

A-1 to RTHC  
14.825 Acres

PROPOSED JOHN-ROLEE PARKWAY

Pocohontas Middle School

THREE CHOPT ROAD

LONGVIEW LANDING DR

Barrington Valley

Barrington West

R-3C\*

Barrington

ZONING  
TOWNHOUSES

**C-58C-03**  
Three Chopt District



November 2003

Ref. 739-759-9539

0 400 Feet

\* Zoning labeled with asterisk, included in the West Broad Street Overlay District



*Our Best Choice!*



TYPICAL STREET VIEW

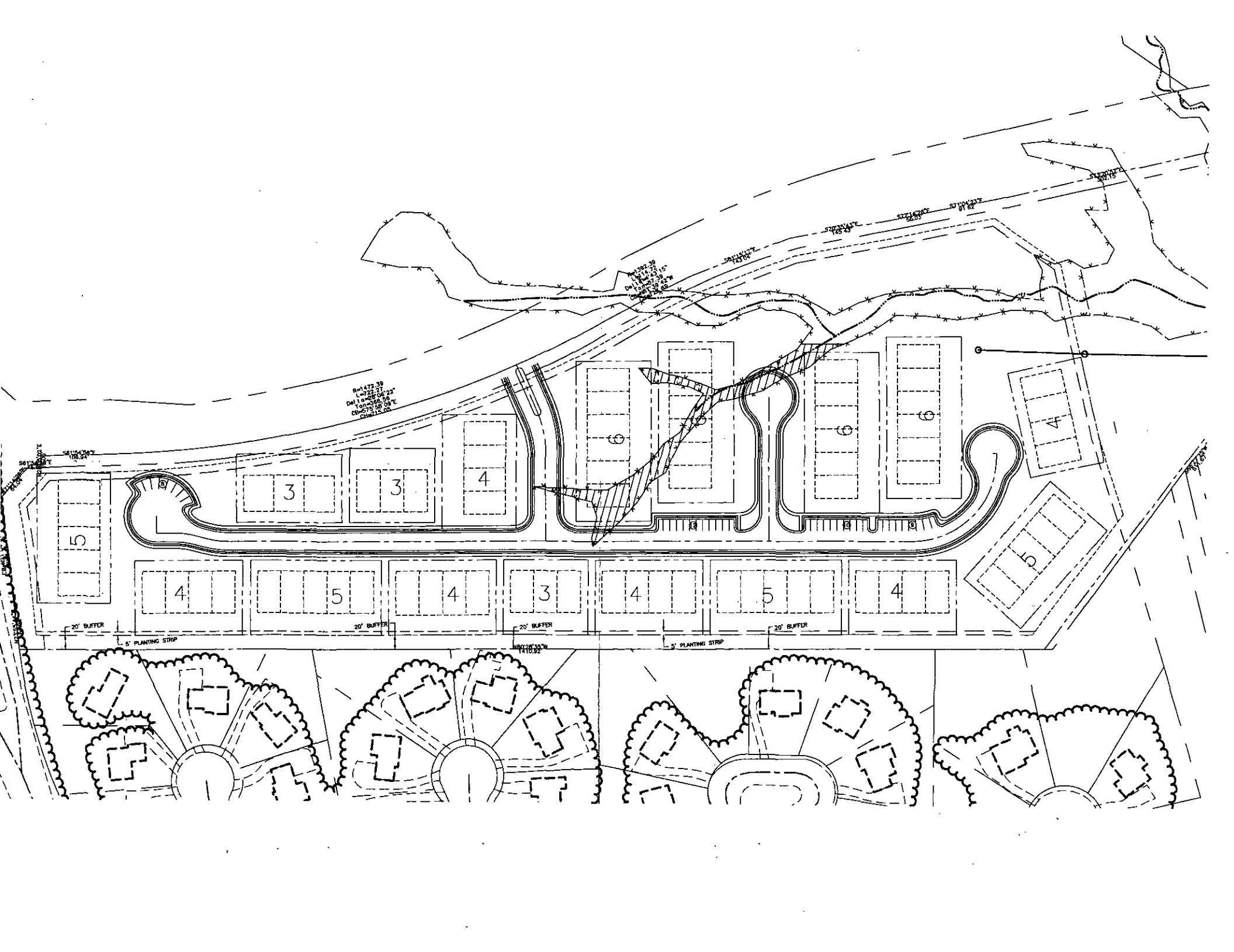
C-58C-03



CAL REAR VIEW

C-58C-03

McAllister - Koltz  
Architecture, P.C.  
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R-1472 39  
L-1472 27  
D-1472 04 27  
L-1472 06 06  
D-1472 08 06  
S-1472 09 06  
S-1472 10 06

S-1472 11 06  
S-1472 12 06

20' BUFFER

20' BUFFER

20' BUFFER

20' BUFFER

5' PLANTING STRIP

5' PLANTING STRIP

DRIVE

DRIVE

S-1472 13 06  
S-1472 14 06



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

February 17, 2004

Virgil R. Hazelett, P.E.  
County Manager

TC&P, LLC  
3524 Mayland Road  
Richmond, VA 23233

Re: Conditional Rezoning Case C-58C-03

Dear Sir:

The Board of Supervisors at its meeting on February 10, 2004, granted your request to conditionally rezone property from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), on part of Parcel 739-759-9539, described as follows:

Beginning at a point along the south line of Three Chopt Road and the east line of Pump Road; thence continuing along the south line of Three Chopt Road, S61°54'58"E 106.94' to a point; thence with a curve to the left having a radius of 1,472.39', an arc length of 722.27' and a chord of S75°58'09"E 715.05' to a point; thence with a curve to the right having a radius of 1,392.39', an arc length of 114.72' and a chord of S87°39'42"E 114.69' to a point; thence S81°15'17"E 143.04' to a point; thence S70°35'43"E 145.43' to a point; thence S72°14'26"E 56.03' to a point; thence S71°04'23"E 91.62' to a point; thence departing the south line of Three Chopt Road, S25°43'06"E 132.28' to a point; thence S17°09'02"W 235.37' to a point; thence S12°49'11"W 137.40' to a point; thence S66°27'25"W 228.13' to a point; thence N60°28'35"W 1,410.92' to a point along the east line of Pump Road; thence continuing along the east line of Pump Road, N23°55'44"E 64.92' to a point; thence with a curve to the left having a radius of 1,666.87', an arc length of 145.47' and a chord of N21°04'06"E 145.42' to a point; thence N71°14'26"E 64.04' to a point; thence S61°54'58"E 15' to a point; thence N28°05'02"E 12' to the point of beginning, containing 14.825 acres.

The Board of Supervisors accepted the following proffered conditions, dated January 13, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Site Plan and Elevations.** Development of the Property shall be in substantial conformance with (i) the architectural appearance shown on the elevations attached hereto as Exhibit "A" and Exhibit "B" (see case file) and (ii) the conceptual site plan attached hereto as Exhibit "C" (see case file), unless otherwise requested and specifically approved at the time of Plan of Development. One hundred (100) percent, in the aggregate, of the visible

portions of the front, sides and rear exterior building wall surfaces of each building of units shall be of brick construction, excluding windows, doors and architectural design features.

2. **Density.** There shall be no more than seventy-four (74) units developed on the Property.
3. **Square Footage.** All townhomes shall have at least 2300 square feet of finished floor area.
4. **Buffer, Tree Preservation and Phased Grading.**

A twenty-five (25) foot buffer shall be provided adjacent to Wythe Trace Subdivision. The buffer shall be natural subject to: (i) the removal of fallen, diseased or dead plant growth; (ii) the extent necessary or allowed for utility easements, including drainage, that may pass through the buffer in a generally perpendicular manner (unless currently existing); (iii) supplemental plantings, berms and/or fencing and other purposes requested and specifically approved at the time of Plan of Development or Landscape Plan review; and (iv) up to five (5) feet of the buffer on the townhouse side of such buffer being initially cleared and, if so cleared, then planted with supplemental plantings consistent with the approved Landscape Plan.

Prior to commencement of any site work, the natural portion of the buffer shall be flagged. The developer may then clear and grade within the areas approved on the Plan of Development for the private roads and sidewalks. Thereafter, the developer shall locate and flag the townhouse lots and pads. The developer shall then flag the healthy, mature trees in the rear yards of townhomes and in the common areas between townhome buildings to be saved to the extent practical consistent with the approved Plan of Development.

Prior to the approval of the landscape plan by the Planning Commission, the developer shall grade the townhouse pad sites and construction envelopes consistent with the foregoing provisions. Additional screening within the buffer consisting of supplemental plantings (as per Thirty-Five (35) Foot Transitional Buffer requirements), berms or fencing, or a combination thereof, shall be determined at the time of Landscape Plan review. Any fencing shall be placed generally along the property line; however, the developer shall attempt to avoid existing mature trees within the buffer area. The approved additional screening may be installed in phases as buildings are constructed next to Wythe Trace Subdivision.

5. **Foundations.** The exposed exterior portions of any exterior residence foundations shall be constructed of brick.

6. **Chimneys**. No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick. This proffer shall not apply to direct vent gas fireplaces or appliances.
7. **Driveways**. No driveways serving individual townhomes shall have direct access to Three Chopt Road, Pump Road, or John Rolfe Parkway.
8. **Garages**. All townhomes shall have a two-car garage.
9. **Protective Covenants**. Prior to or concurrent with the recordation of the first subdivision plat or Plan of Development approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat or Plan of Development (other than for the 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 such portions of the Property.
10. **Street Lighting**. Lighting fixtures shall not exceed twelve (12) feet in height above grade level. Lighting shall be non-glare, decorative in style, and residential in character.
11. **Underground Utilities**. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
12. **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.
13. **Trash**. There shall be no central trash receptacles.
14. **Hours of Construction**. The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work as concrete pours or utility connections.
15. **No Outdoor Community Recreational Amenities**. No communal outdoor recreational amenities, including but not limited to, a community pool or tennis courts, shall be permitted on the Property.
16. **No Decks**. No decks shall be constructed on the rear of any townhomes; the foregoing shall not preclude patios.

17. **Sidewalk**. Subject to obtaining all required governmental easements, approvals and permits, a standard size pedestrian sidewalk shall, concurrent with the development of buildings on the Property, be installed in accordance with County standards in the County's right-of-way along the eastern right-of-way line of Pump Road.
18. **Sound Suppression Measures**. Sound suppression measures shall be provided between units with at least a 55 sound coefficient rating.
19. **Building Setback Adjacent to Wythe Trace**. All buildings shall be setback a minimum of fifty (50) feet from the rear property line adjacent to Wythe Trace Subdivision.

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: Three Sons LLC, a VA LLC  
Mr. James W. Theobald, Esquire  
Director, Real Estate Assessment  
Conditional Zoning Index  
Dr. Penny Blumenthal – Director of Research and Planning