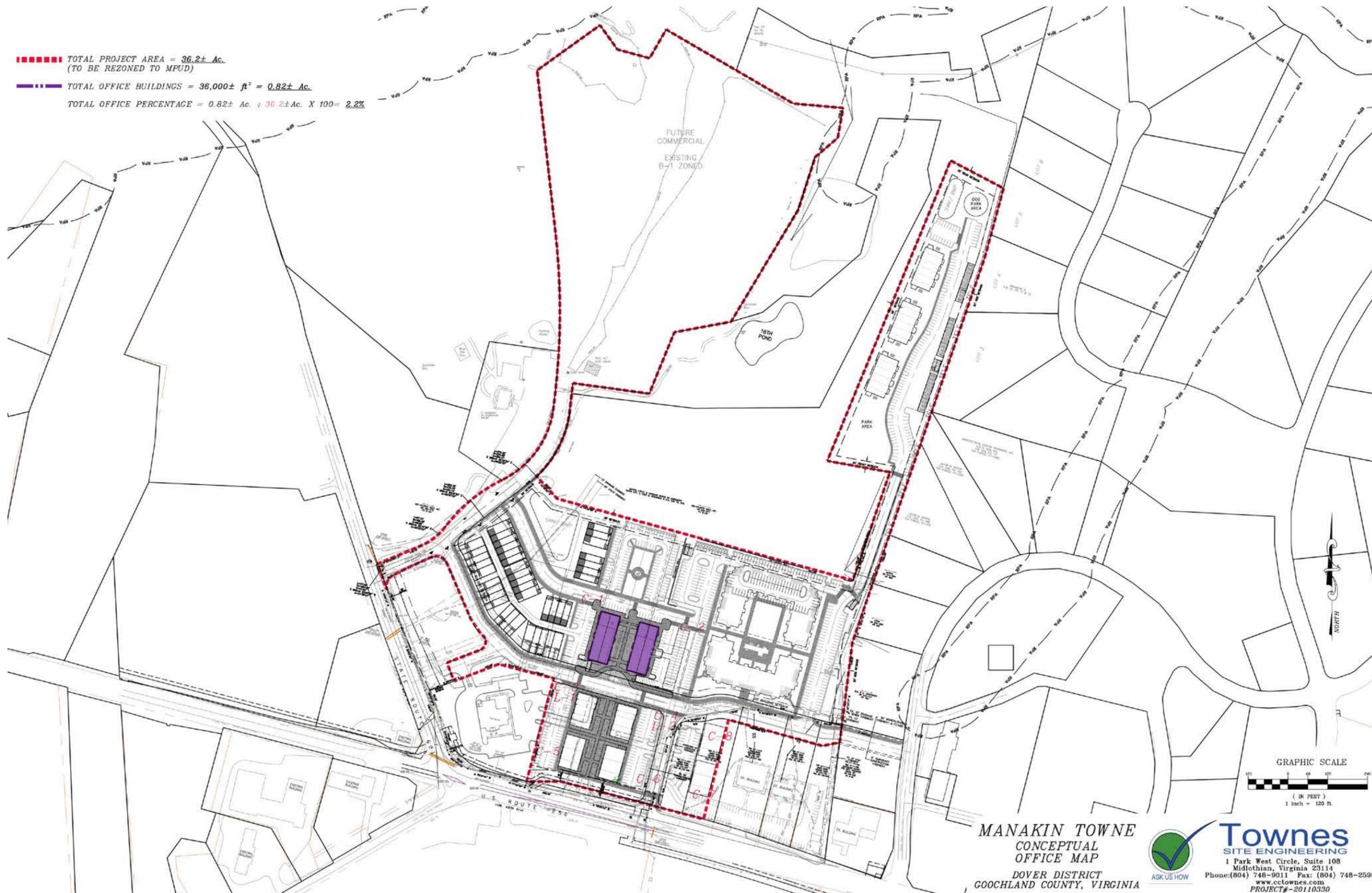


**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 7-  
www.cclowries.com  
PROJECT#-20110330

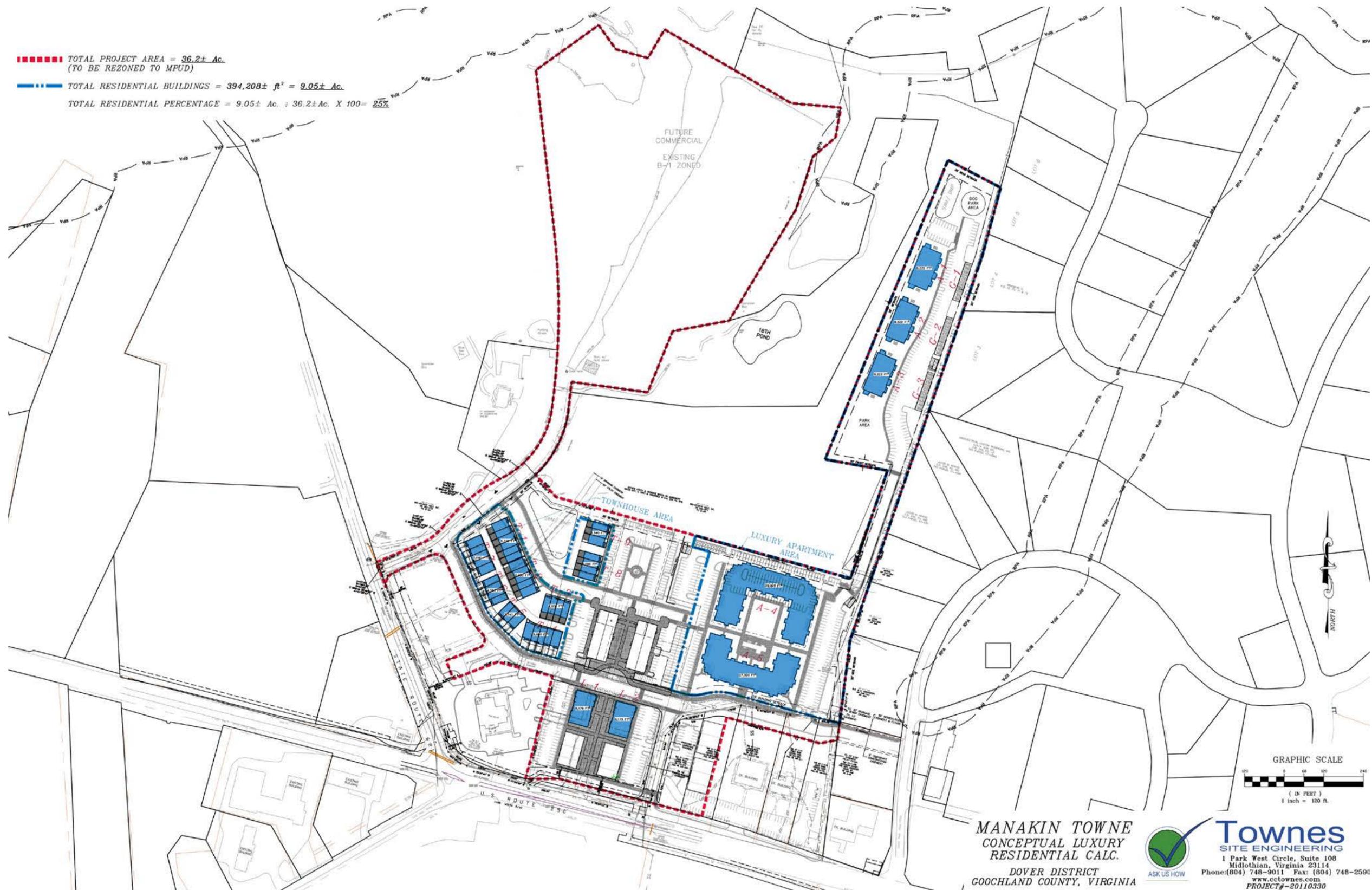
Courtesy of Townes Site Engineering. Not to scale.



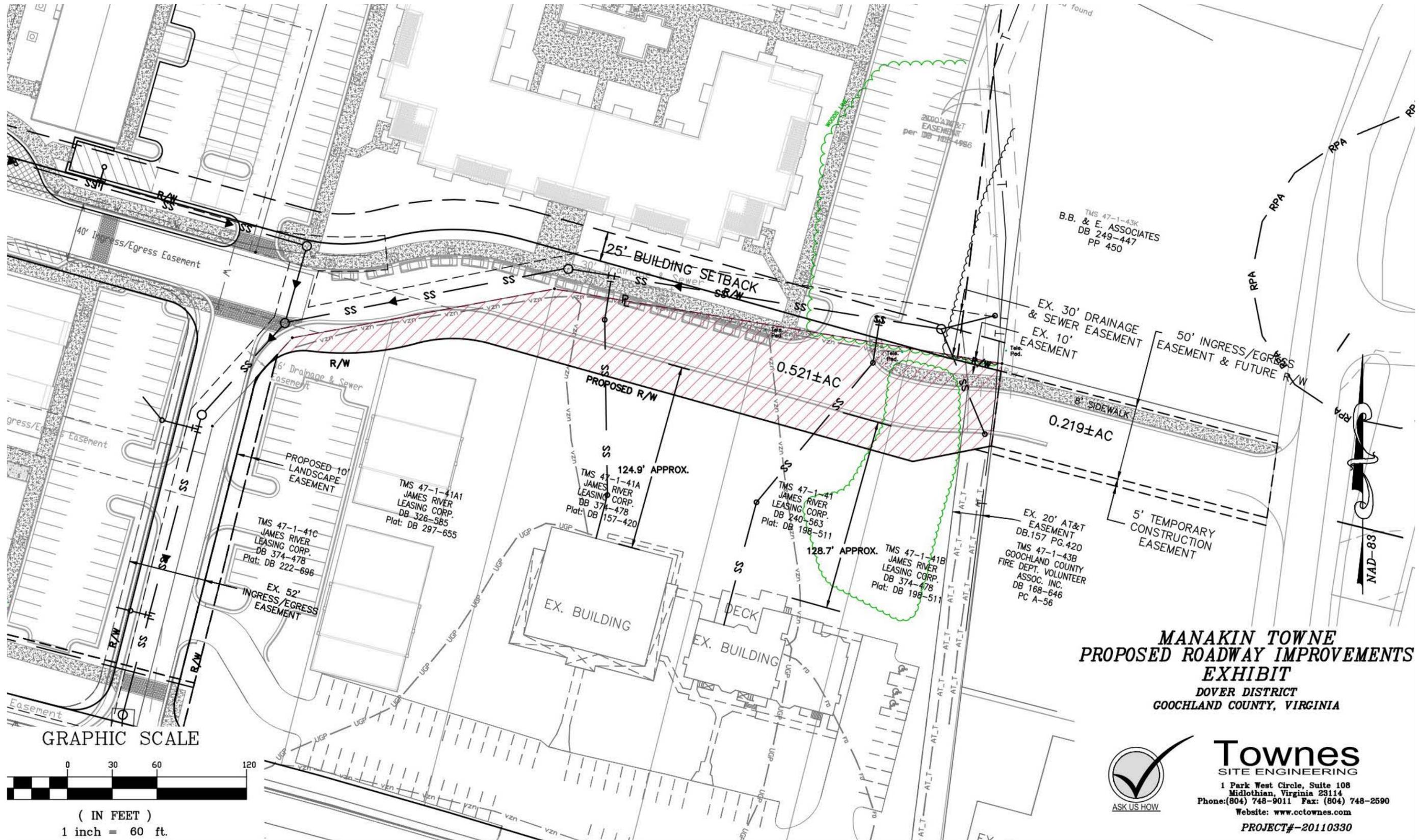
Courtesy of Townes Site Engineering. Not to scale.



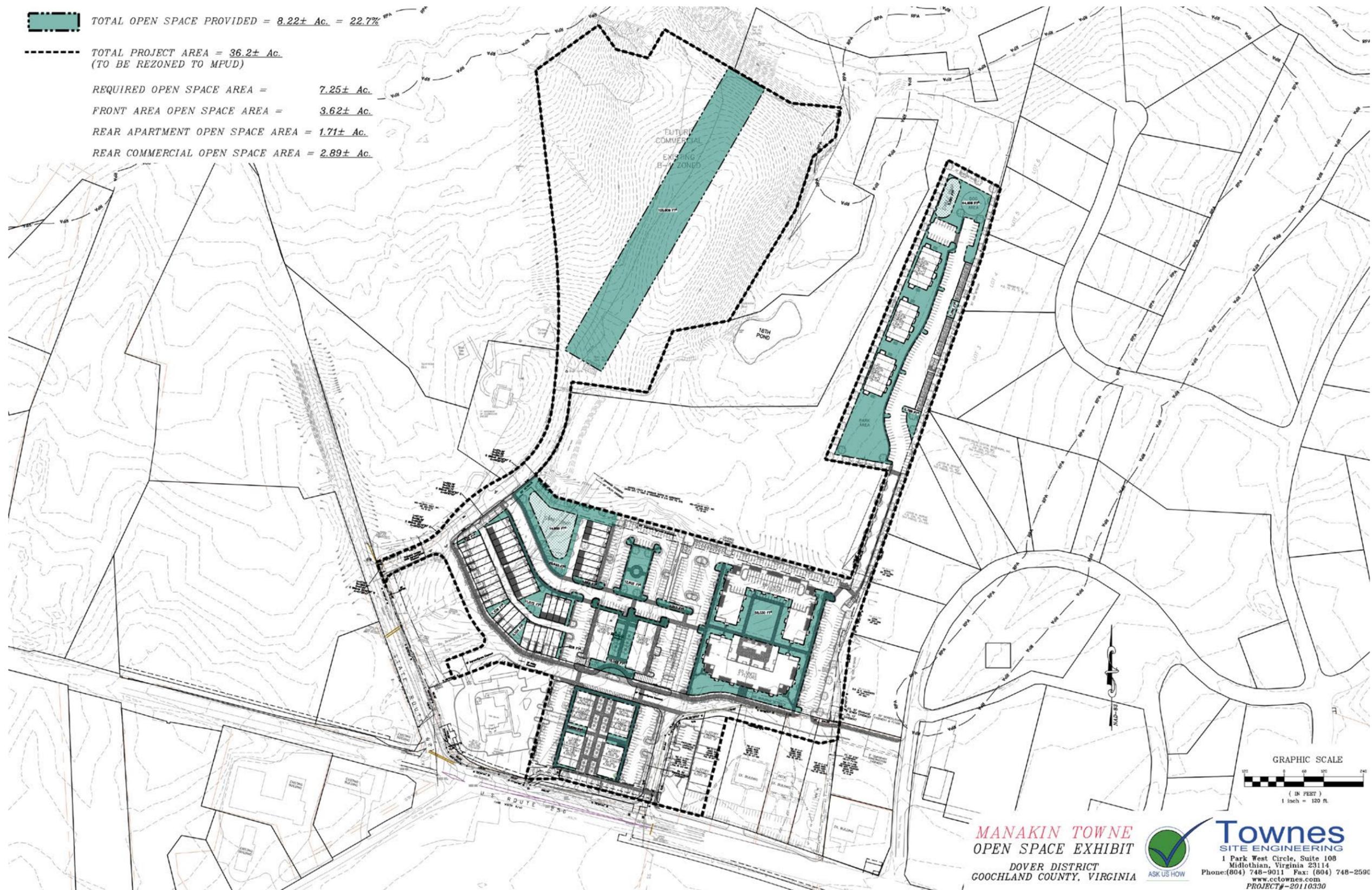
Courtesy of Townes Site Engineering. Not to scale.



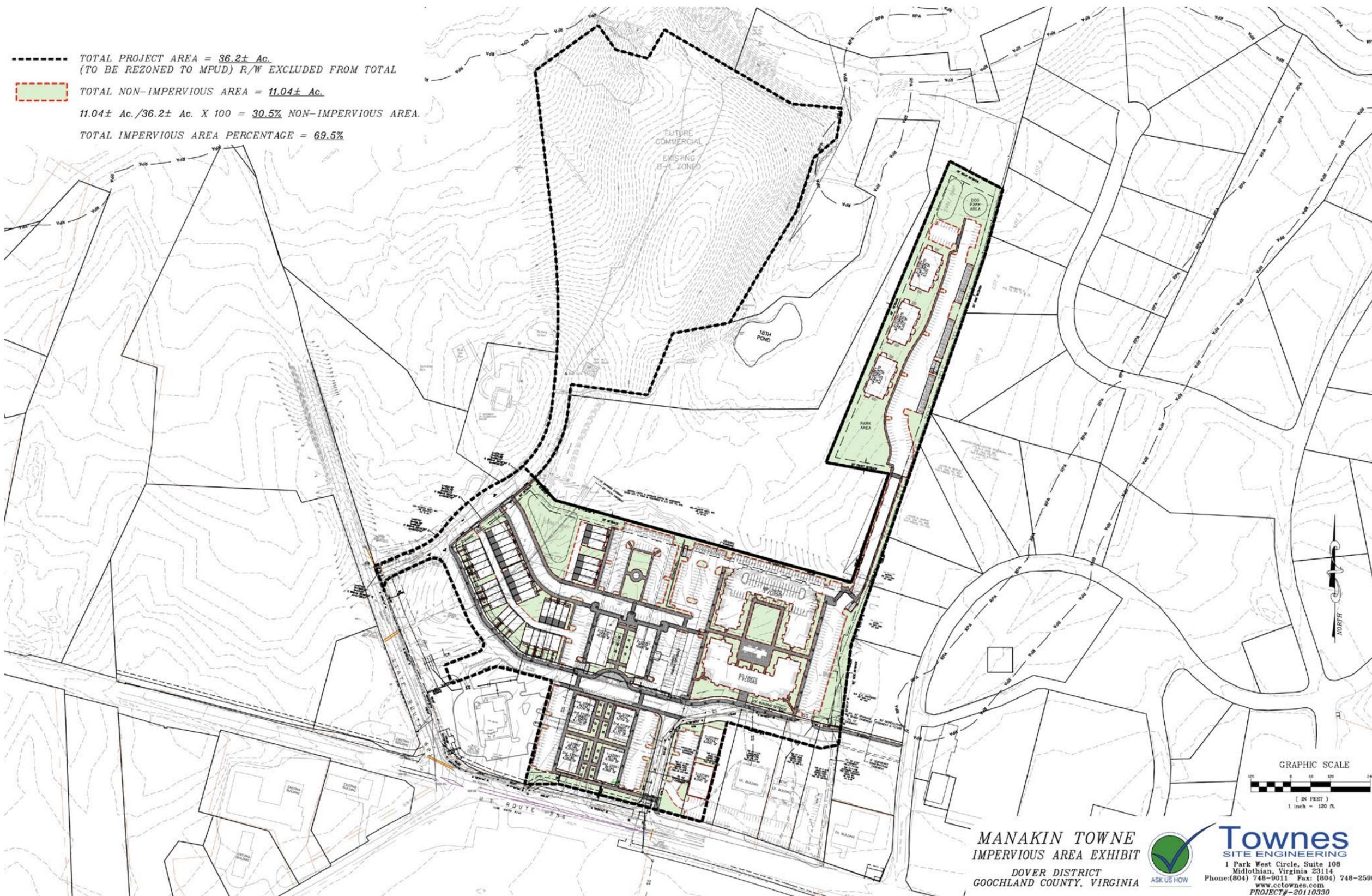
Courtesy of Townes Site Engineering. Not to scale.



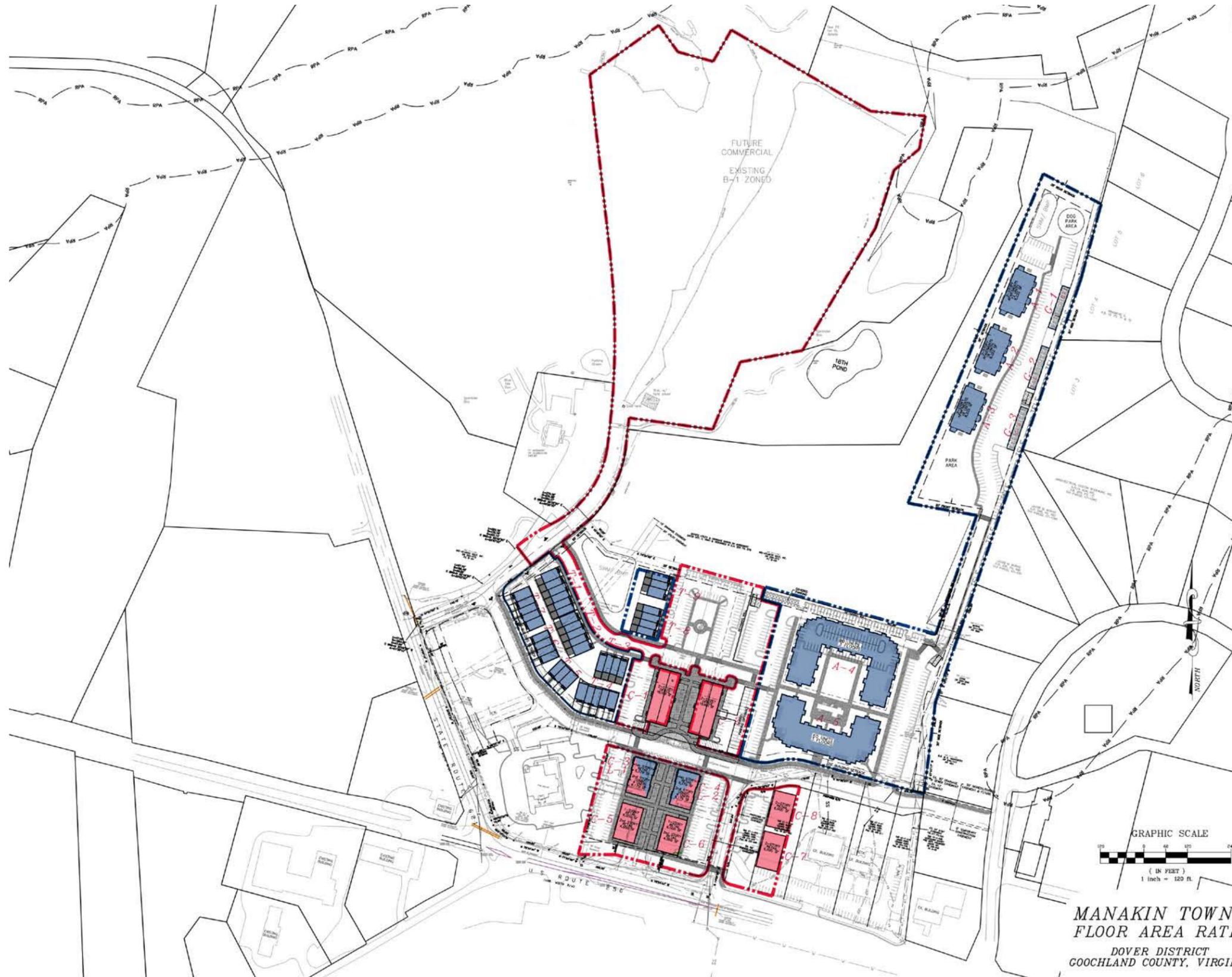
Courtesy of Townes Site Engineering. Not to scale.



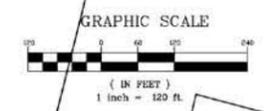
Courtesy of Townes Site Engineering. Not to scale.



Courtesy of Townes Site Engineering. Not to scale.



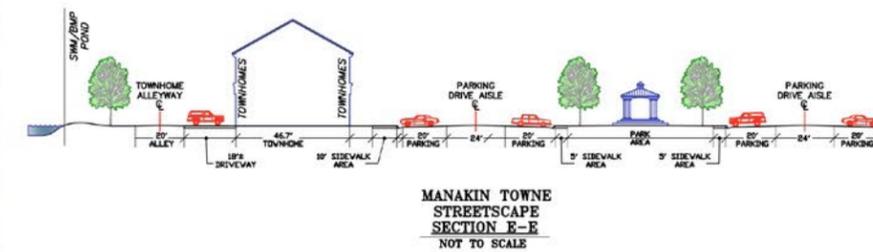
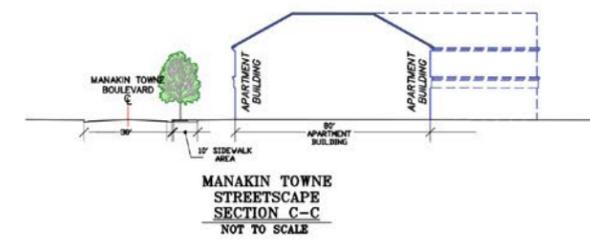
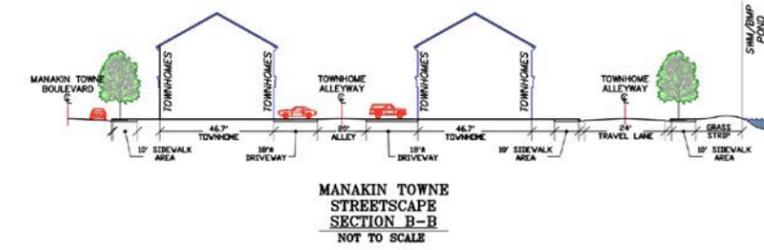
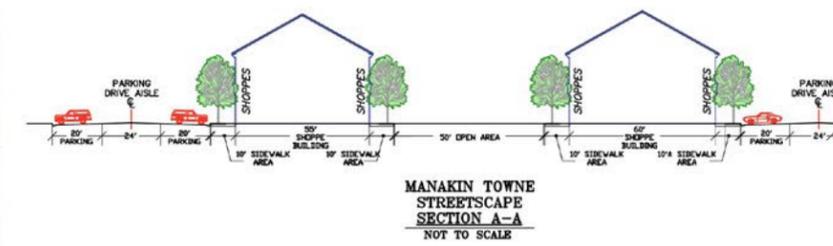
APARTMENT FLOOR AREA RATIO				
BLDG.	STORIES	SQ. FT.	BLDG. ACERAGE	(FAR)= BLDG. ACERAGE / LOT AC (36.2AC)
A-1	2	16,444	0.378	0.010
A-2	3	24,666	0.566	0.015
A-3	3	24,666	0.566	0.015
A-4	3	107,985	2.479	0.068
A-5	3	81,900	1.880	0.051
C-1	1	2,557	0.058	0.001
C-2	1	2,557	0.058	0.001
C-3	1	2,557	0.058	0.001
COMMERCIAL FLOOR AREA RATIO				
C-1	1	18,000	0.413	0.011
C-2	1	18,000	0.413	0.011
C-3	1	6,179	0.141	0.003
C-4	1	6,179	0.141	0.003
C-5	1.5	10,560	0.242	0.006
C-6	1.5	10,560	0.242	0.006
C-7	2	12,000	0.275	0.007
C-8	2	12,000	0.275	0.007
CONDO FLOOR AREA RATIO				
L-1	1	6,179	0.141	0.003
L-2	1	6,179	0.141	0.003
TOWNHOUSE FLOOR AREA RATIO				
T-1	3	18,975	0.436	0.012
T-2	3	17,040	0.391	0.010
T-3	3	12,018	0.276	0.007
T-4	3	17,040	0.391	0.010
T-5	3	10,020	0.230	0.006
T-6	3	12,018	0.276	0.007
T-7	3	17,040	0.391	0.010
T-8	3	12,018	0.276	0.007
T-9	3	10,020	0.230	0.006
<b>TOTAL FLOOR AREA RATIO PROVIDED</b>				<b>0.324</b>
<b>MAX. FLOOR AREA RATIO REQUIRED</b>				<b>&lt; 0.75</b>



**MANAKIN TOWNE  
FLOOR AREA RATIO**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

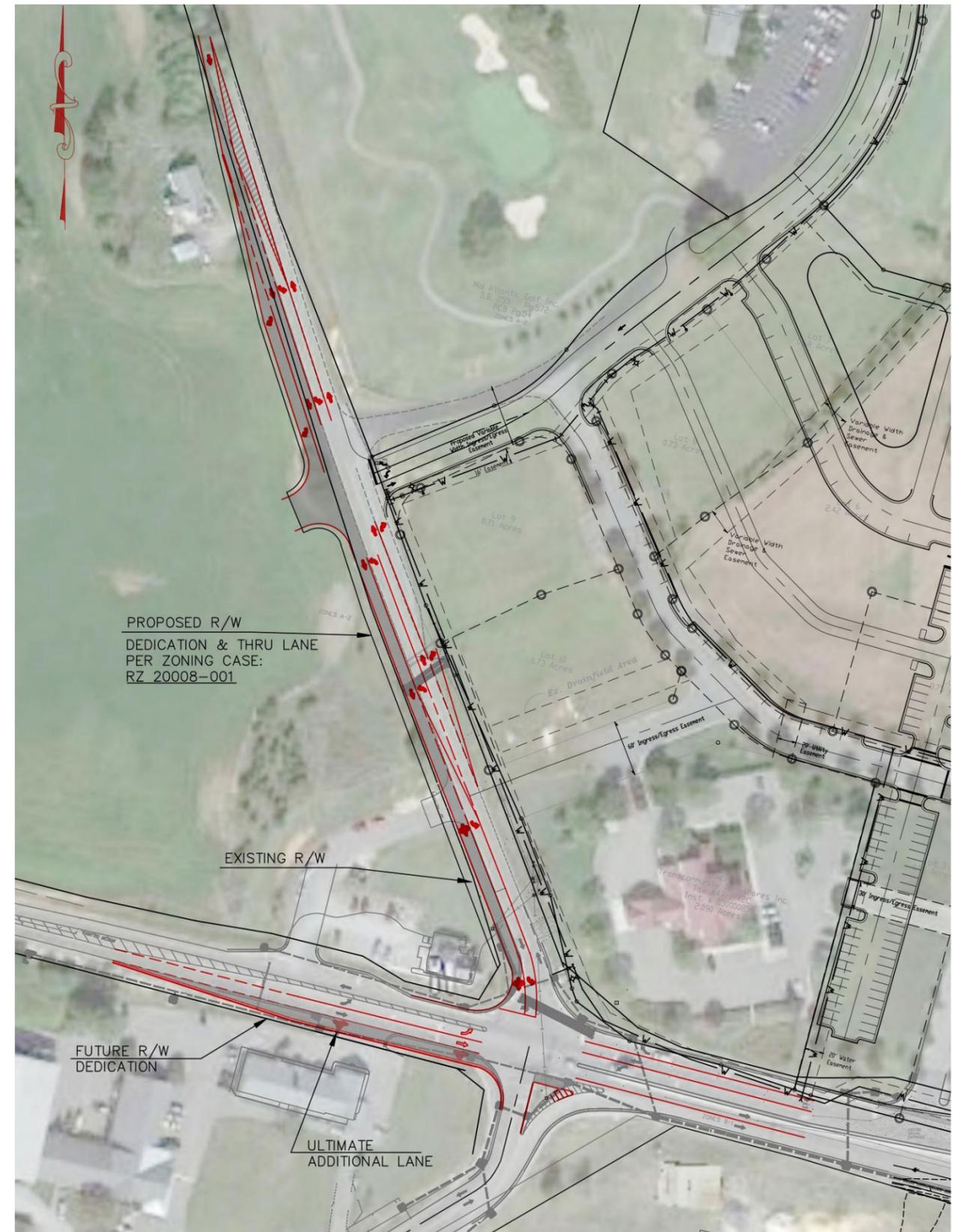
**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



**MANAKIN TOWNE  
STREETSCAPE EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

Courtesy of Townes Site Engineering. Not to scale.



Right of Way and Property lines shown are compiled from existing information and final accuracy is subject to field survey work being performed

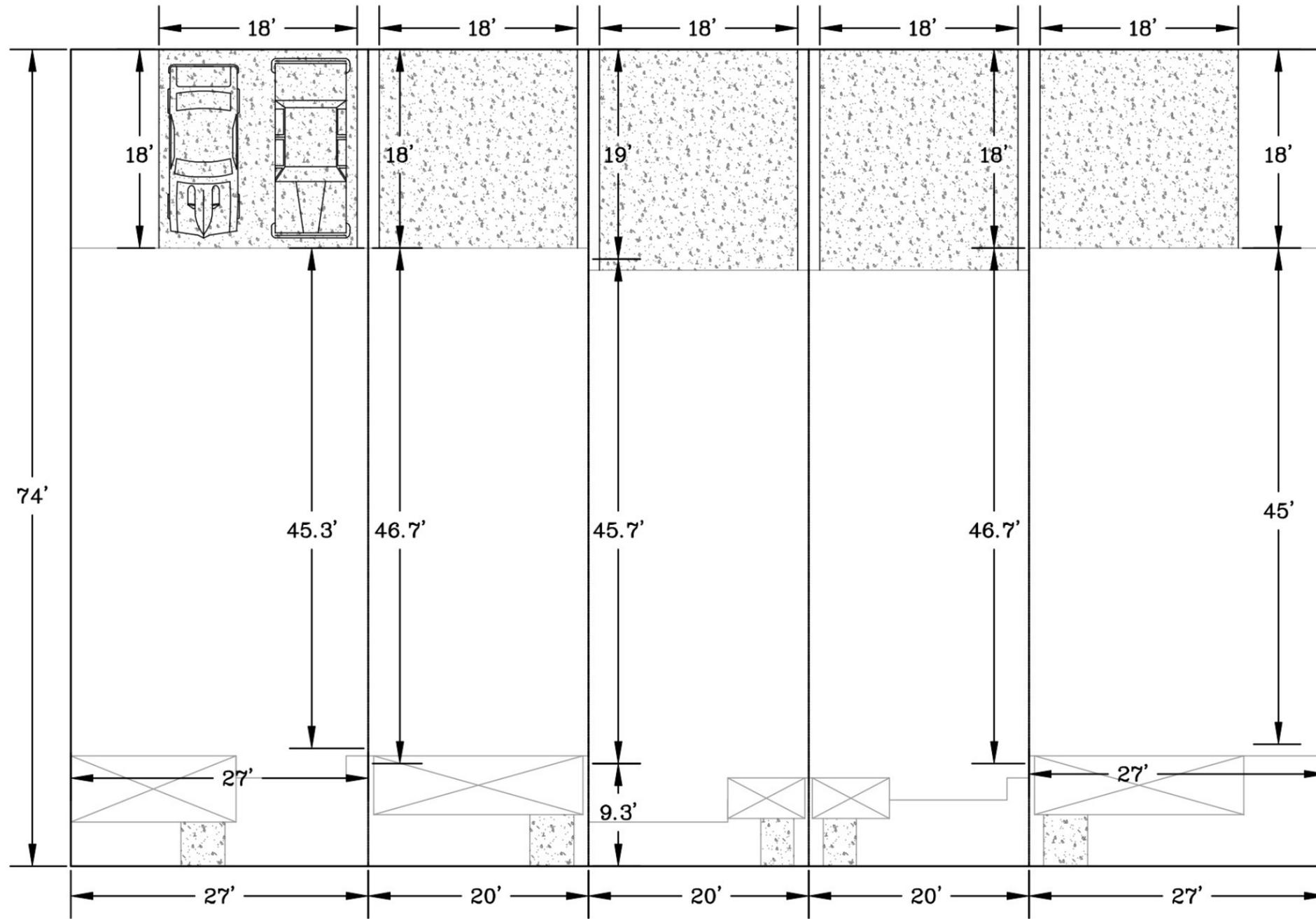
**EXHIBIT**  
BROAD STREET ROAD &  
MANAKIN ROAD  
ULTIMATE INTERSECTION  
IMPROVEMENTS



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
SCALE 1"=100' PROJECT#-20110330

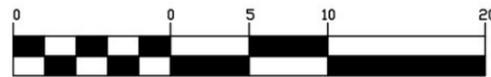
Courtesy of Townes Site Engineering. Not to scale.





**MANAKIN TOWNE  
TYPICAL TOWNHOUSE  
EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

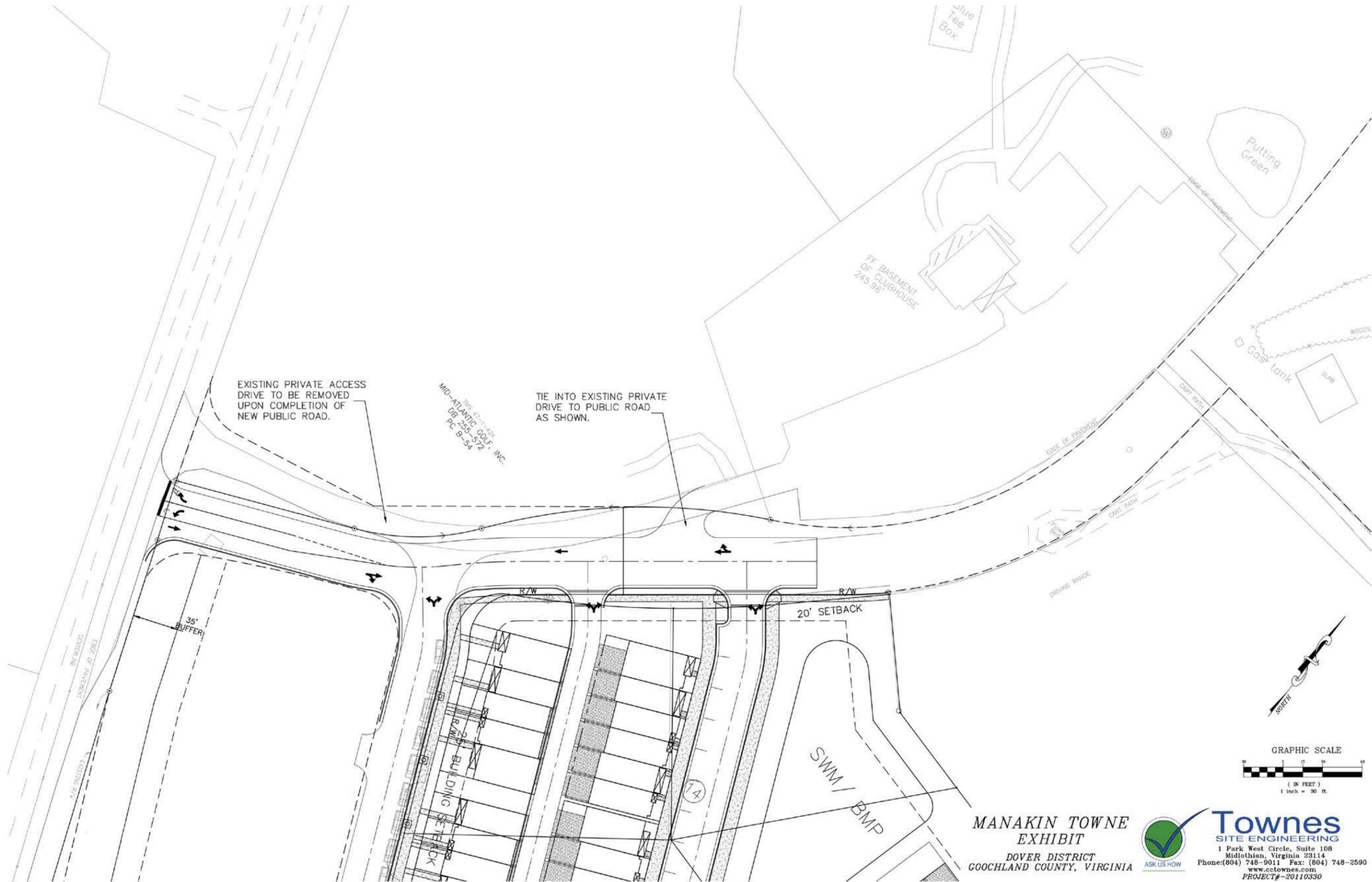
GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
Website: www.ctownes.com  
PROJECT#-20110330



MANAKIN TOWNE  
EXHIBIT  
DOVER DISTRICT  
COOCHLAND COUNTY, VIRGINIA



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



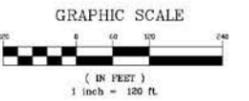
**MANAKIN TOWNE EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



Courtesy of Townes Site Engineering. Not to scale.

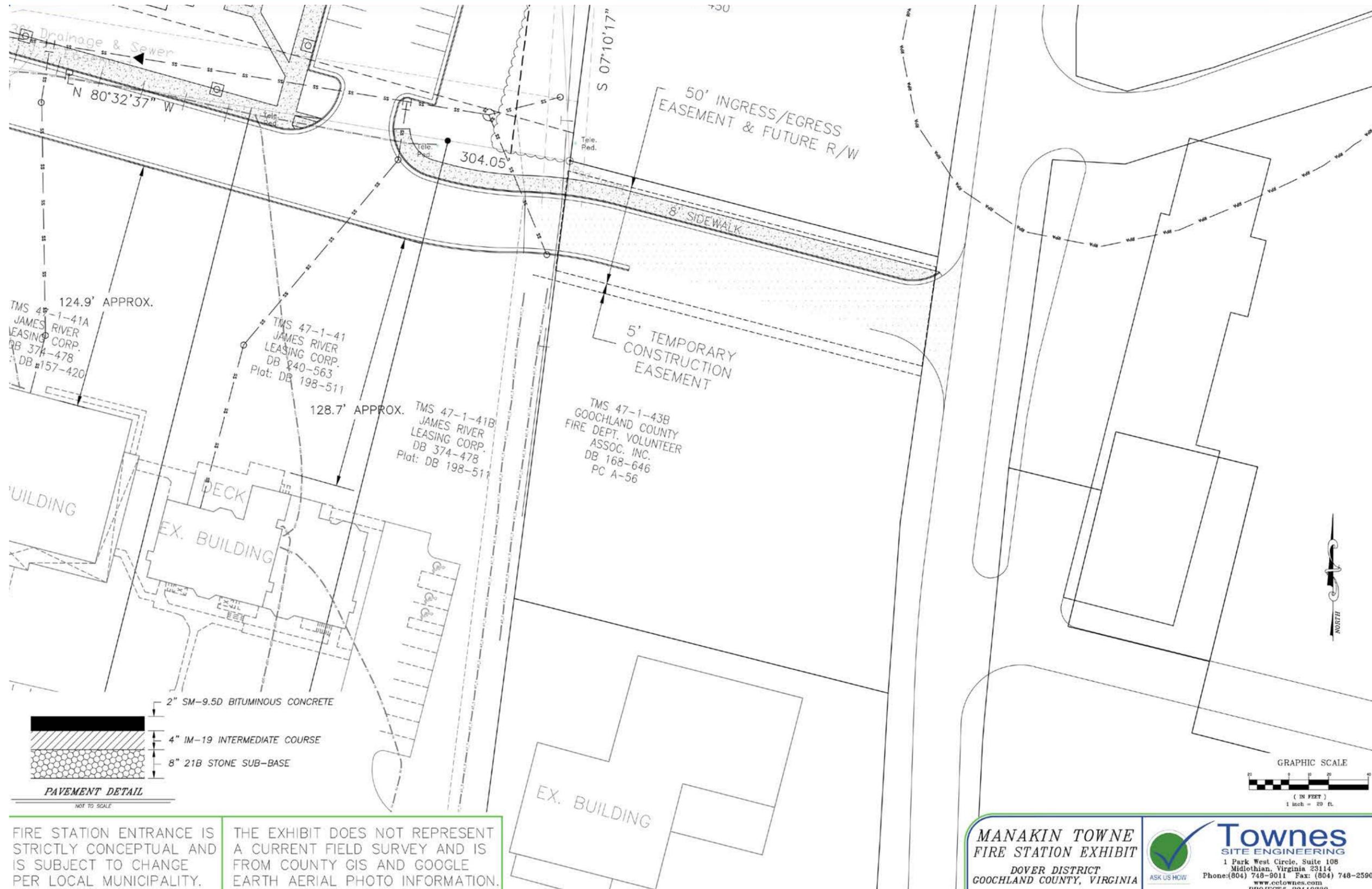


MANAKIN TOWNE  
EXHIBIT  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



FIRE STATION ENTRANCE IS STRICTLY CONCEPTUAL AND IS SUBJECT TO CHANGE PER LOCAL MUNICIPALITY.

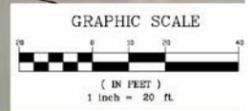
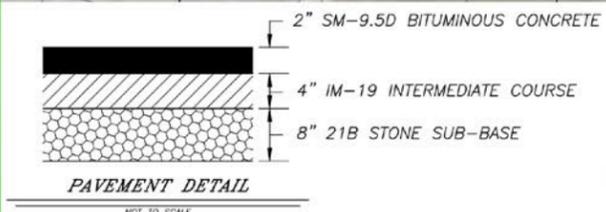
THE EXHIBIT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FROM COUNTY GIS AND GOOGLE EARTH AERIAL PHOTO INFORMATION.

**MANAKIN TOWNE  
FIRE STATION EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA



**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.cetownes.com  
PROJECT#-20110330

Courtesy of Townes Site Engineering. Not to scale.



FIRE STATION ENTRANCE IS STRICTLY CONCEPTUAL AND IS SUBJECT TO CHANGE PER LOCAL MUNICIPALITY.

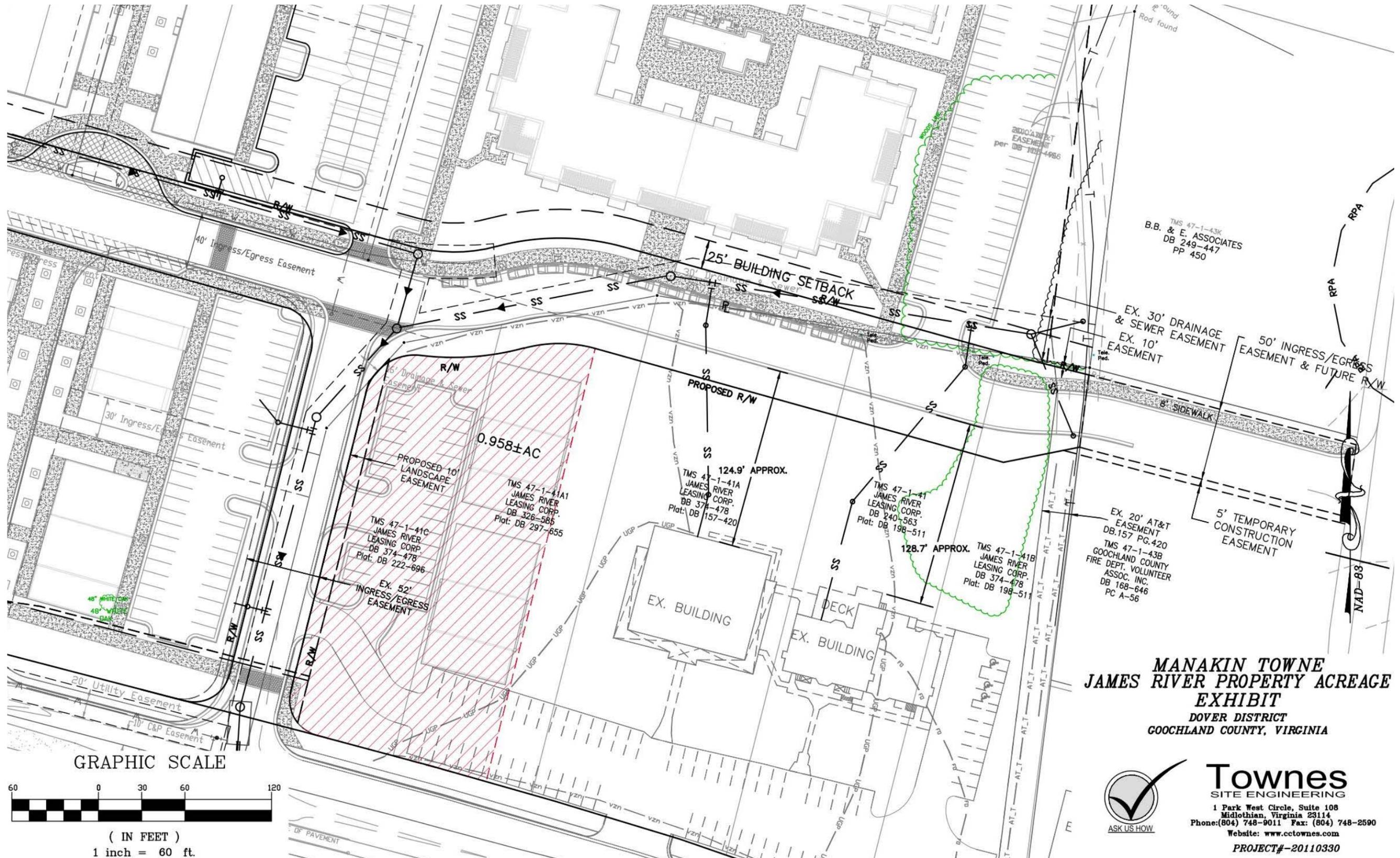
THE EXHIBIT DOES NOT REPRESENT A CURRENT FIELD SURVEY AND IS FROM COUNTY GIS AND GOOGLE EARTH AERIAL PHOTO INFORMATION.

**MANAKIN TOWNE  
FIRE STATION EXHIBIT**  
DOVER DISTRICT  
GOOCHLAND COUNTY, VIRGINIA

**Townes**  
SITE ENGINEERING  
1 Park West Circle, Suite 108  
Midlothian, Virginia 23114  
Phone: (804) 748-9011 Fax: (804) 748-2590  
www.ctownes.com  
PROJECT#-20110330

ASK US HOW

Courtesy of Townes Site Engineering. Not to scale.



Courtesy of Townes Site Engineering. Not to scale.

Development Impact Statement for:

**ManakinTowne**  
A Mixed Use Community



*This document provides information based on estimates, assumptions, and general knowledge. Changes which include, but are limited to, macroeconomic variables (inflation, market conditions, etc.), County policies (fees, tax rates, etc.), and developer decisions (product mix, etc.) could impact statements, analysis, conclusions, and estimates. All information is deemed from sources reliable, but is not guaranteed.*

Presented by:  
Towne & Country Partners LLC

September 15, 2017

**Introduction**

In accordance with Goochland County’s revised cash proffer policy, adopted June 6, 2017, the following Development Impact Statement (DIS) has been prepared to review the potential impacts generated by the proposed ManakinTowne development.

ManakinTowne is a total of 37.5 acres. This DIS focuses on Section 1 which is 22.3 acres. The entire property was previously rezoned to B-1 in 1990 (see appendix 1)

Subject Property: 22.3 Acres Located at 68 Broad Street Rd. (37.5 acres Total)  
 Tax Parcel: Part of 47-1-42  
 Owner: Towne & Country Partners LLC, James River leasing  
 Existing Zoning: B-1 and R-1 Business Approved for 350,000 sq. ft.  
 Zoning ID: RZ

The purpose of this DIS is to identify potential positive and negative impacts of the ManakinTowne development on the County’s public facilities and public services. The following information is intended to identify County service, facility, and infrastructure capacity and how the proposed development will affect them.

While preparing this DIS, The developer has reviewed the current budget, CIP, SSYP, Comprehensive Plan, and other documents in putting together this report. A Financial analysis is also provided which shows the fiscal impacts, and one time and recurring tax revenues for the county.

This DIS evaluates the probable effects and impacts of the proposed development on the County and surrounding community, and specifies the commitments of the applicant to mitigate or reduce any negative impacts through proffers. The following information evaluates the impacts by addressing the following:

- (1) Adequacy of existing public facilities and services such as sewer, water and fire-rescue to serve the development. **Provided**
- (2) On-site and off-site public facilities or services required because of this development. **Provided**
- (3) Traffic Impact Analysis. **Provided**
- (4) Estimate of fiscal impact of the proposed development, such as estimated tax revenues to be generated versus the cost of public improvements expected to be financed by the County or otherwise. **Provided**
- (5) Impact of development and change in land use on surrounding property, such as aesthetics, vegetation, storm water drainage, and noise, air or water pollution. **Provided**
- (6) Impact of the project on cultural and historic sites. **Provided**
- (7) Guarantees and assurances for the maintenance of common areas, open space, recreation areas, sidewalks, parking, private streets, and other privately owned but common facilities serving the development. **Provided**

**Property Overview**

This subject property is a portion of a larger parcel identified as Goochland County Tax Parcel #47-1-42 located at the northeastern intersection of Manakin Road and Broad Street Roads in Centerville Village. Consisting of 37.5 acres, the property was rezoned to B-1 with proffers in 1990 to permit a development of 345,000 sq. ft. commercial, hotel/motel conference center. The zoning was amended in 2007 to allow for construction of a 2<sup>nd</sup> entrance to Broad Street Road. (See attached)

**ManakinTowne, Section I**, proposes to rezone 23.53 acres of the “parent” (37.5 acre) parcel from a business zoning district to a mixed use zoning district to allow for the construction of Retail Shoppes. Office buildings, Townhomes, Lofts and flats to include Retail Shoppe’s,

**ManakinTowne Section 2** This section contains 14.1 acres, in the back of the property, and is essentially surrounded by Sycamore Creek Golf Course on all sides. The property is zoned B-1; and is approved for 150,000-sq. ft. of commercial/office development. It also has approval for a Hotel, motel, or Conference Center. This site is being retained for Future development.

*Existing zoning:* B-1, General Business

*Overlay district:* Centerville Village Overlay District

*Proposed zoning:* MPUD, Mixed Planned Use Development

*Acreage proposed to be rezoned:* 20.8 +/-

*Total property acreage:* 23.87

*Access:* The site is currently accessible with commercial entrances from Manakin Rd. and Broadstreet Rd.

*Historical resources:* There are no historical resources on the site

*Floodplain:* There is no known FEMA floodplain on the site.

*Resource Protection Area (RPA):* There is no RPA on the site

*Vegetation:* A majority of the parcel is open space, with a small wooded area at the rear of the site

*Utilities:* Public water and sewer are located on the site

**Analysis of Population of ManakinTowne**

When calculating ManakinTowne’s impacts on County Projects, only the residential impacts were calculated because the commercial Tax Revenue should offset any impacts attributed to ManakinTowne.

Average Population 2.18 per household

Townhome’s	39	
Lofts	8	
Flats 1	150	
Flats 2	<u>48</u>	
Households	245	x 2.18 =

**Anticipated Population – 534 People**

**Justification and research on population**

**West Creek DIS      Notch      Bristol Village**

**ManakinTowne Phasing**

**Apartment Buildout 1– 3.5 Years**

1/1/18- Zoning Approval

3/15/19- Apartment construction starts

3/15/20- Apartment construction finishes

7/1/21- Full Lease up

**Commercial Buildout-2-3 years for 1<sup>st</sup> building**

1/1/18 Zoning Approval

1/1/19 POD approval

1/1/20- First office building complete

**Residential**

Townhome’s	39	\$420,000	\$16.38 M
Lofts	8	\$400,000	\$3.2
Flats 1	150	\$350,000	\$52.5 M
Flats 2	<u>48</u>	<u>\$360,000</u>	<u>\$17.28</u>
Households	245		89.36 Million
People	534 (2.18 /house)		

**Commercial**

Retail 1	10,560 x \$225 =	\$2.376
Retail 2	10,560	\$2.376
Retail 3	6,150	\$1.38
Retail 4	6,150	\$1.38
Office 5	18,000	\$4.2
Office 6	18,000	\$4.2
JR	24,0000	<u>\$5.4</u>
		\$21.312 Million

Total \$110,672,000

RE	.53	\$586,561
TCSD	.32	\$354,150

**Potential Impacts to the Development are determined as follows:**

(1) Not impacted, (2) Impacted County wide, and (3) Impacted in the East End.

1. **Not impacted** – ManakinTowne does not have a direct impact to the project and will not contribute cash proffers to the project.
2. **Entire County Impact** – ManakinTowne does have a direct impact and will contribute 1.8% of the project’s cost:
  - a. 419 residents ( per 1, 2 and for 198 apartments
  - b. 23,087 Goochland residents (22,668 residents + 419 ManakinTowne residents)
  - c. 1.8% multiplier (419 ManakinTowne residents ÷ 23,087Goochland residents)
3. **East End Impact** – ManakinTowne does have a direct impact and will contribute 3.3% of the project’s cost:
  - a. 419 residents (per 1, 2 analysis) )
  - b. 12,419 East End residents (12,000 East End residents + 419 ManakinTowne residents)
    - i. **Provided by the Goochland County Registrar’s office Districts 4 and 5**
  - c. 3.3 % multiplier (419 ManakinTowne residents ÷ 12,419 East End Residents)

County Impact = 1.8%  
 East End Impact= 3.3%

- The established multipliers were applied to each impact on the CIP that was attributable

**The following questions are hereby answered as requested by Goochland County’s Cash Proffer Policy:**

**1. Adequacy of existing public facilities and services such as sewer, water and fire-rescue to serve the development.**

- Adequate Water and sewer on site.
- 3 Commercial entrances.
- Fire station Next door makes for easy fire and ambulance service

**Public Water and Sewer**

ManakinTowne is located within the Tuckahoe Creek Service District (TCSD). All improvements to water and sewer will be completed at the developer’s expense and turned over to the county when complete. The developer has already installed Fire Hydrants on the property along the internal roadways.

*Public Sewer –*

Goochland County has an agreement with the City of Richmond to have up to 20 MGD of wastewater treated. In 2016, the average per day usage was approximately 340,000 gallons (0.34 MGD); roughly 1.7% usage. There is sufficient capacity to serve ManakinTowne. Developer has/will build all sewer improvements and dedicate to the County.

*Public Water –*

Henrico County has agreed to provide Goochland County with up to 25 million gallons per day (MGD) of water available. The agreement specifies ceiling limits, and Goochland County has only exercised the initial capacity of 5.25 MGD. In 2016, average per day usage was 670,000 gallons (0.670 MGD); roughly 12.8%. This is only 2.7% usage of the total 25 million gallons that is available to the county. There is sufficient capacity to serve ManakinTowne. Developer

BMP/SW- Developer intends to build a BMP storm water pond, and will provide for the maintenance of approved any on site or off site storm water detention facilities which will address water quantity issues. These BMP facilities will be approved before use, and may be inspected by the County of Goochland, yearly to verify compliance.

**Projected Max Daily Consumption of Water and sewer**

	Apt	Homes	GPD
Water	198	400	= 91,600
Sewer	198	300	= 68,700
<b>Commercial employees x 5 per 1,000</b>			
Water	70,000 sq. ft.=	350 x 30	GPD = 10,500 GPD
Sewer	70,000 sq. ft. =	350 x 25	GPD = 8,750 GPD
Projected New accounts	245		
Residential	229		
Commercial;	16		

- NOT IMPACTED

**2. On-site and off-site public facilities or services required because of this development.**

None

**Public Safety Facility Improvements**

Section 15.2-2303.4.C. of the Code of Virginia states that an offsite proffer shall be deemed unreasonable unless the new residential development creates a need for one or more public facility improvements *in excess of existing public facility capacity at the time of rezoning* or proffer condition amendment.

**Fire/Rescue Facilities**

**CENTERVILLE #3-** The subject property will be served by the Centerville 3 Fire/Rescue station, directly

adjacent to the property.

ManakinTowne will be served by Centerville Fire station, Right Next Door. We plan to connect the Fire Station to ManakinTowne with a new Roadway through an adjacent property to Plaza Drive. We don't expect to have an impact on the fire station and intend to build this new roadway, and pave their parking lot.

Estimated cost of Improvements \$350,000  
CIP Proffers

**CASH PROFFER ELIGIBLE SUMMARY PAGE**  
Capital Impacts Model  
Goochland County, Virginia



**CASH PROFFER ELEGIBLE INFRASTRUCTURE CATEGORIES, RESIDENTIAL**

	Total Housing Units	Capital Impact	Capital Impact per Housing Unit
Schools	245	\$350,536	\$1,431
Parks and Recreation	245	\$195,351	\$797
Public Safety^	245	\$356,083	\$1,453
Transportation	245	\$213,941	\$873
<b>Total</b>	<b>245</b>	<b>\$1,115,911</b>	<b>\$4,555</b>

	Total Housing Units	Capital Impact	Capital Impact per Housing Unit
<b>^Public Safety</b>			
Sheriff	245	\$0	\$0
Fire	245	\$356,083	\$1,453
Animal Protection	245	\$0	\$0

With approximately 229 new homes, Fire/EMS could receive more calls per year, and up to 23 calls per year in the final year of construction (assuming 10%)  
Manakin and Centerville Fire stations are equally close to this site.  
Water will be extended down Hockett Rd. which makes the entire area safer.  
The general tax revenue from these new residents will fund their use of these services.

Sheriff: 3 new Positions Needed-1 deputy, 2 dispatch  
With approximately 229 new homes per year, the sheriff's office will receive 23 calls per year, and up to 60 calls per year in the final year of construction (assuming 5-10%)  
The general tax revenue from these new residents will fund their use of these services.

Co. 1 (Manakin) Equipment:	Co. 3 (Centerville) Equipment:
(2) Engines	(2) Engines
(1) Tanker	(1) Tanker
(2) Brush	(1) Brush
(2) Squad 1	(1) Squad
(2) Rescue 1	(2) Rescue
(1) Water Rescue	
(1) ALS	

**The Code of Virginia states** that an offsite proffer to mitigate the impacts of the proposed development on fire/rescue facilities would be deemed reasonable because  
(1) The facility is in excess of existing capacity, and  
(2) The proposed neighborhood would receive a direct benefit with respect to the public facility improvements.

- Based on the attached table and the methodology outlined in the Introduction the proposed ManakinTowne Development will not cause for an expansion in fire facilities, and the impact to the Fire Station is minimal because of close proximity. Given the fire station is next door, ManakinTowne does not receive a direct benefit from the addition of the West Creek Fire Station.
- The Increased Real Estate Tax Revenue from the Development of this site will fund any future needs/improvements for Fire/EMS and Sheriff's office through general tax revenue.

• **NOT IMPACTED**

**Fire Training Center**

Based on this methodology it can be assumed that the Fire Training Center- will serve entire county-new facility, county benefits

Fire Training Center \$750,000 X 1.8% = \$13,500 229 Units \$60 per unit

All other items in the CIP are ineligible for offsite proffer mitigation because they do not meet the criteria specified in the State legislation. It is anticipated that these items will be funded through the General tax Revenue provided by this development and outlined in the Financial Section.

- IMPACTED

**Animal Control Facilities**

The existing animal control facility in Goochland County is currently over capacity. A large facility to serve all households in the County is planned at a total cost of \$5 million (though approximately \$1.5 million will be funded through private donations/contributions). The Code of Virginia states that an offsite proffer to mitigate the impacts of this proposed development on animal control facilities would be deemed reasonable because (1) the facility is currently in excess of existing capacity, and (2) the proposed neighborhood would receive a direct benefit with respect to the public facility improvements. Based on the attached table and the methodology outlined in the Introduction, the contribution per home would be \$275

All other items in the CIP are ineligible for offsite proffer mitigation because they do not meet the criteria specified in the State legislation. It is anticipated that these items will be funded through the General Fund, which our residents will pay similar to any residents will pay into in a manner similar to all other properties in Goochland County.

**Animal Shelter Proffer      \$3,500,000 x 1.8% = \$63,000    229 units              \$275**

- IMPACTED

**Public Schools**

The schools serving the subject site are Randolph Elementary School, Goochland Middle School, and Goochland High School.

Section 15.2-2303.4.C. of the Code of Virginia states that an offsite proffer shall be deemed unreasonable unless the new residential development creates a need for one or more public facility improvements *in excess of existing public facility capacity at the time of rezoning* or proffer condition amendment.

“Public school facility improvement” as defined in the Code is:  
*the construction of new primary and secondary public schools or expansion of existing primary and secondary public schools, to include all buildings, structures, parking, and other costs directly related thereto.*

The code further states:

*no public facility improvement shall include any operating expense of any public facility or any capital improvement to an existing public facility that **does not expand the capacity** of such facility.*

School improvements can only be proffered, if they expand the current facilities. No other improvements in the CIP provide for expansion of the facility.

ManakinTowne is unlikely to have a major impact on the County’s school system. However, the projects that could be impacted by the development include the New East End School.

Goochland County Public Schools provided the following enrollment History and capacity information on the schools serving Readers Branch. It is important to note that the GCPS has a draft of a New Schools Capacity Study which will hopefully better predict the needs of the school system and could be available by the end of this year. A draft of that study has been completed and included with this report, which shows that the actual school yield for the eastern end of the county is .18 students per household vs the County’s published .3 students per household. The main reason for this is the high cost of housing in the eastern end (\$500,000 median) and many people home school or send their children to Private Schools.

The following analysis is based off information provided by the VEC and VirginiaLMI.com (updated 06/06/2017):

- The majority of Goochland’s population is growing older (Largest representation between 40-70 years old).
- Families with school aged children are continuing to find alternative solutions for school needs.
  - **Only 40% of Goochland Children go to Goochland Schools** (see demographics vs school population)
- Increased age population and families finding alternative school options is negatively impacting Goochland County Public School’s enrollment:
  - The schools serving Eastern Goochland average 2.18 people per household
  - We project 419 Residents will inhabit the Apartments
    - .18 x 229 = 41 potential school kids when complete in 2021.

Per the dev impact report from new apartment project, we have estimated how many students we can roughly expect. Based on West Creek’s occupancy of 393 units, and information obtained from Goochland County, 20 new students were added to the school system last year, based on a full occupancy. This is approximately 1 student every 19 units.

<b>Current School Enrollment/Capacity (Source: Goochland County)</b>				
<b>School</b>	<b>Enrollment (2016-17)</b>	<b>% Enrolled</b>	<b>Capacity</b>	<b>% Capacity</b>
Randolph Elementary	500	26%	536	93%
Goochland Middle	593	31%	690	86%
Goochland High	813	43%	1,018	80%
<b>Total</b>	<b>1,906</b>		<b>2,244</b>	<b>85%</b>

The following scenario is based on **41 students**. Students would not enter school till 2020-2021  
New school will be planned to be built/funded by then  
Taxpayers will pay through gen revenue, Taxes or Debt

**Apartment/ Residential Assumptions**

	<u>ManakinTowne .18</u>	<u>County.30</u>	<u>ManakinTowne.05</u>	<u>West Creek</u>
Total Units	229	12	229	393
School Yield	.18	.30	.05	.05
Total students	41	69	12	20

Low= 12  
 High= 69  
 Median= 35.5  
 Actual = 41  
 % = .18

Breakdown

23% elementary	9	3
32% Middle	13	4
45% High	19	5

School	16-17	% Enrolled	# Students added	Total	Capacity
Randolph	500	26%	9	509	536 95%
Goochland Middle	593	31%	13	606	690 88%
Goochland High	813	43%	19	832	1018 82%

**Section 15.2-2303.4.C.** of the Code of Virginia states that an offsite proffer shall be deemed unreasonable unless the new residential development creates a need for one or more public facility improvements *in excess of existing public facility capacity at the time of rezoning* or proffer condition amendment.

- **Given current enrollment, and the proposed addition of 41 school aged kids, by 2021, the Schools will remain under capacity, and therefore no Impacts are expected.**
- **Because ManakinTowne will not create a need for a public facility improvement based on its proposed students, no proffers are hereby offered.**

**School Proffer = \$0**

- **NOT IMPACTED**

Park and Open Space

The County’s CIP show there are six projects that will require approximately \$765,000 in funding over the course of the next five years. This funding is to be generated from multiple sources, including the General Fund Transfer, General Fund Revenue Contingent and Debt. Because this site is located in the Core of the Centerville Village, adjacent to fire and ambulance services, on a large roadway, with utilities, and internal

parcs and open space, it is anticipated that this project will have minimal impact on Parks, Libraries, and other County services.

In an effort to encourage developers to include desired amenities in new developments, Goochland County recently conducted a survey to enquire what its resident’s desire in a community. The top answers from residents in the 23103 zip code were:

- Trails, playgrounds and park areas
- Outdoor concerts, James River boating access and access to self-directed activities (walking/jogging trails, tot lots, etc.)

ManakinTowne will provide the following private amenities for residents, creating its own “park” environment that will satisfy many of the needs from the conducted survey:

- 4.6 acres of Open Space
- Sidewalks and Walking trails will be built throughout
- Farmer’s Market
- Dog park and other parks

Analysis

By locating a park system onsite, the impact on external parks created by ManakinTowne residents is expected to be minimal. The closest County facilities are located approximately 10 miles to the west in Goochland Courthouse Village.

Public Parks Facility Improvements

Section 15.2-2303.4.C. of the Code of Virginia states that an offsite proffer shall be deemed unreasonable unless the new residential development creates a need for one or more public facility improvements *in excess of existing public facility capacity at the time of rezoning* or proffer condition amendment.

With regard to public parks, “Public facility improvement” as defined in the Code is:

*an improvement or construction of a public park.*

The code further states:

*no public facility improvement shall include any operating expense of any public facility or any capital improvement to an existing public facility that does not expand the capacity of such facility.*

The County’s Parks, Recreation & Facilities 2016-2020 Master Plan indicates that the County is currently operating over capacity in terms of the amount of many recreation amenities it provides. The Master Plan and the County’s current CIP were used to determine which improvements would expand the capacity of the parks’ offerings and the price associated, and the following were identified:

Hidden Rock Park	
Trail construction	\$25,000
Dog Park	\$15,000
Tucker Park	
New Parking Lot	\$80,000
Playground Installation	\$20,000
Upgraded Restroom	\$50,000
Leakes Mill Park	

Additional playing surfaces and trail construction	\$100,000	
Central High School		
Playground Installation	\$40,000	
Shelter Construction	\$15,000	
Trail Construction	\$10,000	
Mathews Park		
Restroom Construction	\$30,000	
East End Trails		
Trail/Bridge Construction	\$100,000	
East End Park		
Trails, Playground, Shelter	\$250,000	
<b>Total</b>	<b>\$735,000</b>	<b>1.8% (Percent of total impact)</b>
<b>Total Proffer</b>	<b>\$13,230</b>	
<b>Per 229 units</b>	<b>\$57</b>	

The total contribution to public parks improvements is \$57 per home, based on a Total County Impact of 1.8%. All costs are directly related to increasing capacity, not maintenance or upkeep, at each public park.

- **IMPACTED**

**Library**

Goochland County participates in the Pamunkey Regional Library system. The closest Goochland County library is located 10 miles away in Goochland Courthouse Village. The closest Pamunkey library facility is located approximately 6 miles to the north in the Rockville area of Hanover County.

*Analysis*

The increase of approximately 229 Luxury Apartment Homes to eastern Goochland could potentially add more users to the public library system. However, the targeted buyer, 55+ with higher incomes, does not rely on public libraries for reading and researching needs. The developer plans to install cable services and high speed internet within the neighborhood, greatly expanding internet capacity within the county. The internet is the new library of the future. Therefore, the expected demand for a library, and the impact on the Goochland Branch is expected to be minimal. Therefore no proffers are offered.

- **A new Library could be built in ManakinTowne!**
- **High speed internet planned - Library of the Future**

- **NOT IMPACTED**

**Public Transportation Facility Improvements**

Section 15.2-2303.4.C. of the Code of Virginia states that an offsite proffer shall be deemed unreasonable unless the new residential development creates a need for one or more public facility improvements *in excess of existing public facility capacity at the time of rezoning* or proffer condition amendment.

“Public transportation facility improvement” as defined in the Code is:

- (i) *construction of new roads;*

- (ii) *improvement or expansion of existing roads and related appurtenances as required by applicable standards of the Virginia Department of Transportation, or the applicable standards of a locality; and*
- (iii) *construction, improvement, or expansion of buildings, structures, parking and other facilities related directly to transit.*

The code further states:

*no public facility improvement shall include any operating expense of any public facility or any capital improvement to an existing public facility that **does not expand the capacity** of such facility.*

**3. Traffic Impact Analysis-** (See attached traffic study)

**Traffic Impact Analysis Scope**

The scope of the study was developed based on discussions with Goochland County staff to include the following intersections

1. Broad Street / Manakin Road
2. Broad Street / Plaza drive/Oak Grove
3. Broad Street / St Mathews/Hockett
4. Broad street/Ashland Road
5. Ashland road/ Plaza Dr
6. St Mathews/Plaza Dr
7. Manakin Rd/ site Dr 1 /Manakin Properties
8. Broad street/Site Drive 2/
9. Broad Street /Site Drive 3 /Grove site

The scope of the study, as requested by Goochland County, was to determine the effect of ManakinTowne’s additional traffic on these intersections, if fully built out. The study also took a and look at the existing and Future Traffic Counts for 2027, assuming that all of the adjacent commercial properties have built out. Specifically included were “the Grove” and “Manakin Properties”. Both located at the intersection of Manakin and Broad.

The applicant is proposing to develop the site with 229 single family residential units, and 70,000 sq. ft. of Office and Retail space. For the purposes of this study the Luxury Apartment Phase of this development has been assumed to be built out by 2021. The remainder of the property will be built out by 2030.

The traffic study looks at Existing conditions as well as potential future conditions in the year 2027. Almost every intersection along Broad Street was analyzed and is provided along with this document.

Three things were determined form this study.

1. The Traffic study shows that the proposed development does not provide any more traffic than the existing Commercial Zoning.

- a. Based on the results of the traffic study and by 2027:

Under Existing by Right, B-1, ManakinTowne is expected to Generate **7,804 (vpd)** on a typical 24-hour weekday.

- b. Under Proposed Rezoning to MPUD, ManakinTowne is expected to Generate **12,400 (vpd)** on a typical 24-hour weekday.

**25% less traffic will be generated by this proposal then with the current by right zoning.**

- 2. The only intersection that could have problems in the future would be Manakin and Broad when buildout is complete, and assuming the other parcels have fully built out.
  - a. These properties have proffers which provide for road improvements and easements.
  - b. These improvements have yet to be made.
  - c. Its assumed that my project will go first and generate traffic first
- 3. The Broad and Manakin road intersection will need future improvements, and the Developer is willing to contribute to those improvements. Townes Engineering has provided an exhibit that shows what the future intersection could look like with expanded turn lanes and tapers. This Exhibit shows that there is ample ROW available to expand the Manakin Road North Bound Left Turn Lane, where most of the problems exist. The developer is willing to install this turn lane and taper. Also requests will be made to VDOT to alter light timing as traffic increases.

**Traffic Proffer**      **The Developer is willing to contribute the engineering, planning and construction of improvements to the Manakin Road North Bound Left Turn lane. (Estimated Cost of \$175,000)**

Per the county’s request, Part of the Traffic study looked into the effect if the adjacent Commercial Developments at full build out, assuming they would be developed prior to ManakinTowne. During the Development Review, copies of the Zoning Cases were obtained, and it was determined that each development had proffers that were not yet provided/enforced by/to the county, and improvements, that if made today, would require no additional expense of the developer. They are as follows;

<b>RZ 20008-0001</b>	<p>Manakin Properties</p> <p>Required to provide left and right turn lanes on Rt. 250 and Rt. 621                  Required to pay \$30,000 for traffic signalization                  No plans filed                  No water, sewer or entrances</p>
<b>RZ2006-00013</b>	<p>This provides the ability to widen Manakin Rd, and provide future turn lanes for easier through traffic movements</p> <p>Land investment Associates- the Grove`                  A connector road is required by the zoning prior to issuing any certificate of occupancy                  No plans have been filed to build road or entrance access to rt 250 or 621                  Required to pay \$64,000 for traffic signalization                  No water, sewer or entrances, or connector road.</p>
<b>ManakinTowne</b>	<p>3 commercial entrances                  Interior road per comp plan                  Water and sewer on site</p>

- 1. When made, these proffered improvements will greatly improve the efficiency of the Manakin and Broad Street Interchange, however the Broad and Manakin Rd intersection could benefit today from this improvement.
- 2. Because these other projects have yet to make any improvements, plans, permits for entrances, or road widening, it can be determined that ManakinTowne will be the first development to impact this intersection with its traffic, and these other adjacent commercial property impacts will come at a later date. Therefore the adjacent properties traffic counts should be counted in the traffic study, however their impacts will not be felt till after the development of ManakinTowne.

Therefore, ManakinTowne will be the first to impact this area, and specifically the intersection of Rt 250 and Manakin Rd with traffic.

**Traffic Study Conclusions**

Analysis of each site drive indicates that all movements are expected to operate at acceptable movement levels of service under buildout traffic conditions.

Analysis of off-site study intersections indicates that there are existing and future operational deficiencies on individual traffic movements within the study area. Overall signalized intersection operates are expected to operate at acceptable levels of service under background plus approved and buildout peak hour traffic conditions. Side street movements at all non-signalized study area intersections are expected to operate at acceptable intersection levels of service under buildout peak hour traffic conditions.

Analysis indicates that individual intersection movements are expected to reach acceptable levels of service at the intersection of Broad Street and Manakin Road at full build out, without the inclusion of Manakin Properties and Land investment Associates traffic.

Analysis indicates that individual intersection movements are expected to reach unacceptable levels of service at the intersection of Broad Street and Manakin Road at full build out, and including the adjacent Manakin Properties and Land Investment traffic. However, these properties have yet to start any Development or provide plans for development to the county. Roadway improvements, proffered by these adjoining properties will greatly improve traffic circulation at this intersection when complete.

Of all intersections studied, the Manakin Road/Broad Street intersection has the highest probability to fail in the future, when all the adjoining properties are developed in 2027. Specifically, Manakin Road North Bound Left Turn Lane Improvements would greatly benefit all who travel this intersection. As of Today, ManakinTowne’s traffic alone will not warrant these improvements, but combined with the Development of Adjacent properties, these warrants are sure to occur.

In an effort to mitigate future traffic problems, Townes Engineering has provided an exhibit that shows what the expanded future intersection could look like with expanded turn lanes and tapers. This Exhibit shows that there is ROW available to expand the Manakin Road North Bound Left Turn Lane, where most of the problems exist. The developer is willing to install this turn lane and taper. Also requests will be made to VDOT to alter light timing as traffic increases.

- IMPACTED - AT FULL BUILD OUT
- NOT IMPACTED - WITH MANAKINOTWE TRAFFIC

**Traffic Proffer:** The Developer is willing to contribute the engineering, planning and construction of improvements to the Manakin Road North Bound Left Turn lane within the existing right of way, as shown on the attached Plat by Townes (see attached)  
(Estimated Cost of \$175,000)

**Traffic Improvements to Broad Street RD by Developer:**

Broad Street Road was originally a 2 lane road. The Developer worked diligently w VDOT in 2009 and donated Right of Wat as requested by VDOT, and the then Goochland County board of Supervisors, that was instrumental in getting Broad Street widened from 2 lanes to 4 lanes. The County, VDOT, and the Developer working together, to get the road widened to 4 lanes has had a direct benefit to all Goochland Citizens who travel this Broad Street.

- The Developer has donated 3/4 acre for the widening of Broad Street.
- Broad street was widened from 2-4 lanes

**Value of Dedication: \$500,000**

- IMPACTED-POSITVELY

**Fire Station Access-** The County of Goochland requested that the Developer try and obtain Right of Way access from the Centerville County Fire station, next door. I have requested this same easement from them since the first purchasing the property in 2000, and subsequently again in 2004, for my rezoning to add a 2<sup>nd</sup> Broad street entrance.

The fire station is independently owned separate from Goochland County, and therefore, like me, the county has not been able to influence the Fire Stations decision. The Fire station is a great neighbor, and we appreciate everything they do. Numerous meetings with the fire station occurred over the last year, to discuss the easement, of which they are still considering, but have yet to give because the first want to look at expansion opportunities for their fire house. This connection could be obtained from them directly, once the file for a Plan of Expansion.

The traffic study shows, that if is made, behind the fire station, this connection would move traffic to other intersections, which would alleviate the traffic on the Manakin and Broad Street Intersection. However, it also provides increased traffic flow to intersection that do not have traffic signals, like Plaza Dr. and Broad St, Plaza Dr. and St Mathews Lane, and Plaza Dr. and Ashland Rd. (see study)

Therefore it is best not to make the connection at this time, and focus on the improvement of the Manakin and Broad Interchange. The Fire station is aware of the Comp plan and County's request to connect, and could provide the improvements as part of their Improvement Plan, once their expansion plans are finalized.

**James River easement-** To build a road that connects to the fire station property, The County has requested that an offsite easement of approximately 1/3 acre across the property of James River Leasing, be obtained, to build a roadway all the way to the property line with the fire station. This easement will be provided to the county, upon rezoning.

**James River Easement      \$165,000 Value**

**Proffer:** Developer will obtain an offsite easement from James River leasing, and engineer and construct an internal road, built to state standards, from ManakinTowne, across the property of James River Leasing, to the edge of the property boundary with the fire station. (see attached map)

**ManakinTowne Entrances and Roadways**

**Entrances and Roadways-** Three (3) public entrances have been constructed to serve the site: two (2) Commercial entrances on Broad Street Road and one (1) Commercial Entrance on Manakin Road at Sycamore Creek Drive. **These 3 entrances have been reviewed and approved to be sufficient by Robert Butler Resident Engineer at VDOT, and will not require an Access Management Waiver.**

**Internal roads** – Though currently private, internal roads have been built throughout the site and match the Goochland County Comp Plan, for the area. These roads are designed to state standards, and will be turned over to the state in the future once construction is complete. Internal roads provide safe and easy access to all three entrances on this relatively small site. This internal road network was built by the Developer and is currently privately maintained at no cost to the County.

**Goochland County Amp Study**

Goochland County's AMP indicates the following road improvements in the eastern end of the county:

- Realign Route 623 to connect Hockett Road and Ashland Road
  - This could be done by the Owners of the Property in the future)
- Widen Broad Street up to six lanes up to Route 623 (Ashland Road) – Mostly complete, remaining section between Tuckahoe Creek and Route 623 (Ashland Road)
  - Our traffic does not affect the need for widening.
- Pursue signalization of Hockett Road at Broad Street
  - Signalization completed Fall 2014
  - Right lane stop bar added to southern intersection.

- **No roadway improvements were found in the Amp Study that would be attributable to ManakinTowne's Traffic.**

**4. Estimate of fiscal impact of the proposed development, such as estimated tax revenues to be generated versus the cost of public improvements expected to be financed by the County or otherwise. Provided**

**Revenue Impacts -Economic Benefit**

Over the past 15 years, Economic Investment in Residential developments have been a foundation for providing increased Tax revenue and better housing opportunities within the TCSD. New, low maintenance communities such as The Parke at Manakin, The Parke at Centerville, The Parke at Saddle Creek, and Parkside Village have contributed to bringing more than 400 new Taxpayers to Goochland, which increased the tax rolls and Revenue to the County.

Because ManakinTowne is a Mixed use Development, it is expected to have a positive financial impact on the County. Residential Impacts can be offset with the Business revenue obtained from businesses that fill the Retail Shoppes and Offices.

**ManakinTowne, Section 1**

- 22 Acres out of 37 acres
- 56% of total Property
- 56% of 7.9 Million (Tax Value) is \$4.4 Million
- Tax Basis of 21.4 acres is equal to \$4.4 Million

**Estimate of Revenue Impacts - 229 Apartment Units**

The proposed development of 229 apartment (one, two, and no more than 10% of the total project as three bedroom units, on a 10.76 acre pad site) will generate a series of recurring and one-time revenues for Goochland County. The following financial figures are estimates.

Value of apartments:	= 198 units x \$180,000/unit (final value)	=	\$34,400,000
Total Sq. Ft.	= approximately 236,000 sq. ft.		
Baseline value of the land		=	\$2,400,000
Increase in Baseline value		=	\$32,000,000

(Goochland Commercial Permit calculator)

**One-time Revenues:**

Building Permit Fees	\$148,636
POD Fees	\$30,000
Water Connection Fees	\$649,000
Sewer connect fees	\$885,000
<b>Total</b>	<b>\$1,700,136</b>

**Recurring Revenues**

Real Estate Tax Baseline	= \$2,400,000
Real Estate Increase in value (\$34.4M - \$2.4M)	= \$32,000,000
Real estate Tax x.53	= \$169,600
Ad Valorem Tax x.32	= \$102,400
Personal Prop Tax (229x2= 458 Cars at \$20,000/vehicle)	
(2 cars per unit)\$9,160,000 @ \$4/100 =	= \$366,400 per county treasurer

Vehicle license Fees (572 Cars at \$30/vehicle)	= \$17,160
<b>Total</b>	<b>= \$655,560</b>

**Estimate of Revenue Impacts - 75,000 sq. ft. Office / Retail**

The proposed development of 75,000 sq. ft. of retail will generate a series of recurring and one-time revenues for Goochland County. The following financial figures are estimates.

Value of retail/office = 75,000 sq. ft. x \$200 per square foot	= \$15,000,000
Baseline	= \$2,000,000

**One time revenues**

Building Permit fees	\$ 55,000
POD Fees	\$ 55,000
Water connect fee	\$ 70,000
Sewer connect fee	\$ 70,000
<b>Total</b>	<b>\$250,000</b>

**Recurring revenues**

Real estate tax baseline	= \$2,000,000	
Real estate tax increase in Value	= \$13,000,000	
Real Estate Tax increase		= \$92,008
Ad Valorem Increase		= \$55,552
Personal Prop tax		= \$20,000
License fees		= \$0
<b>Total</b>		<b>= \$167,560</b>

**Project Total Revenue**

<u>Land Use</u>	<u>One Time Revenues</u>	<u>Recurring Revenues</u>
Apartments	\$1,700,000	\$655,000
Office/Retail	\$250,000	\$167,560
<b>Total</b>	<b>\$1,950,000</b>	<b>\$822,560</b>

- All Above the current baseline tax assessment of \$7.0 Million
- \$1.95 million in onetime Tax revenues
- \$822,000 in recurring revenues for the county of Goochland.
- Funds cover increase in County Services.

- IMPACTED-POSITIVELY

**5. Impact of development and change in land use on surrounding property, such as aesthetics, vegetation, storm water drainage, and noise, air or water pollution. Provided**

**Impact on surrounding property**

ManakinTowne will have a positive impact on the surrounding communities. Most of the adjoining properties are already commercial in the area. This mixed use plan incorporates both Residential and Commercial Uses by providing Housing, Business Opportunities, Greenspace, a Farmers Market, and Retail Shoppes. The influence of this New Community should provide opportunities to attract new retailers.

The Developer has met with the adjoining neighbors on many occasions, and over the past 2 years to discuss any impacts. Agreements with the adjoining neighbors in Wing Meade have been very successful, and we have reached an agreement to mitigate their impact with Trees, Garages, and The Dog Park, to be located behind their House.

- **IMPACTED -Positively**

ManakinTowne will be a central hub for living, shopping, and recreating, all within the village. The inclusion of People within the village will energize other properties adjacent to us, and they should develop into businesses

- **Proffer:** Developer will install a water and sewer connection to the property line of Mack Curle and Barbara Sherdel for a future connection when incorporated into the TCSD. Developer to provide screening by garage wall, and trees on Developers Property to block sound and light pollution.
- **Proffer:** Apartments in the rear of the property shall be only 2 stories above grade as shown on the plan.

**6. Impact on cultural and historic sites**

**The developer is unaware of any impacts to cultural or historical sites located on the property or nearby other than Satterwhites Restaurant. The Owner was contacted by the Developer and is looking forward to the new businesses and residents.**

- **NOT IMPACTED**

**7. Guarantees and assurances for the maintenance of private facilities serving the development are provided as follows:**

Commercial Owners Association- A commercial Owners association will be put in place

1. Covenants and Restrictions -are/will be placed on the property for the maintenance of the common areas, landscaping, open space, bmp's and roads.
2. Master plan -A Master Plan Book has been developed to guide the Development
3. Arch Guidelines- have been created to guide development.
4. Goochland Broad St Overlay-County Ordinance

- **NOT IMPACTED**

**Proffer Summary**

**ManakinTowne has both positive and negative impacts on the Community. Manakintowne plans to mitigate its impacts with the county. Most of these impacts will be made through direct community improvements but some are also being made through cash proffers. The following Proffers are being offered to mitigate any impact to Goochland Facilities and transportation improvements an more detail can be obtained from section 2 above.**

Proffers can be offered to mitigate impact. These proffers can be made in Cash, or with direct improvements that benefit the community as a whole. After review of the County's CIP, and comparing it to the ManakinTowne will have a direct impact on Parks, Public safety, Dog shelter, and transportation, The ManakinTowne development will pay the following cash proffers per unit, and make the following in kind improvements to mitigate its proposed impacts as detailed in this study.

**Equivalent Proffer            \$4,060            \$929,768**

**Proffer Conclusion**

- **ManakinTowne will mitigate its impacts w Cash and Improvement proffers.**
- **The total cash proffer and calculate to \$4,200+ per home.**

**CIP Project Analysis:**

CIP Projects for 2017 forward are as follows:

<u>Description:</u>	2017 <u>per year</u>	-2020 <u>Total left</u>	<u>Attributable</u>
County Vehicle replacement	\$80,000	\$320,000	N    \$50,000 total
Facilities and Grounds Maint	\$100,000	\$100,000	N    general office exp
Equipt and Hardware replacement	\$75,000	\$300,000	N    \$10,000 total

The County CIP Summary adopted for FY 2015-2020 indicates that the majority of these projects will be funded by the General Fund and Debt, as indicated by approved Budget. The county wishes to prevent residents of these new developments from paying these costs twice. See Below

only be used for capital costs, not operating costs.

<b>STATEMENT OF PROFFER</b>	<b>CASE NO. 2019-00008</b>
<p style="text-align: center;"> <u>Scott Gaeser, Manager Towne &amp; Country Partners, LLC</u> owner of Tax Map Parcel(s)  <u>47-1-0-42-0</u> hereby voluntarily proffer that, in the event that the subject property is rezoned from <b>B-1 and R-1</b> to <b>MPUD</b>, the development and use of the property will be subject to the following conditions:         </p>	
<p style="text-align: center;"> <b>These proffers are being submitted prior to the Board of Supervisors' public hearing on this request and replace any proffers, if any, previously submitted regarding this property.</b> </p>	
<p> <b>Statement of Proffers Case #2019-00008</b>  <b>Manakin Towne MPUD</b> </p>	
<ol style="list-style-type: none"> <li>1. <u>Conceptual Development Plan</u>. Development on the Property shall be in general conformance with the Master Plan entitled "Manakin Towne Master Plan and Design Guidelines," dated 1-9-2020.</li> <li>2. <u>Connection to Plaza Dr.</u> Prior to issuance of the first Certificate of Occupancy, the developer shall construct a new road segment connecting Manakin Towne Boulevard to Plaza Drive in accordance with the Manakin Towne Master Plan, page 96-97.</li> <li>3. <u>Manakin Rd./Broad Street Rd. Intersection</u>. Prior to issuance of the first Certificate of Occupancy for the property, the developer shall construct a southbound left turn and a southbound through-right turn lane on Manakin Road at the intersection with Broad Street Road in accordance with the Manakin Towne Master Plan, page 90. The construction shall include necessary improvements to the traffic signals and meet VDOT requirements for these intersection improvements.</li> <li>4. <u>Underground Utilities</u>. Except for junction boxes, meters, existing and/or relocated existing overhead utility lines and technical or environmental reasons, all utility lines on the Property shall be underground.</li> <li>5. <u>Residential Density and Setbacks</u>. There shall be no more than 234 residences developed on the Property. The residences will be located generally as shown on the Manakin Towne Master Plan, page 12.</li> <li>6. <u>Commercial</u>. There shall be a minimum of 93,000 square feet of commercial and/or office building square footage developed on the property.</li> <li>7. <u>Sidewalks</u>. Sidewalks shall be provided generally as shown in accordance with the Master Plan, page 17.</li> <li>8. <u>Cash Proffer</u>. The Applicant, or its assignees, shall pay \$4,555 per residential unit to the County to mitigate any proposed impacts to capital facilities. Such payment shall be collected prior to the time of the issuance of any certificate of occupancy for the subject property. The cumulative percentage increase (or decrease) in the Marshall &amp; Swift Building Cost Index, for the most recently published twelve months, shall be added to (or subtracted from) the amount proffered, in the year following the rezoning, and added to (or subtracted from) the recalculated amount for each subsequent year. Cash proffer amounts, recalculated due to the index provided above, shall be effective the next year on the date of the Board's adoption of annual adjustments, or July 1, whichever comes first, for payments made through such date. Any cash proffer shall be increased (or decreased) automatically in accordance with this method. In the event Goochland County ceases its policy of a cash proffer system for residential development or reduces the then applicable amount, then the requirements of this Proffer shall thereafter automatically and immediately terminate and be of no further force and affect or the amount will be reduced in accordance with the revised policy.</li> <li>9. <u>Phasing, Commercial Use</u>. A certificate of occupancy shall be issued for a minimum of 45,000 square feet of commercial and/or office space prior to the issuance of a Residential Certificate of Occupancy. (See phasing plan)</li> </ol>	
11	

<ol style="list-style-type: none"> <li>10. <u>Sycamore Creek Dr.</u> Prior to issuance of the first Certificate of Occupancy, improvements to Sycamore Creek drive shall be completed in accordance with the Manakin Towne Master Plan, page 90 and 92.</li> <li>11. <u>Manakin Towne Boulevard</u>. Prior to issuance of the first Residential Certificate of Occupancy for the property, improvements shall be provided in accordance with the Manakin Towne Master Plan.</li> <li>12. <u>Capital Park Drive</u>. Prior to issuance of the first Residential Certificate of Occupancy for the property, improvements shall be provided in accordance with the Manakin Towne Master Plan.</li> <li>13. <u>Right turn lane, Manakin Rd.</u> Prior to issuance of the first Residential Certificate of Occupancy, the Developer shall improve the northbound right turn lane on Manakin Road at the intersection with Sycamore Creek Drive, in accordance with the Manakin Towne Master Plan, page 90 and 92.</li> <li>14. <u>Phase IV Restriction</u>. No certificate of occupancy permits will be issued on phase 2, 3, or 4 (Manakin Towne Master Plan, page 15) until all Phase 1 improvements are complete, and a certificate of occupancy is issued for a minimum 45,000 square feet of commercial.</li> <li>15. <u>Phase IV Restriction</u>. Prior to any development of phase IV, A Conceptual Master Plan shall be approved by the board of supervisors.</li> <li>16. <u>Phase IV Uses</u>. Site would be limited to B-N – Business, Neighborhood uses and the following additional uses: golf driving ranges, minimum golf courses and country club and other forms of similar commercial recreation; and farmers markets.</li> </ol>	
 _____ <b>Owner of Record – Signature</b>	_____ <b>Date</b>
<p> <b>COMMONWEALTH OF VIRGINIA</b>  <b>STATE AT-LEASE, to wit:</b> </p>	
<p>             I, _____, a Notary Public for the State of Virginia, At –Large, do certify that _____ whose name is signed to the above, bearing date on _____ day of _____, 20____, has acknowledged the same before me in my State aforesaid.         </p>	
<p>             Given under my hand this _____ day of _____, 20____.         </p>	
<p>             My Commission Expires: _____         </p>	
<p>             _____              Notary Public (Seal)         </p>	
_____ <b>Owner of Record – Signature</b>	_____ <b>Date</b>
12	