

Zoning Districts identified on this sheet with an Asterisk (*) are within the West Broad Street Overlay District and are subject to Special Regulation

C-66C-05
Zoning
 Residential Townhouses for Sale
 Three Chopt District
 400 Feet
 PS August 2005 Ref: 740-764-5065



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

November 15, 2005

Prospect Homes of Richmond, Inc.
C/O Larry Horton
2800 N. Parham Road, Ste. 206
Richmond, VA 23294

Re: Conditional Rezoning Case C-66C-05

Dear Sir:

The Board of Supervisors at its meeting on November 8, 2005, granted your request to conditionally rezone property from M-1C Light Industrial District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 740-764-5065, described as follows:

All that certain piece and parcel of land being situated along the east line of Pouncey Tract Road and north of Interstate 64 and being in the Three Chopt District of Henrico County, Virginia.

Beginning at a point on the said east line of Pouncey Tract Road approximately 75' east of the north line of Interstate 64; thence along the east line of Pouncey Tract Road N 10°19' 03" W 23.00' to a point; thence in a curve to the right having a radius of 5674.57' a length of 225.61' a tangent of 112.82' a delta of 02°16'41" a chord bearing N 09°10'43" W and a chord distance 225.60' to a point; thence N 08°02'18" W 257.92' to a point; thence departing said east line of Pouncey Tract Road S 84°59'38" E 1059.44' to a point; thence S 02°06'19" E 520.15' to a point; thence N 83°36'02" W 1004.66' to the point and place of beginning; containing 11.933 acres as shown on plat by Bay Design Group, P.C. and titled "Complied Plat of Parcel of Land Containing 11.933 Acres Situated on the East Line of Pouncey Tract Road for the Purpose of Rezoning".

The Board of Supervisors accepted the following proffered conditions, dated November 7, 2005 which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Materials:** One hundred (100) percent, in the aggregate, of the visible portions of the front and side exterior building wall surfaces of each building of units shall be of brick or stone construction, excluding windows, doors, gables and architectural design features. Rear exterior building wall surfaces of each building of units shall be of cementitious, vinyl or composite-type siding, brick, stone, or a combination of the foregoing.
2. **Density:** There shall be no more than fifty-three (53) units developed on the Property.
3. **Square Footage:** All townhomes shall have at least 2000 square feet of finished floor area.
4. **Buffer Adjacent to Twin Hickory Subdivision:** A twenty-five (25) foot buffer exclusive of lots shall be provided adjacent to Twin Hickory Subdivision and shall be planted to Transitional Buffer 25 standards.
5. **Foundations:** The exposed exterior portions of any exterior residence foundations shall be constructed of brick or stone.
6. **Chimneys:** No chimneys or gas vent units shall be cantilevered. The exposed portions of all fireplace chimneys shall be of brick or stone. This proffer shall not apply to direct vent gas fireplaces or appliances.
7. **Driveways:** No driveways serving individual townhomes shall have direct access to Pouncey Tract Road.
8. **Garages:** All townhomes shall have a minimum of a one-car garage.
9. **Protective Covenants:** Prior to or concurrent with the recordation of the first subdivision plat approved by the County and before the conveyance of any portion of the Property covered by said subdivision plat (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 be provided and 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. **Trash:** There shall be no central trash receptacles.
13. **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 such as concrete pours or utility connections. Signs, in both English and Spanish, stating the above-referenced provisions shall be posted and maintained at all entrances to the Property prior to any land disturbance activities thereon.
14. **Sidewalk:** Should VDOT project 0064-043-125, C-501 (which includes sidewalks along Pouncey Tract Road) not be undertaken, subject to obtaining all required governmental easements, approvals and permits, a standard size pedestrian sidewalk shall be installed in accordance with County standards in the County's right-of-way along the eastern right-of-way line of Pouncey Tract Road adjacent to the Property.
15. **Sound Suppression Measures:** Sound suppression measures shall be provided between units with at least a 55 sound coefficient rating.
16. **Building Setback Adjacent to Twin Hickory** All dwelling units shall be setback a minimum of fifty (50) feet from the rear property line adjacent to Twin Hickory Subdivision.
17. **BMP as Water Feature:** Any above-ground BMP shall be an aerated wet pond designed to be a water feature and an amenity to the Property, including the use of a fountain and/or aeration device within the BMP.
18. **Roads:** Prior to the issuance of the first permanent certificate of occupancy on the Property, the Owner shall provide the Planning Office with certification from a licensed engineering firm that the roadways within the relevant section or phase of development were constructed according to the approved Plan of Development and in compliance with Henrico County road design standards and specifications to include proper compaction of the sub-base soils, utility trenches, base stone and asphalt surface, but excluding road widths and turning radii.
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 the other proffers or the unaffected part of any such proffer.

20. **Conceptual Site Plan and Elevations:** Development of the Property shall be in substantial conformance with (i) the architectural appearance shown on the elevations entitled "Pouncey Tract, Prospect Homes, Inc., of Virginia, Henrico County, Virginia" prepared by McAllister & Foltz Architecture, P.C. and attached hereto (see case file), and (ii) the site plan entitled "Pouncey Tract Townhomes" prepared by Bay design group, dated September 15, 2005, and attached hereto, (see case file) unless otherwise requested and specifically approved at the time of Plan of Development.

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,



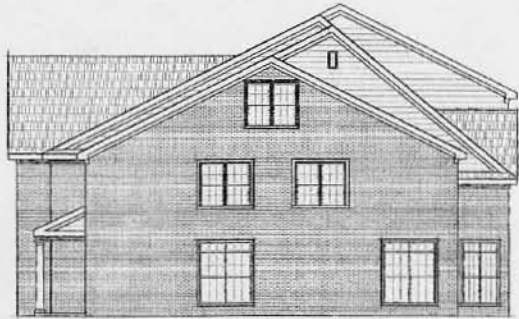
for Virgil R. Hazelett, P.E.
County Manager

pc: Target Golf of Richmond, Inc.
James W. Theobald
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning, Henrico County
Schools



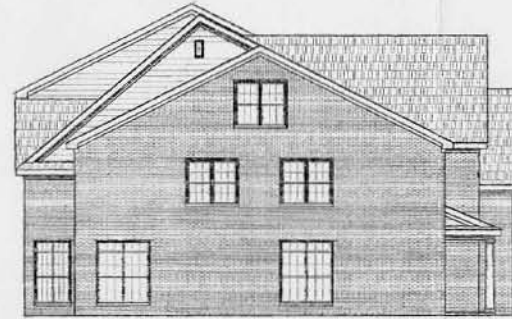
FRONT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"



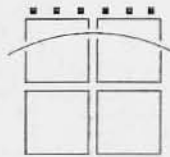
LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



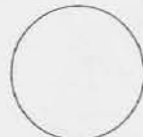
McAlister + Foltz
Architecture, P.C.
401 Southlake Boulevard
Richmond, Virginia 23236
Telephone: (804) 794 - 7317



POUNCEY TRACT
PROJECT HOMES, INC.
OF VIRGINIA
HENRICO COUNTY, VIRGINIA

COMM NO	CHECKED
09071	HEJ/T
ISSUED	REVISED
1-15-05	

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FILED:	05235TEN
DESIGNED:	DLC
CHECKED:	KLB
DATE:	SEPT 15, 2005
REVISED:	
REVISED:	
REVISED:	



PROJECT OFFICE:
 RICHMOND
 8418-A GILES COMMERCE BLDG.
 RICHMOND, VA 23291
 (804) 380-8800
 FAX (804) 380-4007

OTHER OFFICES:
 MIDDLE PENNSYLVANIA
 BUSINESS ROUTE 17 NORTH
 P.O. BOX 600 - WALKERS VA 23148
 (804) 738-3478
 FAX (804) 738-3860

TRUCKEE
 7207 SANTA STREET
 P.O. BOX 880 - WALKER VA 22091
 (804) 883-2883
 FAX (804) 883-2888

PROJECT:
Pouncey Tract Townhomes

Residential Townhouses
 three chapel district
 henrico county, virginia

SHEET:
 Conceptual Plan
 (Exhibit A)

SHEET NO.:

C1

