

PROFFERS – Case REZ2023-00010
DRAFT 5/24/23

The undersigned, owner of the property identified as GPIN Nos. 7787-86-4095 (in part), 7787-76-4465 (in part), 7787-86-1578 and 7787-86-1578, 7787-86-9633 (the “Property”), voluntarily agrees for himself, and his agents, personal representatives, successors and assigns (collectively, the “Property Owner”) that, in the event the Property is rezoned from B-3 (4.826 acres) and A-1 (34.350 acres) to B-2, the development and use of the Property as a hospital, a medical and professional office building and other commercial uses (the “Project”) shall be subject to the following conditions:

1. Conceptual Plan. The Property shall be developed in substantial conformity with that certain conceptual plan prepared by CRUNK ENGINEERING LLC, entitled “ASHLAND HOSPITAL, ASHLAND, HANOVER COUNTY, VIRGINIA,” consisting of Sheets C1.0, C2.0, C3.0, C3.1 and L1.0, dated March 29, 2023, last revised _____, and attached hereto as Exhibit A (___ pages), and by this reference made a part hereof (the “Conceptual Plan”).

2. Architectural Treatment. The buildings shown on the Conceptual Plan shall be designed and constructed in substantial conformity with the elevations prepared by EARL SWENSSON ASSOCIATES (ESa), entitled “ASHLAND HOSPITAL, ASHLAND, VA,” consisting of Sheets A 2.0, dated _____, last revised _____, and attached hereto as Exhibit B (___ pages), and by this reference made a part hereof (the “Elevations”). Any additional structures on the Property, including medical office buildings, shall be consistent with the Elevations in scale, design, and materials, which shall be reviewed and approved by the Planning Commission prior to site plan approval to ensure compatibility with the Elevations. All heating and cooling equipment (“HVAC Equipment”) shall be screened from public view. HVAC Equipment may be located at ground level or on the rooftop. If located on the rooftop, the HVAC Equipment shall be screened from adjacent public roads by building parapets that match the architecture of the building structure. Ground level HVAC Equipment may be screened with landscaping, a masonry wall to match the masonry on the buildings, or an opaque fence of vinyl or other compatible architectural materials. Line of site profiles shall be submitted to the Director of Planning prior to site plan approval.

3. Signs. With the exception of on-site directional signs, all free standing signs shall be monument type. Such signs may be either internally lighted, or lit with down lighting; directional signs shall be internally illuminated only. Building or façade mounted advertising signs shall not be illuminated. The materials and design of any signs shall be compatible with the proposed materials and architectural theme

of the proposed structures.

4. Lighting. Lighting on the Property shall be no taller than twenty-five (25) feet. House side shields shall be installed on the fixtures. Candles will meet all applicable requirements.

5. Buffers. Buffers shall be maintained as shown on Sheet L1.0 of the Conceptual Plan, in which trees within such buffer shall remain undisturbed, and shall also include the proposed landscape buffer as shown on the Conceptual Plan. This shall not prevent the removal of trees necessary for the construction of drainage or public utility improvements, berming, grading, or planting of other trees pursuant to an approved landscape plan.
 - (a) A thoroughfare buffer along Sliding Hill Road (State Route 656) shall be provided and designed in accordance with the standards set forth in Section 26-264 of the Hanover County Zoning Ordinance.
 - (b) A tree protection plan certified by a Landscape Architect, Certified Horticulturist, or ISA Certified Arborist must be provided with any construction plans. Prior to land disturbance, all tree protection measures shall be installed and inspected by a representative of the Planning Department.

6. Transportation Improvements. The Property Owner agrees to construct the following road improvements during Phase 1 of the Project:
 - (a) *Sliding Hill Road at Atlee Station Road/Leadbetter Road*: Restripe the existing pavement on southbound Leadbetter Road to provide one left-turn lane, one through lane and dual right-turn lanes, and upgrade the traffic signal accordingly.
 - (b) *Leadbetter Road at Crosswhitts Drive*: Restripe the existing pavement on Leadbetter Road to provide a northbound left-turn lane on Leadbetter Road with 100 feet of storage. Restripe the existing pavement on Crosswhitts Drive to provide one ingress lane and two egress lanes.
 - (c) *Sliding Hill Road at Kings Acres Connector Road/Site Driveway*: Install conventional traffic signal. Extend the eastbound left-turn lane on Sliding Hill Road from 225 feet to 350 feet.
 - (d) All such improvements shall be designed and constructed in accordance with VDOT standards and specifications unless otherwise approved by the County and VDOT.

[Signatures on following page.]

Andrew M. Condlin, by Power of Attorney
Date:

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

I, Tracy Gibrall Craddock, do hereby certify that Andrew M. Condlin has
acknowledged the foregoing Proffers before me, this ____ day of _____, 2023.

_____(SEAL)
Notary Public

My commission expires: _____

Notary registration number: _____

EXHIBIT A
Conceptual Plan