

A-1 to R-3C
78.679 Ac.

ZONING

SINGLE-FAMILY RESIDENTIAL

C-80C-02

Fairfield District



December 2002

Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulations

Ref. 811-731-2493

SCALE: 1" = 800'



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

November 19, 2003

Virgil R. Hazelett, P.E.
County Manager

Mr. George M. Hermann
3800 Creighton Road
Richmond, VA 23223

Re: Conditional Rezoning Case C-80C-02

Dear Mr. Hermann:

The Board of Supervisors at its meeting on November 12, 2003, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 811-731-2493, 811-731-6048 and 812-731-4040, described as follows:

Parcel "A" Parcel ID 811-731-2493

Commencing at the point of beginning; said point being a rod set on the northern line of Creighton Road; thence S65°05'33"W, a distance of 484.95' to a rod set; thence N24°54'14"W, a distance of 880.77' to a rod found; thence N34°21'35"W, a distance of 136.81' to a rod set; thence S51°44'46"W, a distance of 193' to a rod found; thence S24°54'14"E, a distance of 850.94' to a rod found; thence S65°00'57"W, a distance of 65.43' to a rod found; thence S18°45'44"E, a distance of 120.84' to a rod found; thence S65°05'33"W, a distance of 286.32' to a stone found; thence S65°06'29"W, a distance of 714.90' to a rod set; thence N03°41'08"W, a distance of 258.66' to a rod found at the base of a pine tree; thence S86°18'52"W, a distance of 149.90' to a rod found; thence N03°41'08"W, a distance of 806.48' to an axle found; thence N04°27'19"W, a distance of 160.39' to a pipe found on the line; thence N85°29'42"E, a distance of 305.13' to a rod found; thence N04°29'49"W, a distance of 375.74' to a pipe found; thence N21°02'55"W, a distance of 424.38' to a rod found; thence N49°49'18"E, a distance of 932.37' to a rod found; thence S73°26'47"E, a distance of 827.71' to a rod found in the center of a 10' asphalt road thence along the center of the road the following courses and distances; thence S12°35'59"E, a distance of 568.77' to a rod found; thence S12°38'04"E, a distance of 599.84' to a rod found; thence S12°14'44"E, a distance of 259.96' to a nail set; thence S65°27'16"W, a distance of 152.62' to a rod set; thence S13°34'16"E, a distance of 173.26' to a rod set being the point of beginning, containing 73.321 acres, more or less.

Parcel "A-1" Part of Parcel ID 811-731-2493

Commencing at the point of beginning; said point being a rod set on the northern line of Creighton Road; thence S65°05'33"W, a distance of 484.95' to a rod set; thence N24°54'14"W, a distance of 880.77' to a rod found; thence N34°21'35"W, a distance of 136.81' to a rod set; thence S51°44'46"W, a distance of 193' to a rod found; thence

S24°54'14"E, a distance of 850.94' to a rod found; thence S65°00'57"W, a distance of 65.43' to a rod found; thence S18°45'44"E, a distance of 120.84' to a rod found; thence S65°05'33"W, a distance of 286.32' to a stone found; thence S65°06'29"W, a distance of 714.90' to a rod set; thence N03°41'08"W, a distance of 258.66' to a rod found at the base of a pine tree; thence S86°18'52"W, a distance of 149.90' to a rod found; thence N03°41'08"W, a distance of 806.48' to an axle found; thence N04°27'19"W, a distance of 160.39' to a pipe found on the line; thence N85°29'42"E, a distance of 305.13' to a rod found; thence N04°29'49"W, a distance of 375.74' to a pipe found; thence N87°54'44"E, a distance of 810.21' to a point; thence N75°08'20"E, a distance of 690.85' to a rod found in the center of a 10' asphalt road; thence along the center of the road the following courses and distances; thence S12°38'04"E, a distance of 599.84' to a rod found; thence S12°14'44"E, a distance of 259.96' to a nail set; thence S65°27'16"W, a distance of 152.62' to a rod set; thence S13°34'16"E, a distance of 173.26' to a rod set being the point of beginning, containing 47.301 acres, more or less.

Parcel "A-2" Part of Parcel ID 811-731-2493

Commencing at the point of beginning; said point being a rod found in the center of a 10' asphalt road, said rod being located 1032.93' from the northern line of Creighton Road, thence S75°08'20"W, a distance of 690.85' to a point; thence S87°54'44"W, a distance of 810.21' to a pipe found; thence N21°02'55"W, a distance of 424.38' to a rod found; thence N49°49'18"E, a distance of 932.37' to a point; thence S73°26'47"E, a distance of 827.71' to a rod found in the center of a 10' asphalt road; thence along the center of the road S12°35'59"E, a distance of 568.77' to a rod found at the point of beginning, containing 26.02 acres, more or less.

Parcel "B" Parcel ID 811-731-6048

Commencing at the point of beginning; said point being a rod set on the northern line of Creighton Road; thence S65°05'33"W, a distance of 210.26' to a rod set; thence N24°54'14"W, a distance of 971.17' to a rod found; thence N51°44'46"E, a distance of 193' to a rod set; thence S34°21'35"E, a distance of 136.81' to a rod found; thence S24°54'14"E, a distance of 880.77' to a rod set being the point of beginning, containing 4.772 acres, more or less.

Parcel "C" Parcel ID 811-731-4040

Commencing at the point of beginning; said point being a nail found on the northern line of Creighton Road; thence S65°05'33"W, a distance of 148.73' to a rod set; thence N13°34'16"W, a distance of 173.26' to a rod set; thence N65°27'16"E, a distance of 152.62' to a nail set; thence S12°14'44"E, a distance of 173.13' to a nail found being the point of beginning, containing 0.586 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated November 12, 2003, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Foundations.** The exposed portions of all foundations shall be constructed of brick or stone. All homes shall be built on crawl space foundation.
2. **Underground Utilities.** Except for junction boxes, meters, and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be placed underground.
3. **Minimum Home Size.** The minimum finished floor area shall be no less than 1,500 square feet. At least 65% of the homes will have a minimum finished floor area of 2,100 square feet.
4. **Chimneys.** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall contain brick or siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundation.
5. **Protective Covenants.** Prior to or concurrent with the recordation of the subdivision plat approved by the County, and before the conveyance of any portion of the Property covered by said subdivision plan or POD (other than for dedication of easements, roads, or utilities), a document shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia setting forth controls on the development and maintenance of the Property.
6. **Access.** There shall be no direct access to Creighton Road from any lot except for the existing house located at 3990 Creighton, GPIN #812-731-4040.
7. **Buffers.**
 - A. **Creighton Road Buffer.** A landscaped buffer shall be planted and maintained a minimum of twenty five (25) feet in width along Creighton Road and be a part of the respective lot. The Creighton Road landscaped buffer shall be planted with four (4) deciduous trees and sixteen (16) shrubs for every one hundred (100) feet of frontage with a four (4) foot tall, three rail vinyl fence the entire length of Creighton Road. A sidewalk will be placed along Creighton Road within the County right of way. If there is not ample room within the right of way, a strip of land equivalent to the width of the sidewalk will be deeded to the County.
 - B. **Vent Lot Buffer.** A minimum of a fifteen (15) feet wide buffer shall be provided along the Property lines adjacent to parcel GPIN# 811-731-6703 and shall be planted with evergreen trees and shrubs installed ten (10) feet on center, subject to approval by Dominion Virginia Power for those areas within the powerline easement and subject to approval of Henrico County for those areas within the County utility easement.

- C. **Double Frontage Lot Buffer.** A minimum of a twenty-five (25) feet wide buffer shall be provided along one frontage of any double frontage lot and landscaped pursuant to transitional buffer 25 requirements, subject to approval by Dominion Virginia Power for those areas within the powerline easement.

Any new utility easement permitted within the landscaped buffers shall be extended generally perpendicular thereto, unless otherwise required and approved at the time of the Plan of Development.

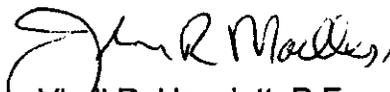
8. **Curb and Gutter.** Standard 6" curb and gutter meeting Henrico County requirements will be provided within the subdivision.
9. **Entrances.** Landscaped monument style brick entry features will be provided on both sides of the entrances onto Creighton Road provided however, that there shall be no more than two (2) entrances on Creighton Road. Both entrances shall be designed as boulevard entrances with landscaped medians.
10. **Street Connections.** The property will have two (2) street connections to the Harvest Crest neighborhood to the West, unless otherwise approved by the Planning Commission at the time of subdivision approval.
11. **Architecture.** Various design elements will be incorporated to provide a variety of individual homes. There shall not be more than two (2) homes with the same elevation next to one another. All houses shall be of traditional or colonial design and at least 30% of the homes shall include covered front porches. All front stoops and porches exclusive of country porches, shall be constructed of brick and concrete with brick steps. Country porches will be constructed on brick piers with lattice screening to grade. Any side façade facing a street right of way shall have at least two (2) windows except when the side façade includes a garage. Any areas over the garage doors exceeding four (4) feet in height will include either a decorative gable vent or vinyl trim board to break up the visual mass. The massing, design, character and architectural features of all proposed homes shall be substantially in conformance with elevations numbered 1 – 5 submitted with this case (see case file).
12. **Exterior Finishes.** The exterior siding of all dwellings shall be constructed of brick, vinyl, or aluminum. All trim shall be low maintenance, vinyl or aluminum wrapped or other low maintenance material. At least 50% of the homes will have 50% brick on the front elevations, exclusive of windows, doors, and garage doors.
13. **Garage.** At least 75% of the homes shall have at a minimum a single car garage. At least 30% of the homes shall have a side loaded or rear loaded garage.

14. **Driveways.** All driveways shall be finished with asphalt, concrete, or exposed aggregate.
15. **Mail Boxes.** All improved lots shall be required to have a mailbox with supporting post of design and installation as specified in the Subdivision's Covenants and Restrictions.
16. **Density.** The total number of lots shall not exceed 170 excluding tot lots, picnic areas, and or recreational areas.
17. **Lot Widths.** At least 60% of the total number of lots must be 85 feet wide; of which at least 30% must be at least 90 feet or wider.
18. **Trees.** Each lot will have at least two (2) trees with a minimum caliber of 1-1/2" to 2" planted in the front yard at the time of construction as part of the landscaping package.
19. **Recreational Amenities.** Recreational amenities such as a tot lot or picnic area shall be provided. The gross acreage for each recreational amenities shall be at least ½ acre and shall be in a location that is centrally located within the community. In addition to this ½ acre, an all purpose field will be provided for within the power line easement subject to approval by Dominion Virginia Power. The all purpose field will be a minimum of 150 feet long and 75 feet wide, graded for proper drainage and landscaped with sod which is to be established and maintained for soccer and/or other similar field sports use. It will also include two soccer goals and two benches. All recreational areas and amenities will be owned/maintained by the Homeowners Association. The Protective Covenants shall require that the rights and obligations associated with the recreational areas and amenities be clearly disclosed in writing to each purchaser.
20. **Stub Roads.** Any and all stub roads located within the community will be finished as temporary turnarounds and shall be considered as a part of any lot that it faces. One stub road will be aligned with Clarendon Farms at its intersection with Cedar Fork Road on the east side of the property.
21. **Conceptual Site Plan.** The property shall be developed in general conformance with the conceptual site plan attached hereto (see case file), unless otherwise requested and specifically approved by the Planning Commission at time of the Subdivision Approval.
22. **Power Line Easement.** Lots shall include the power line easement area, except for the recreational areas provided in Proffer #19, and the area of any such lots outside of the easement must meet normal front, side, and rear setback requirements.

23. **Cumulative Count.** Upon the request of the County of Henrico, the developer or his designee shall provide a cumulative count of the homes and their designated finished floor area, lot widths, brick frontages, and garage styles to ensure the conditions of proffers 3, 11, 12, 13, and 17 are being met.
24. **Foundation Planting and Sod.** Each home shall have prototypical planting (shrubs and/or ornamental ground cover) along the front foundation and each front yard shall have sod. The developer or his designee shall submit foundation planting plans for dwellings at the time of subdivision review for approval. Foundation planting plans including front yard sod shall be included with the building permit applications and shall be installed prior to the issuance of certificates of occupancy for the homes.
25. **Fences.** A solid vinyl privacy fence, a minimum of six (6) feet in height with five (5) inch posts set in concrete and substantially in accordance with the quality of the conceptual typical fence section submitted as Exhibit A with this case (see case file) shall be provided along the property lines of any lot adjacent to parcels GPIN #810-732-5828 and GPIN #810-731-6492 and must be of a uniform design.
26. **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 any such proffer.

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,

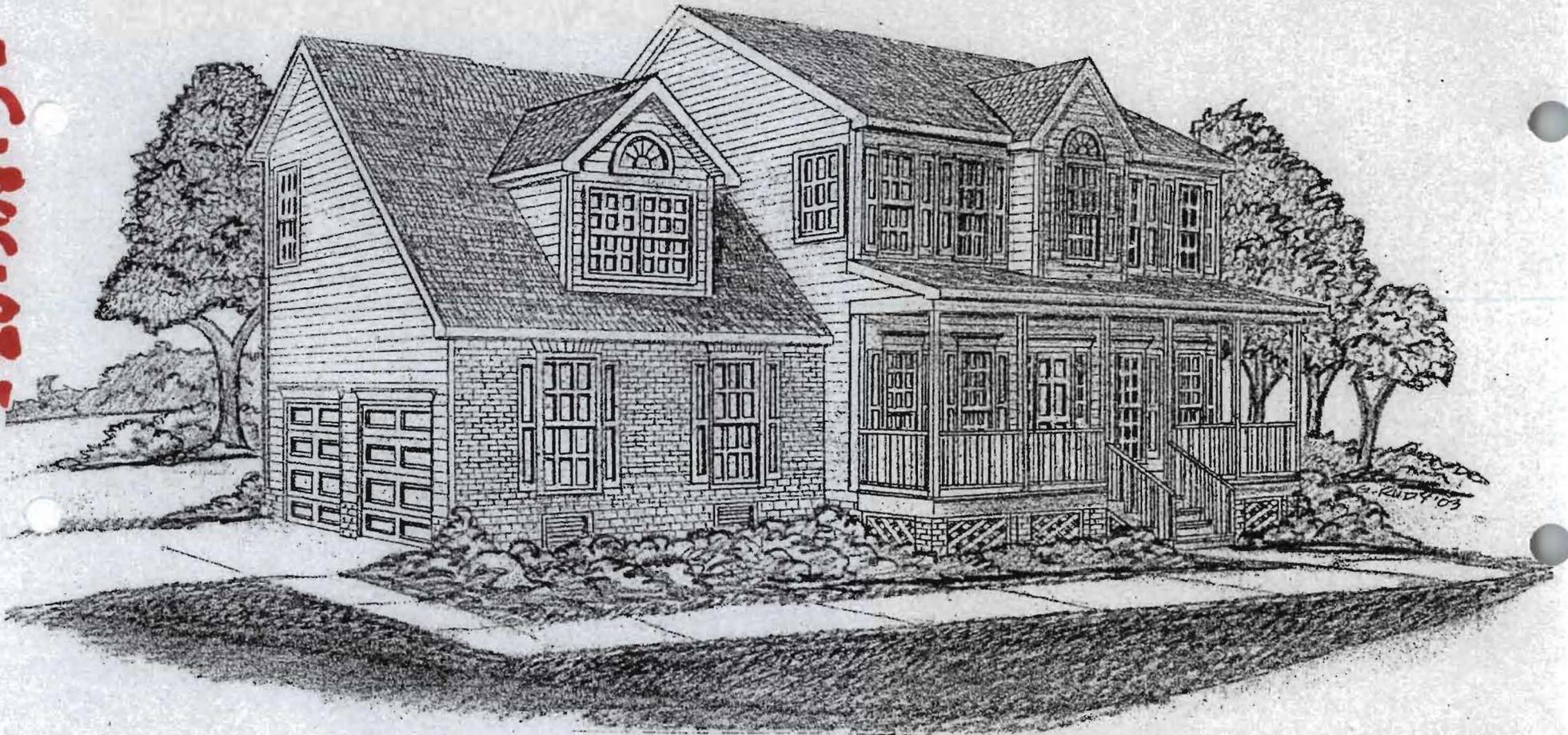

Virgil R. Hazelett, P.E.
County Manager

pc: Ms. Dorothy B. Hermann
Mr. Raymond and Mrs. Frances H. Garrett
Gloria Freye, Esquire
Atlantic Homes, LLC
Director, Real Estate Assessment
Conditional Zoning Index

The Huntington

1

-C-80C-02-
AMP. 11-19-08



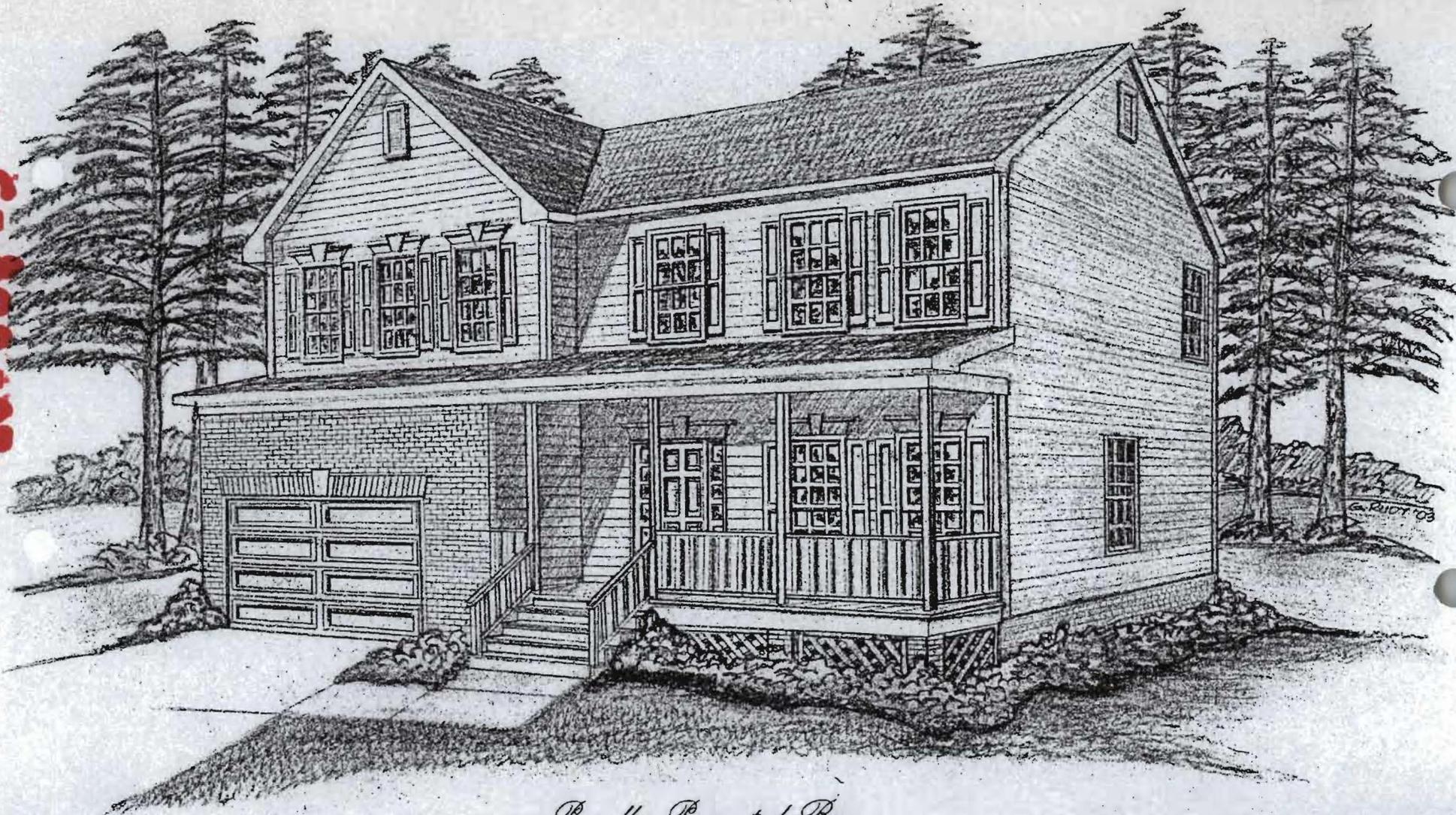
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The Manchester

2

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REV. 11-18-02

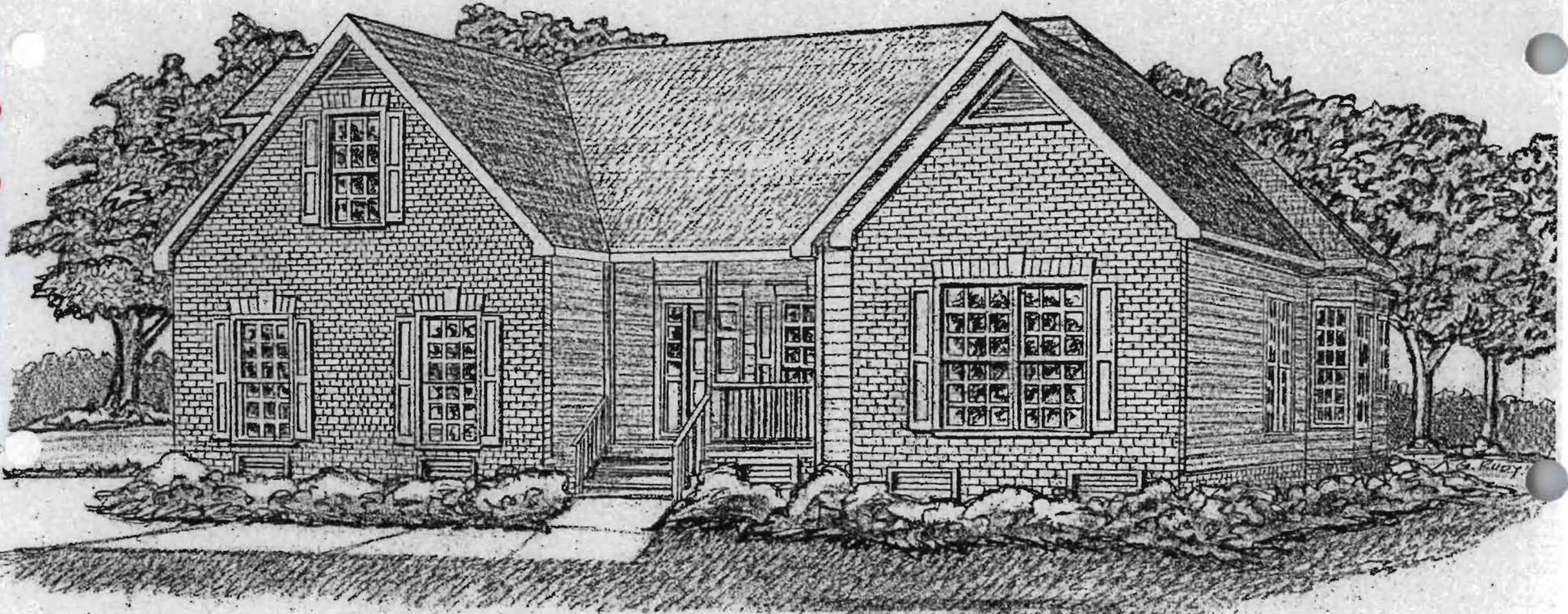


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The Pendleton

3



C-80C-02
APR. 11-14. 09

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C-80C-02

The Greystone

4



C-80C-02
APR 11-19-08

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The Greystone

5



C-80C-02
APR 14-16-03

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C-80C-02



TIMMONS GROUP

HERMAN FARMS
FAIRFIELD DISTRICT • HENRICO COUNTY, VIRGINIA

SCHEMATIC LAYOUT

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

DATE	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION

DATE: 06/30/10
DRAWN BY: J. CHASE
CHECKED BY: J. CHASE
SCALE: 1/4"=1'-0"

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
 THIS DRAWING PREPARED AT THE
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