

TOWNHOUSES FOR SALE

**C-80C-00**

0 200' 400'

**38-A-44**  
**THREE CHOPT DISTRICT**

HENRICO COUNTY PLANNING OFFICE



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

February 20, 2001

Virgil R. Hazelett, P.E.  
County Manager

Re: Conditional Rezoning Case C-80C-00

Mr. Henry L. Wilton  
Wilton Development Corp.  
6405-G Dickens Place  
Richmond, VA 23230

Dear Mr. Wilton:

The Board of Supervisors at its meeting on February 13, 2001, granted your request to conditionally rezone property from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 38-A-44, described as follows:

Beginning at a point on the Eastern right-of-way line of Springfield Road, said point being located approximately 1000 feet North of the intersection of said Springfield Road and Hungary Road and is the Northwest corner of the herein described parcel. Thence, leaving the right-of-way of said Springfield Road along the land now or formerly of Kenneth E. Mills Jr. et al, North 72°48'14" East 793.28 feet to a point in the line now or formerly of the Catholic Diocese of Richmond. Thence, along the line of said Catholic Diocese of Richmond, South 80°12'16" East 300 feet more or less to a point at the approximate location of the 100 year flood plain. Thence, along the meandering of the said 100 year flood plain a Southerly direction 355 feet more or less to a point in the line of Lot 10, Block F, Section A, Broad Meadows. Thence, along the line of said Lot 10, Broad Meadows and the land now or formerly Clarence E. and Marie M. Padgett South 01°59'48" West 730 feet more or less to a point, Thence, along the land now or formerly Robert S. Burnett, Jr. and Wanda Burnett the following courses and distances: South 88°50'14" West 208.71 feet to a point. Thence, South 01°29'44" West 186.47 feet to a point on the Northern right-of-way line of Hungary Road. Thence, along the Northern right-of-way line of said Hungary Road the following courses and distances: North 89°54'41" West 567.75 feet to a point. Thence, North 83°04'07" West 100.72 feet to a point. Thence, North 89°54'41" West 143.86 feet to a point at the intersection of said Hungary. Road and Springfield Road. Thence, along the eastern right-of-way line of said Springfield Road the following courses and distances: North 45°26'09" West 55.10 feet to a point. Thence, North 12°43'49" West 146.72 feet to a point. Thence North 00°12'35" East 100.99 feet to a point. Thence North 11°10'35" West 76.80 feet to a point. Thence, North 25°07'57" West 122.94 feet to a point, Thence, North 12°10'22" West 431.75 feet to a point. Thence, North 73°56'20" East 113.94 feet to a point. Thence, North 12°13'00" West 66.54 feet to the point of beginning and containing approximately 29.06 acres.

The Board of Supervisors accepted the following proffered conditions, dated February 6, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Access Limitation There shall be no direct access from any unit to Springfield or Hungary Roads.
2. Minimum Unit Size The minimum unit sizes (finished floor area) shall be 1,700 square feet.
3. Architectural Treatment All exposed foundations of each unit shall be of brick. There shall be no cantilevered chimneys or closets.
4. Clearing Limitation Where practicable, the clearing of trees shall be limited to areas necessary for dwellings, driveways, utilities, entrance features, road improvements, or when necessary for common areas.
5. Roads All roads to be constructed in the development shall be privately maintained but shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with respect to pavement design.
6. Sidewalks Sidewalks shall be provided adjacent to all interior roads and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks. These sidewalks shall not be part of an individual lot. A sidewalk shall be provided along the full length of the Hungary Road frontage.
7. Density The number of dwellings to be constructed on-site shall not exceed six (6) units per acre exclusive of floodplain areas.
8. Building Materials: At least fifty percent of the front facade of each building shall be brick. The side of any end unit facing the parking area or any public or private road shall be brick and have a window or other architectural feature to break up the visual mass.
9. Parking Spaces: A minimum of 2.25 parking spaces per unit shall be provided.
10. Lighting Standards: Parking lot lighting shall be provided. Parking light lighting shall be a maximum of fifteen (15) feet and directed to minimize glare on public roads and adjacent properties.
11. Landscaped Buffer Springfield Road: A fifty (50) foot landscaped buffer shall be provided adjacent to the ultimate right-of-way line of Springfield Road. The landscaping within the fifty (50) foot buffer shall at a minimum meet the Henrico County fifty (50) foot transitional buffer standards. Exceptions

allowed within the buffer area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval. Any fencing within the buffer shall be at least twenty-five (25) feet from the ultimate right-of-way line of Springfield Road. All utilities shall run generally perpendicular to all buffer areas.

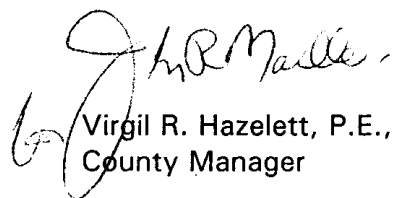
- 11a. Landscaped Buffer Hungary Road: A thirty (30) foot landscaped buffer shall be provided adjacent to the ultimate right-of-way line of Hungary Road. The landscaping within the thirty (30) foot buffer shall at a minimum meet the Henrico County twenty-five (25) foot transitional buffer standards. Exceptions allowed within the buffer area shall include utility easements, signage, fences, entrance roads to the project, and other purposes requested and specifically permitted or required by the Planning Commission at the time of POD approval. Any fencing within the buffer shall be at least twenty-five (25) feet from the ultimate right-of-way line of Hungary Road. All utilities shall run generally perpendicular to all buffer areas.
- 11b. Buffer: There shall be a twenty-five (25) foot buffer along the northern property line adjacent to parcel 38-A-43. To the extent possible, trees shall be preserved within this buffer. All utilities shall run generally perpendicular to all buffer areas.
12. Setbacks: There shall be a fifty (50) foot building setback from the ultimate right-of-way lines adjacent to Springfield and Hungary Roads. This setback is not in addition to the existing setback requirements.
13. Recreational Areas: There shall be a minimum of 250 square feet per unit of recreational area provided within the development. Pedestrian circulation shall be provided as illustrated in Exhibit A by Koontz-Bryant, P.C. dated February 5, 2001.
14. Sound Suppression: Walls between units shall have a minimum sound transmission coefficient rating of 55.
15. Underground Utilities: Except for junction boxes, meters an existing overhead utilities lines and technical and environmental reasons, all utilities shall be underground.
16. Restrictive Covenants/Homeowners Association Prior to or concurrent with the conveyance of any part of the Property covered on the Plan of Development approved by the County, restrictive covenants describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants,

including maintenance of the lots, commons areas, roads, and unit exteriors. The covenants shall also include development standards for the community including 25-year dimensional shingles, brick and vinyl siding, and hard surface driveways. Parking of recreational vehicles, boats and campers shall be prohibited in the development.

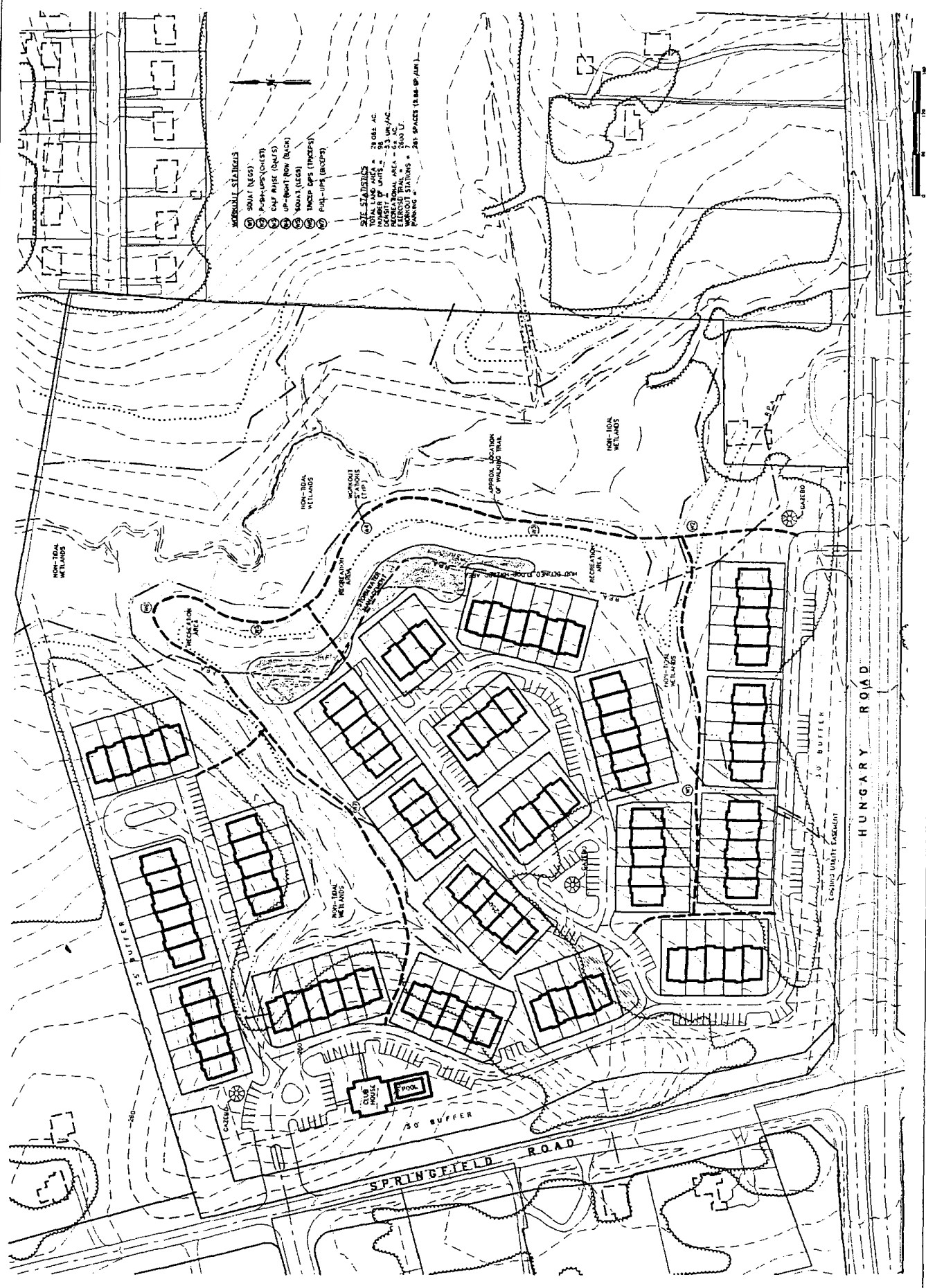
17. Conservation Zoning: Prior to final construction plan approval for the second section, an application shall be filed with Henrico County to rezone all RPA and 100 year flood plain areas that are not located within any lots, roads or BMP areas on the Property to C-1 Conservation District.
18. Conceptual Plan: The site shall be developed in substantial conformance with the Conceptual Plan "Exhibit A" by Koontz-Bryant, P.C. dated February 5, 2001 with revisions as approved during subdivision review by the Planning Commission.
19. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.
20. Fence Along Northern Property Line: There shall be a six (6) foot privacy fence along the northern property line adjacent to Parcel 38-A-43 beginning at the northwest corner extending easterly to the RPA approximately 640 feet.

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,

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

cc: Director, Real Estate Assessment  
Conditional Zoning Index  
Ima M. Leisfeld Family Limited Partnership



- WETLAND SYMBOLS**
- ① SHADY WETLANDS
  - ② POND/POOL (EXIST)
  - ③ OPEN POND (EXIST)
  - ④ OPEN POND (NEW)
  - ⑤ POND/POOL (NEW)
  - ⑥ POND/POOL (PROPOSED)
  - ⑦ POND/POOL (EXIST)

**SITE STATISTICS**

TOTAL LAND AREA = 28.08 AC  
 TOTAL TOWN HOME UNITS = 100  
 GROUND COVER = 23.33 UNITS/AC  
 PAVED DRIVEWAY AREA = 1.25 AC  
 PAVED PARKING = 2,000 SQ. FT.  
 PAVED DRIVEWAY = 1,000 SQ. FT.

