

C-1, R-5, R-5C to RTHC
20.7 Acres

TOWNHOUSES FOR SALE


C-30C-01

0 200' 400'

50-A-39
BROOKLAND DISTRICT

HENRICO COUNTY PLANNING OFFICE

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



Virgil R. Hazelett, P.E.
County Manager

July 17, 2001

Re: Conditional Rezoning C-30C-01

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

Dear Mr. Wilton:

The Board of Supervisors at its meeting on July 10, 2001, granted your request to conditionally rezone from R-5 General Residence District (Conditional), and C-1 Conservation District to RTHC Residential Townhouse District (Conditional) (20.7 acres) and C-1 Conservation District (2.7 acres), on Parcel 50-A-39, containing approximately 23.4 acres, located on the west line of Hungary Spring Road approximately 500' north of Lucas Road (behind Dumbarton Elementary School).

The Board of Supervisors accepted the following proffered conditions, dated July 10, 2001, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. Minimum Unit Size: The minimum unit sizes (finished floor area) shall be 1,240 square feet.
2. Maximum Number of Units: There shall be no more than 150 units developed on the Property.
3. Architectural Treatment: All exposed foundations of each unit shall be of brick. There shall be no cantilevered chimneys, cantilevered closets or cantilevered walkout bay windows. Boxed bay window will be cantilevered and not extend to the floor.
4. Architectural Rendering: The townhouses shall be developed in substantial conformance as illustrated in the Exhibit A.
5. Sound Suppression: Walls between units shall have a minimum sound transmission coefficient rating ranging from 50 to 54.
6. Underground Utilities: Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.

7. 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 adjacent properties. The output for any lighting shall not exceed one half-foot candle at the property line.
8. Buffer Along Laurel Village Apartments: There shall be a twenty-five (25) foot landscaped buffer adjacent to the Laurel Village Apartments. The landscaping within the twenty-five (25) foot buffer shall at a minimum meet the Henrico County twenty-five (25) foot transitional buffer planting requirements. Exceptions allowed in the buffer shall be drainage and utility easements, which must run perpendicular to the buffer, and fencing. The Planning Commission shall review and approve the features of the buffer at the time of POD review. There shall be no access to Laurel Village Apartments from this site.
9. Buffer Adjacent to Shannon Green Subdivision: There shall be a twenty-five (25) foot buffer adjacent to the Shannon Green Subdivision. All trees greater than six (6) inch caliper shall be preserved. Exceptions allowed in the buffer shall be utility easements, which must run perpendicular to the buffer, and the removal and replacement of dead and diseased trees.
10. Roads: All roads except for a portion of the Access Road 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 and three (3) foot roll-face or standard curb and gutter as approved by the Department of Public Works.
11. Sidewalks except along the Access Road: Sidewalks except along the Access Road shall be provided adjacent to all interior roads and shall be constructed to the County of Henrico's Standards and Specifications for sidewalks.
12. 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. Parking of recreational vehicles, boats, trailers or campers shall be prohibited in the development. The covenants shall also include development standards for the community including twin five (5) inch dutch vinyl, sodded front yards, concrete lead walks and stoops, \$400 individual lot landscaping package, a wood or PVC (fences will be uniform) six (6) foot partial privacy fence, twenty (20) year three tab shingle roof, and double paned thermal insulated single hung vinyl windows.

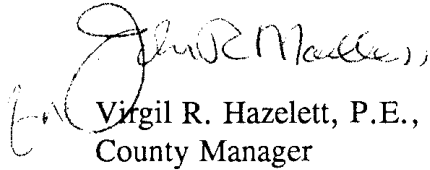
13. Standards along the Access Road to the Development:
- A. Pavement Design and Curb & Gutter: Access to the Property shall be from an eighty (80) foot divided right-of-way. The first 400+/- feet of the Access Road from the intersection of Hungary Spring Road shall be an eighty (80) foot divided public right-of-way ending in a cul-de-sac. The remaining 900+/- feet of the Access Road shall be a private road with two (2) eighteen (18) foot divided lanes and a sixteen (16) foot median. The Access Road shall be constructed in accordance with the County of Henrico's Public Road Standards and Specifications with three (3) foot roll-face or standard curb and gutter as approved by the Department of Public Works.
 - B. The Median: The median shall be landscaped with trees and maintained by the Homeowners Association. The Planning Commission shall review and approve the features of the median at the time of POD review.
 - C. Entrance to the School: An entrance shall be provided to Dumbarton Elementary School from the right-of-way with a turn lane into the school area.
 - D. Fence and Walking Trail: A three and one half (3 ½) to six (6) foot wooden or PVC privacy fence shall be provided along the south side of the Access Road adjacent to Parcel 60-A-43. A six (6) foot black or green vinyl chain link fence shall be provided along the remaining south side of the Access Road adjacent to Olde West Village and Cedar Trace Apartments ending at the Shannon Green Subdivision. A walking and bicycle trail shall be provided along the north side of the Access Road.
 - E. Additional restrictions within the entrance area include:
 - a. The road to the development shall only be used for access to the townhouse development and the Dumbarton Elementary School.
 - b. No building shall be situated along the stem portion of the property.
 - c. Signage to the community shall be allowed with the placement to be determined at the time of POD review. Irrigation shall be provided at the location of the signage and any additional irrigation shall be determined at the time of lighting and landscape plan review.
14. Fencing: A six (6) foot black vinyl chain link fence shall be provided from the Access Road northward behind the Dumbarton Elementary School and the Laurel Village Apartments. The fence shall also extend westward across the northern portion of the Property ending at the Shannon Green Subdivision, unless otherwise prohibited by environmental ordinances.
15. 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.

Mr. Henry L. Wilton
July 17, 2001

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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 condition in the Conditional Zoning Index.

Sincerely,


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

cc: Director, Real Estate Assessment
Conditional Zoning Index
Laurel Associates Joint Venture
River Tower Building No. 3 Joint Venture