

99-A1-22,55 & 24 99-A2-6  
FAIRFIELD DISTRICT

TOWNHOUSES FOR SALE

**C-21C-95**



HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO



July 18, 1995

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-21C-95

Mr. Gibson M. Wright  
Dominion Land & Development Partnership  
8100 Three Chopt Road, Suite 113  
Richmond, Virginia 23229

Dear Mr. Wright:

The Board of Supervisors at its meeting on July 12, 1995, granted your request to conditionally rezone property from A-1 Agricultural District and R-5C General Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcels 99-A1-22, 24, 55, and 99-A2-6, described as follows:

Beginning at a point on the W. line of Woodman Road said point being 362.16' north of the N. line of extended Mountain Road; thence continuing along the W. line of Woodman Road N. 27° 30' 40" E., 91.31' to a point; thence leaving the W. line of Woodman Road N. 59° 30' 45" E., 108.81' to a point on the S. line of Interstate Route 295; thence continuing along the S. line of Interstate Route 295 N. 85° 57' 00" E., 357.34' to a point; thence N. 85° 57' 00" E., 105.09' to a point; thence N. 86° 10' 00" E., 375.65' to a point; thence S. 80° 08' 00" E., 176.16' to a point; thence S. 54° 10' 00" E., 103.00' to a point; thence leaving the S. line of Interstate Route 295 S. 35° 14' 40" W., 309.68' to a point; thence N. 54° 55' 00" W., 105.60' to a point; thence S. 35° 17' 50" W., 474.33' to a point; thence N. 54° 42' 10" W., 318.56' to a point; thence S. 35° 17' 50" W., 47.36' to a point; thence N. 50° 32' 00" W., 531.49' to the point and place of beginning, containing 10.547 acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance):

1. Use of the Property. Use of the property shall be limited to residential townhouses for sale and such uses as are incidental or accessory thereto.
2. Density. A maximum of 84 townhouse units will be constructed on the property.
3. Minimum House Size. All townhouse units constructed on the property shall have a minimum of 1200 square feet of living area.
4. Architectural Treatment. The exterior architectural treatment of the proposed units will be identical to the townhouse units currently under construction in Sussex Wood, Section F, as shown in the sketch of the front building elevations attached herewith as "Exhibit A" (see case file).

19

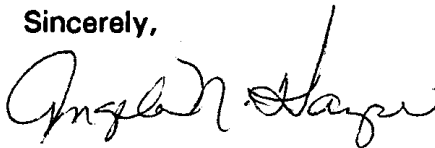
5. Foundations. All exterior portions above grade of the foundations of each dwelling constructed on the property shall be of brick.
6. Landscaping. The property will be landscaped with planting and materials comparable with the existing development and supplemental landscaping will be provided as required by the Planning Commission at the time of landscape plan approval.
7. Supplemental Landscape Buffer. A supplemental buffer shall be provided within the common areas along Mountain Ash Drive adjacent to the buildings constructed on Lot 1, Block "K", Section 1, and Lot 1, Block "C", Section 2, Mountain Laurel Townhouses. The buffer will consist of a row of evergreen plantings 6' - 8' in height, planted a minimum of 10' apart. The landscape plan shall be submitted for approval at the time of POD application and shall be installed prior to the issuance of the first building permit. Once the plants have been installed, the Mountain Laurel Homeowner's Association shall be responsible for normal watering and maintenance of the plants.
8. Common Area. At least fifteen percent (15%) of the property shall be dedicated to the Mountain Laurel Homeowners Association to be used for open space or recreational areas.
9. Lighting. Lighting in parking areas shall not exceed twenty (20) feet in height above grade level and shall be produced from a concealed source in such a manner as to minimize the impact of such lighting on the adjacent residential areas.
10. Construction Access. Construction access shall be limited to Mountain Ash Drive which will be maintained by the Developer during the construction phase and restored to its original condition as soon as the project is completed. This condition shall be made a requirement of the POD. To secure this undertaking, the Developer shall post a performance bond in an amount to be determined by the planning office, said bond to be posted prior to issuance of any building permits on the property.
11. I-295, Woodman Road Buffer. To the extent reasonably practical, the clearing of mature trees within a buffer strip 20' wide along the property lines adjacent to I-295 and Woodman Road shall be limited to trees in areas required to accommodate the proposed regrading of the site and areas required to permit utility services. In the event that trees are removed within said buffer area, at the time of landscape plan submittal, the plan shall include a proposal to re-establish a buffer in the disturbed areas either through supplemental planting of evergreens and/or wooden privacy fences at the discretion of the Planning Commission.

Mr. Gibson M. Wright  
Dominion Land & Development  
Partnership  
July 18, 1995

3

The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,

  
for Virgil R. Hazelett, P.E.,  
County Manager

cc: Director, Real Estate Assessment  
Conditional Zoning Index