

R-3 to RTHC
15.17 Acres

ZONING

Townhomes for Sale

Ref. 767-751-2632

C-10C-05

Brookland District



January 2005

0 400 Feet





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

June 21, 2005

CGS Properties, LLC
P. O. Box 71150
Richmond, VA 23225

Re: Conditional Rezoning Case C-10C-05

Dear Sir:

The Board of Supervisors at its meeting on June 14, 2005, granted your request to conditionally rezone property from R-3 One Family Residence District to RTHC Residential Townhouse District (Conditional), Parcel 767-751-2632, described as follows:

Beginning at an old rod on the southern line of Wistar Road, said rod being 1,387.6'± from the northern line of W. Broad Street and the point of beginning; thence, (1) in a northwardly direction along the southern line of Wistar Road, N34°07'03"W – 7' to a point; thence, (2) in an eastwardly direction along said southern line of Wistar Road, N56°21'34"E – 15.58' to a point, the point of curve; thence, (3) continuing in an eastwardly direction along said southern line of Wistar Road in a curve to the right having a radius of 1,407.40', a length of 695.68', and a chord bearing and distance of N70°46'13"E 688.62' to a stone found; thence, (4) continuing in an eastwardly direction along said southern line of Wistar Road, N84°54'13"E – 388.91' to an old rod; thence, (5) in a southwardly direction S10°26'14"W – 388.12' to an old axle; thence, (6) continuing in a southwardly direction S10°26'41"W – 681.81' to an old iron; thence, (7) in a westwardly direction, N63°52'44"W – 413.07' to an old rod; thence, (8) in an eastwardly direction, N56°28'10"E – 44.59' to an old rod; thence, (9) in a westwardly direction N64°06'10"W – 37.53' to an old rod, the point of curve; thence, (10) continuing in a westwardly direction along a curve to the right having a radius of 676.20', a length of 354.97' and a chord bearing and distance of N49°11'15"W – 350.91' to an old rod; thence, (11) in a northwardly direction N34°07'03"W – 391.60' to an old rod, the point of beginning, containing 15.170 acres.

The Board of Supervisors accepted the following proffered conditions, dated June 13, 2005, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Size of Units**: The minimum square footage of finished floor area shall be 2,000 square feet per unit. The minimum width of the units shall be 32'.
2. **Conceptual Plan**: The site plan shall be developed in substantial conformance with the Conceptual Plan Exhibit A (see case file). There shall be no more than seven (7) units in a row within the entire development. Units shall have a minimum front yard setback of 18 feet.
3. **Architectural Design**: The townhouses shall be built in substantial conformance to Exhibit B (see case file). The garages shall be constructed in substantial conformance with Exhibit C (see case file).
4. **Exterior Materials**: The exposed portion of each exterior wall surface (front, rear and sides) of any building (excluding rooftop screening materials for mechanical equipment) shall be brick, stone, and/or vinyl siding excluding windows, doors, breezeways, and other architectural features. The visible portions of exterior building foundations shall be constructed of brick. A minimum of 50% of the total façade space (i.e. in the aggregate for the entire project) shall be brick or stone. Any single attached row of units shall have a front façade space of at least 40% brick or stone. Any end of a principal building facing a parking area or public or private road constructed on the property shall be 40% brick. The side of any end unit facing the parking area or any public or private road shall have one of the following: one bay window (non-cantilevered if no basement), two regular windows, or other architectural feature to break up the visual mass.
5. **Buffers, Fences and Walls**: There shall be ten (10) foot buffers along the eastern and southwestern property lines, and a six (6) foot high "Brickcrete" or equivalent wall along the eastern and southwestern property lines as indicted on the Conceptual Plan. There shall be a twenty-five (25) foot buffer along Wistar Road with decorative metal fence to have brick columns fifty (50) feet on center and a wrought iron appearance. The Wistar Road buffer shall be planted to the Transitional buffer 35 buffer requirements. All buffers, walls and fences are required unless otherwise approved during POD review.
6. **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. The main access road shall be at least thirty (30) feet in width as shown on the Conceptual Plan. Prior to the issuance of any certificates of occupancy for an

homes, the applicant's engineer shall certify that the private roads serving the development have been constructed in compliance with the applicable Henrico County Road Standards except as to width.

7. **Underground Utilities:** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
8. **Mechanical Equipment:** Mechanical equipment shall be screened from public view at ground level at the property lines in a manner approved at the time of POD review.
9. **Lighting:** Parking lot lighting shall be provided for the townhouses and produced from concealed sources. Parking lot lighting standards shall not exceed fifteen (15) feet in height and shall be positioned in such a manner as to minimize the impact of such lighting offsite.
10. **Detached Signage:** Any detached signs on the Property shall be ground mounted, monolithic-type signs. Such signs shall not exceed six (6) feet in height as measured from the grade at the base of the sign and shall be externally lit employing ground-mounted floodlight or spotlight type fixtures directed toward such signs and away from public rights-of-way.
11. **Sound Suppression:** Interior walls shall be constructed with a combination of building materials and construction techniques as illustrated in Exhibit D (see case file) (or an equivalent alternative) to provide a minimum Sound Transmission Coefficient (STC) of 54. At the time of Plan of Development, and at the time of building permit application, the owner or developer shall submit construction details, with an architect's or engineer's seal, demonstrating that construction will provide the proffered STC.
12. **Ownership:** The townhouses shall be marketed as owner-occupied.
13. **Sidewalks:** Street-side sidewalks shall be provided adjacent to all parking areas and connecting adjacent buildings 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. Where sidewalks run along roadways, there shall be a grass utility strip between the curb and the four (4) foot sidewalk such that the back of the sidewalk shall be at least six (6) feet from the face of the curb. Sidewalks to individual units shall be provided.
14. **Graveyard:** Prior to POD approval the owner or developer shall have a visual examination survey performed by a registered professional archeologist to determine whether any graves exist outside the established graveyard. If any

graves are discovered, either prior to or during construction, the owner or developer shall either remove and reinter the remains or shall protect the remains and provide an ingress/egress easement, all as required by law.

15. **Restrictive Covenants/Homeowners Association:** Prior to or concurrent with the conveyance of any part of the Property covered on the POD 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 the units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of the lots, common areas, roads, and unit exteriors. Parking of recreational vehicles, boats and campers shall be prohibited.
16. **Yards:** The grassed areas in the yards of all lots shall be sodded and irrigated.
17. **Mailboxes:** Each lot shall have its own uniform curbside mailbox as allowed by the USPS.
18. **Severance:** The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity of enforceability of the other proffers of the unaffected part of any such proffer.
19. **Entrance Feature:** The entrance feature shall contain masonry columns with decorative fencing and a ground mounted monument style sign with landscaping. The entrance shall be developed in substantial conformance with Exhibit E (see case file).
20. **Trash Pickup:** There shall be no trash pickup or street cleaning between the hours of 9:00 pm and 7:00 am any day of the week. There shall be no trash pickup or street cleaning on Sundays.
21. **Fences:** Wooden stockade style fences shall be prohibited.
22. **Storm Water:** The storage required to meet the 50-10 detention requirements will be placed underground.
23. **Stoops and Steps:** Stoops and steps to the main entrance of each home shall be brick or stone.
24. No units shall back up to Wistar Road.

CGS Properties, LLC
June 21, 2005
Page 5

The Planning Department 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

pc: Mr. Richard I. Pruitt
Mr. G. Stuart Grattan, PE
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning

LIMITS OF JURISDICTIONAL
WETLANDS AND WATERS OF
THE U.S.

0-2C

0 3

WISTAR ROAD

A-100-100
R-1001-00

BUILD D
4 UNITS

BUILD A
7 UNITS

BUILD J
4 UNITS

BUILD I
5 UNITS

BUILD C
5 UNITS

BUILD E
4 UNITS

LIMITS OF JURISDICTIONAL
WETLANDS AND WATERS OF
THE U.S.

BUILD K
5 UNITS

BUILD H
4 UNITS

BUILD F
5 UNITS

BUILD B
6 UNITS

B-2

BUILD L
4 UNITS

BUILD M
4 UNITS

BUILD N
6 UNITS

BUILD G
5 UNITS

R-3

WALL DETAIL
(TOP TO ROAD)

EXHIBIT "A"
#767-751-2632

6" HIGH FENCES SHALL BE
INSTALLATED ON BOUNDARIES

R-3

EXHIBIT A

C-10C-05

060105



DATE	
DESIGNED BY	CJC
DRAWN BY	NEW
DATE	5-31-05
SHEET NUMBER	1 OF 1
JOB NUMBER	
PROJECT NAME	4513 WISTAR ROAD
DISTRICT COUNTY AND STATE	BROOKLAND DISTRICT HENRICO COUNTY, VIRGINIA
SHEET TITLE	EXHIBIT "A"
SCALE	1" = 50'
DESIGNED BY	CJC
DRAWN BY	NEW
DATE	5-31-05
SHEET NUMBER	1 OF 1
JOB NUMBER	



CRATTAN ASSOCIATES
CONSULTING
ENGINEER
P.O. BOX 17476
RICHMOND, VA 23216
TEL (804) 246-4438
FAX (804) 246-4438



EXHIBIT B
C-10C-05
3-7-05

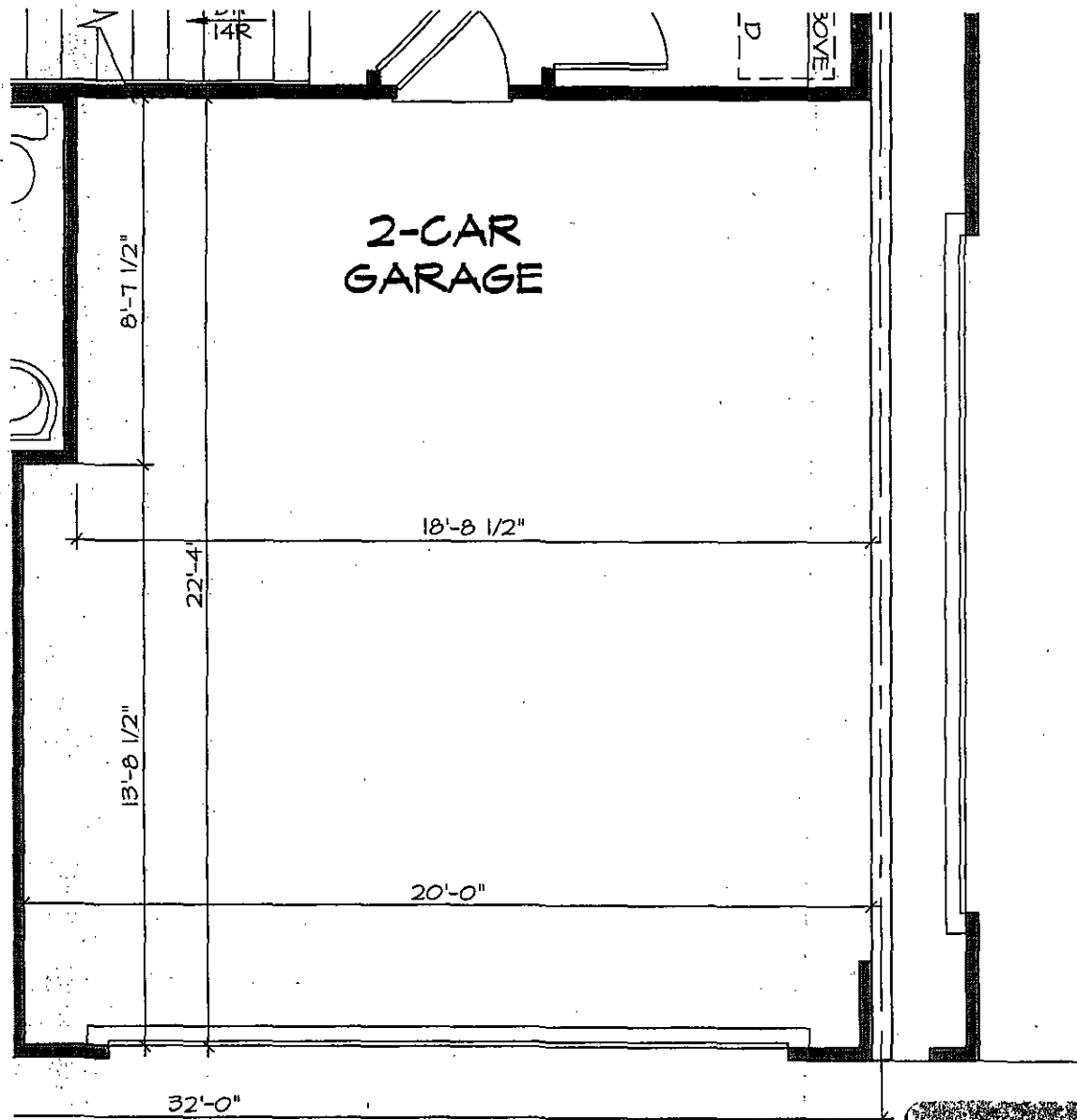
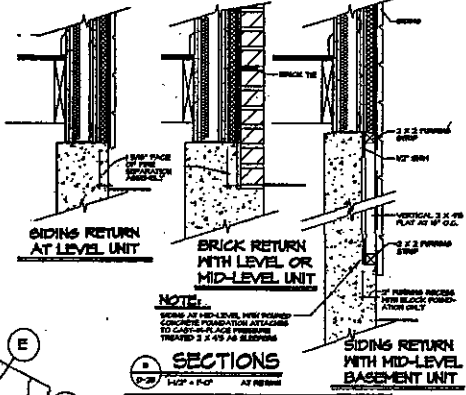
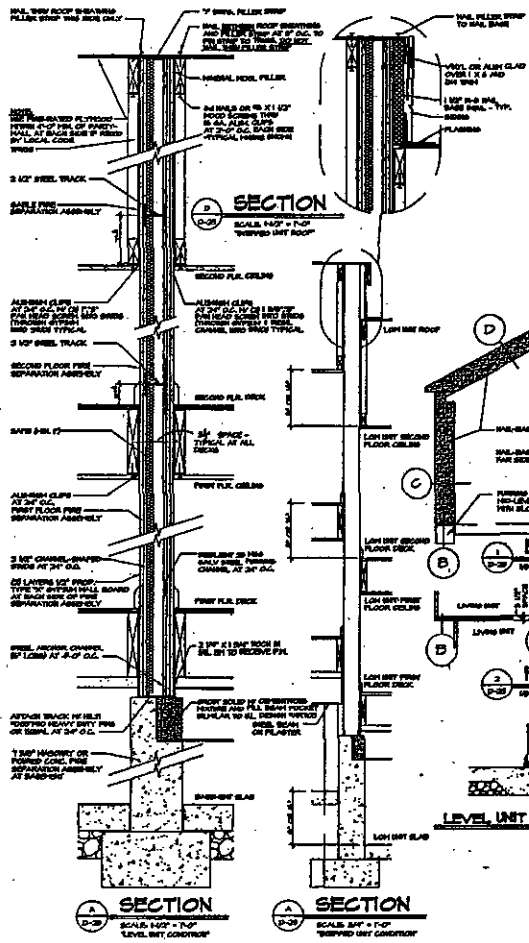


EXHIBIT C
C-10C-05
3-7-05



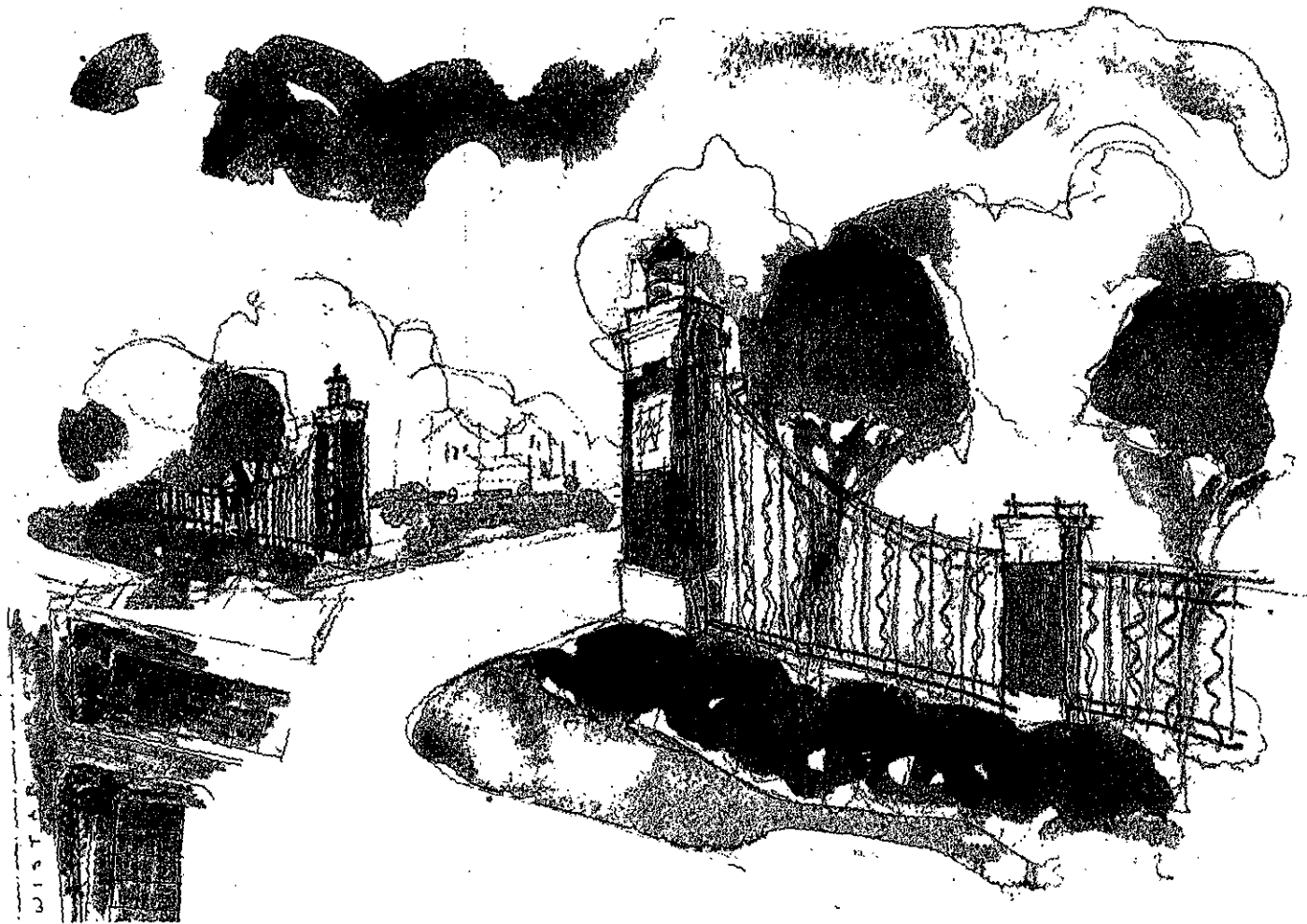
NOTE:
BRICK AT MID-LEVEL WITH ROUNDED CORNERS FOUNDATION ATTACHED TO CONCRETE FLOOR FINISHING TYPICAL 3 X 4 AS ELEMENTS

SECTIONS
1/2" = 1'-0" AT RETURN

THIRTY HOUR FIRE-RATED WALL DESCRIPTIONS		
S. 720 M-66		
Standard fire-resistance rating of 30 minutes is achieved as shown herein. For details of construction see specification for fire-resistance-rated wall and for fire-resistance-rated floor. All materials shall be tested and approved by a qualified testing agency. All materials shall be tested and approved by a qualified testing agency. All materials shall be tested and approved by a qualified testing agency.		
APPROXIMATE PERFORMANCE:		
ALL SYSTEMS:	AS	
PROPRIETARY INFORMATION:	1/2" SYSTEM	
STEEL STUDS SYSTEMS:	1/2" SYSTEM	
WOOD STUDS SYSTEMS:	1/2" SYSTEM	

DATE: 01-27-11	BY: [Signature]
SCALE: 1/2" = 1'-0"	
Ryan Homes	
157 W. FICKENDORF	
PLAZA, SUITE 300	
DESIGN BY: [Signature]	
3180 W. GARDNER	
APPROVED BY: [Signature]	
DATE: 01-27-11	

C-106-05
3-7-05



PLAN VIEW

VIEW AT ENTRY

EXHIBIT
C-10C-05
3-7-05

WISTAR GARDENS _ SITE ENTRY



07 MAR 2005