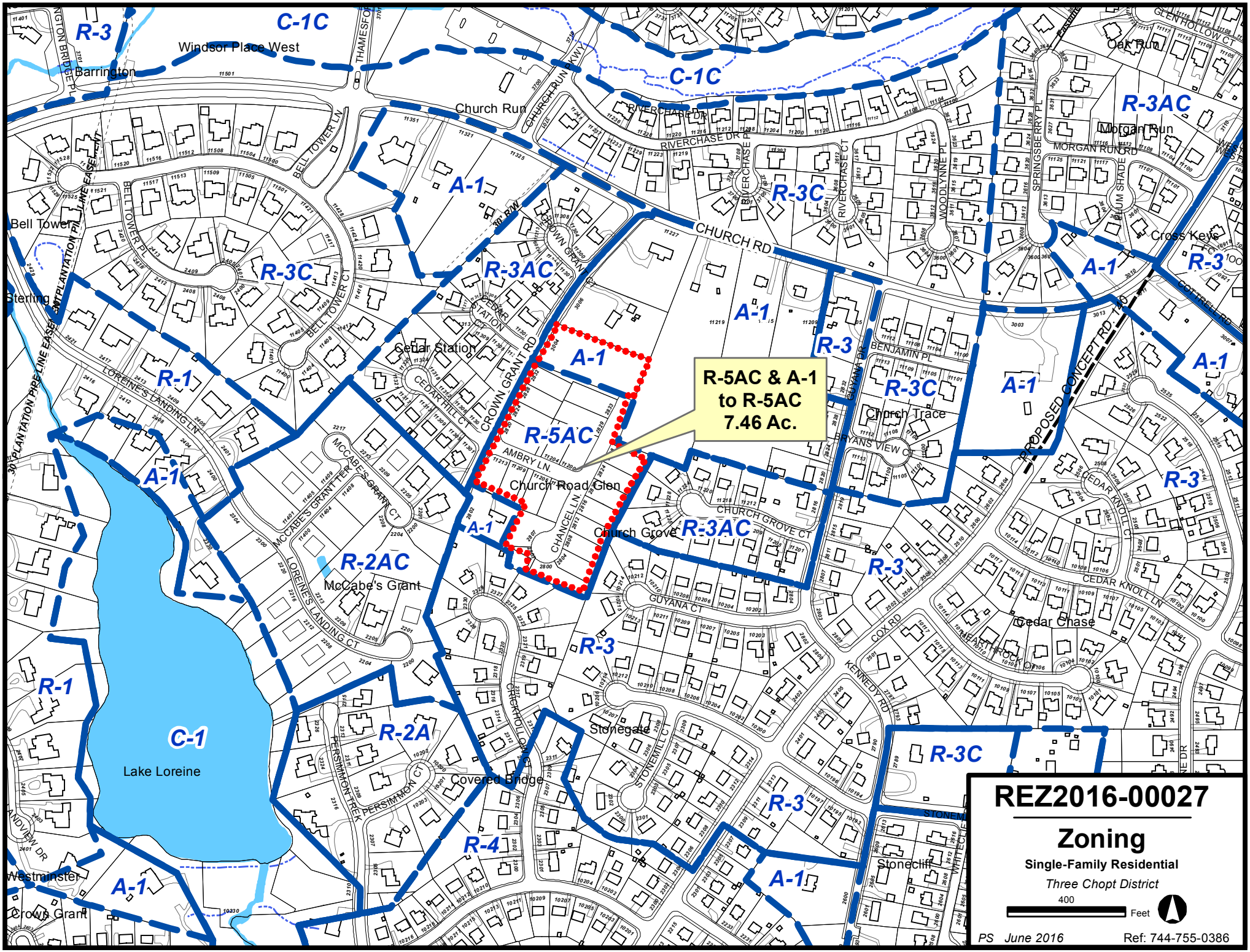

REZ2016-00027
Zoning
Single-Family Residential
Three Chopt District
400
Feet
PS June 2016
Ref: 744-755-0386
R-5AC & A-1
to R-5AC
7.46 Ac.
R-5AC
A-1
R-3
R-3AC
R-3C
R-1
R-2AC
R-2A
R-4
C-1
C-1C
Windsor Place West
Barrington
Church Run
Oak Run
Morgan Run
Bell Tower
Sterling
Cedar Station
Church Road Glen
Church Grove
Church Trace
Cross Keys
McCabe's Grant
Lake Loreine
Covered Bridge
Stonegate
Stonecliff
Cedar Chase
Westminster
Crown Grant
CHURCH RD
CROWN GRANT RD
PROPOSED CONCEPT RD. 140

COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas
County Manager

September 20, 2016

Eagle Construction of VA, LLC
2250 Old Brick Road, Ste. 220
Glen Allen, VA 23060

Re: Rezoning Case REZ2016-00027

Dear Sirs:

The Board of Supervisors at its meeting on September 13, 2016, approved your request to conditionally rezone from A-1 Agricultural District and R-5AC General Residence District (Conditional) to R-5AC General Residence District (Conditional) Parcels 743-755-6947, -7544, -7943, -7959, -8021, -8027, -8266, -8441, -8571, -8860, -8877, -8912, -9039, -9357, -9579, -9715, -9856, -9921, -9967, 744-755-0172, -0227, -0386 -0433, -0739, -1145, -1350, and -1654 containing 7.46 acres located on the east line of Crown Grant Road at its intersection with Cedar Hill Court, described as follows:

Beginning at a point on the east line of Crown Grant Road and 45'± north of the southern terminus of Crown Grant Road being labeled P.O.B. on this plat; thence N 27°22'00" E 560.84'; thence along a curve to the right with a radius of 713.74' and a length of 52.66'; thence S 68°57'00" E 333.68'; S 21°03'00" W 300.00'; thence S 68°57'01" E 121.70'; thence S 27°21'37" W 287.90'; thence S 21°11'17" W 246.72'; thence N 67°38'30" W 226.73'; thence N 27°21'47" E 53.31'; thence N 61°15'46" W 75.04'; S 16°20'45" W 19.95'; N 61°57'35" W 39.96'; N 27°52'59" E 150.00'; N 62°07'00" W 178.49 to the Point and Place in Beginning and containing 7.46 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated June 16, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** The layout of the development shall be generally similar to the concept plan prepared by The Bay Companies dated June 14, 2016 and attached hereto as Exhibit A (the "Church Road Glen Conceptual Master Plan"), (see case file) subject to changes required for final engineering design and in compliance with government regulations.

2. **Underground Utilities.** All proposed utilities except for boxes, meters, pedestals and transformers shall be placed underground, unless technical or environmental reasons require otherwise. Any such utilities not placed underground shall be screened as required at the time of landscape plan review.

3. **Foundations.** The exterior portions of all residential foundations, including the portion below the first floor level which is visible above grade, shall be constructed of brick, stone, or stone veneer for a minimum vertical height of twelve (12) inches. Any raised slab on grade conditions that are exposed above grade shall have a minimum of sixteen (16) inches of brick, stone, or stone veneer.

4. **Cantilevered Features.** No chimneys, gas vent units, or closets shall be cantilevered. The exposed portions of all fireplace chimneys shall be brick. This proffer shall not apply to direct vent gas fireplaces or appliances. Bay windows located on the first floor shall not be cantilevered. Architectural features on the second floor, such as balconies, stoops, decks, box or bay-type windows, may be cantilevered.

5. **Driveways.** All driveways shall be constructed of hard surface materials (concrete, aggregate materials, asphalt, brick or stone pavers).

6. **Recreational Vehicles.** No recreational vehicles, campers, trailers, or boats shall be parked or stored on the Property, unless within enclosed garages.

7. **Density.** No more than twenty-five (25) dwelling units shall be developed on the Property. Two-family dwellings and semi-detached dwelling units are prohibited.

8. **Lot Width Minimum.** All lots will be a minimum of 65' in width, excluding all lots fronting on cul-de-sacs.

9. **Lot Area Minimum.** All lots will have a minimum of 8,900 square feet.

10. **Minimum House Size and Width.** All detached dwellings shall contain a two-car garage and shall have a minimum of 2,000 square feet of finished floor area. Not less than 50% of the homes shall have a minimum of 2,500 square feet of finished floor area.

11. **Architecture.** The homes constructed on the Property shall be similar in style to the "Conceptual Home Elevations" attached hereto as Exhibit B (see case file), or as specifically approved at the time of Plan of Development. Homes shall employ a variety of colors, and homes with the same exact elevations shall not be permitted next to each other. Homes shall have simulated carriage-style garage doors with Craftsman/Arts and Craft-style door designs, windows lites, and/or simulated operable hardware.

12. **Exterior Materials.** The visible portions of the front, rear, and side building wall surfaces of each building unit shall be constructed of stone, stone veneer, fiber cement, decorative shake, brick or brick veneer, or engineered wood (e.g. LP Smartside). Except for trim material, windows, doors and architectural features, no home shall have exposed exterior walls of vinyl or aluminum siding.

13. **Hours of Construction.** The hours of exterior construction, including operation of bulldozer and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturday with no construction activity on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above referenced provisions, shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.

14. **Stormwater BMPs.** Any wet stormwater pond shall be aerated as an amenity feature. Any BMP on the Property shall be landscaped as approved at the time of the landscape plan review.

15. **Landscaping.** At least two (2) trees with a minimum 2.5-inch caliper shall be placed in front of each home. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the foundation. The front and side yards shall be irrigated and planted with sod except where mulching or landscaping may occur.

16. **Fences.** A 6' white vinyl privacy fence as shown on Exhibit A (see case file) adjacent to GPIN 743-755-6634 will be provided. A 6' temporary chain link fence will be provided around the temporary sediment basin per Department of Public Works requirements. A 4' black chain link fence will be provided adjacent to Parcel 743-755-7717.

17. **Restriction on Play Facilities.** The common area recreational amenities shall not include playground equipment or other facilities primarily associated with children's play.

18. **Severance.** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of such proffer.

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

Sincerely,

John A. Vithoulkas
County Manager

pc: JSC Family LLC & NNL Family LLC
Ms. Nathalie Croft
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools

CHURCH GROVE
P.B. 87 PG. 106-107

LOT 9
LOT 8
LOT 7
A
A
LOT 64
LOT 63
STONEGATE
SECTION A
P.B. 68 PG. 38
LOT 62
NORTH
LOT 12
COMMON AREA
13
14
15
16
17
18
19
20
GPIN: 744-755-3795
MARIA PALESIS
USE: RESIDENTIAL
SECTION LINE
CHANCEL LANE
(50' R/W)
D
COVERED BRIDGE
SECTION E
P.B. 83 PG. 28
COMMON AREA
GPIN: 744-755-1099
ELVIS & KEAZIM & VAHIDA COSIC
USE: RESIDENTIAL
12
11
10
9
8
7
22
21
23
24
25
SECTION 2
SECTION 1
AMBRY ROAD
(50' R/W)
COMMON AREA
COMMON AREA
6' VINYL PRIVACY FENCE
GPIN: 743-755-7717
WALTER L & THELMA E DUVAL
USE: CEMETERY
LOT 10
LOT 9
GPIN: 743-755-6634
ANASTASIA Z MOSS
USE: RESIDENTIAL
ACCESS EASEMENT FOR DRIVEWAY TO GPIN: 743-755-6634
6
5
4
3
2
1
CROWN GRANT ROAD
CEDAR STATION
SECTION A
P.B. 126 PG. 42
LOT 17
LOT 18

EXHIBIT A
CHURCH ROAD GLEN
CONCEPTUAL MASTER PLAN
Three Chopt District
Henrico County, Virginia
Scale: 1"= 70' Date: JUNE 14, 2016

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061
Consulting Engineers
BAY RICHMOND
THE BAY COMPANIES

JN: 14025
FILED: 14025_ZONING with section 2

EXHIBIT A

REZ2016-00027

eagle

REZ2016-00027

eagle

REZ2016-00027

eagle