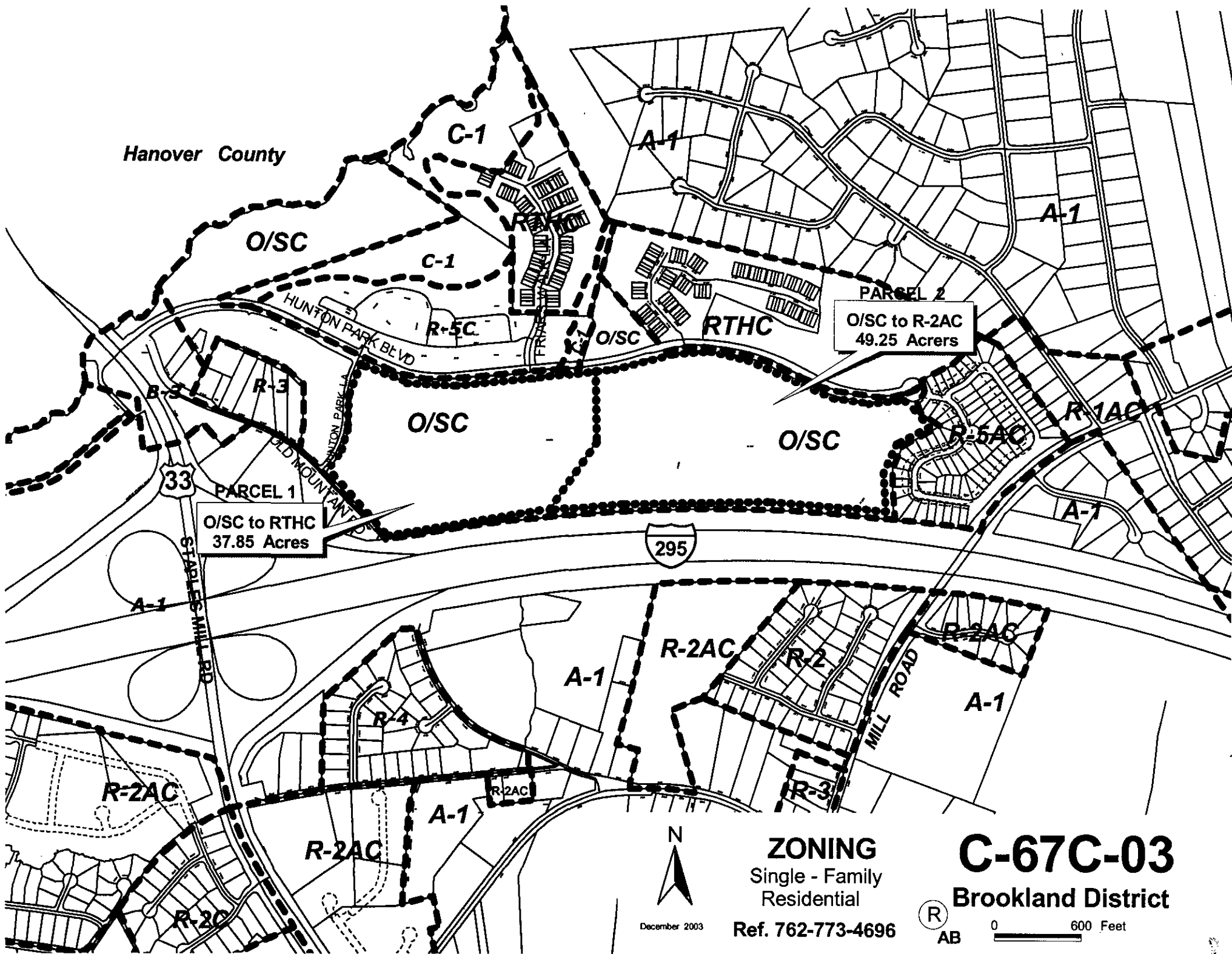


Hanover County



December 2003

ZONING

Single - Family Residential

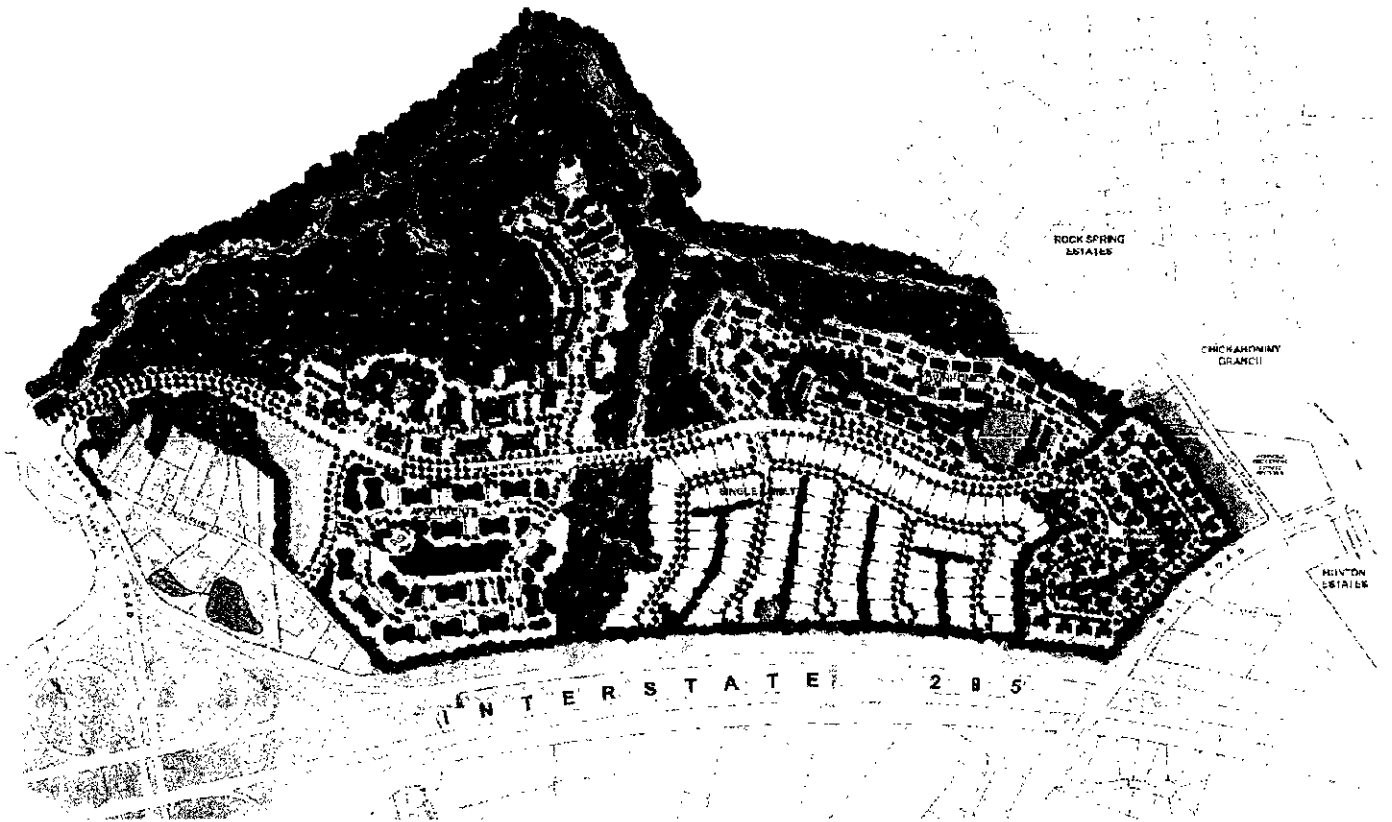
Ref. 762-773-4696

C-67C-03

Brookland District



0 600 Feet



HIGGINS & Gerstenmaier
 ARCHITECTS & PLANNERS
 3000 Parkside Avenue
 Richmond, Virginia 23226
 804.775.2000 Fax 804.775.2001
 www.higginsgerstenmaier.com

ILLUSTRATIVE MASTER PLAN

HUNTON PARK

Henrico County, Virginia

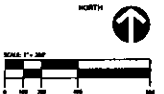
Atack Properties

4191 Jewelba Drive Suite 118 Glen Allen, VA 23060

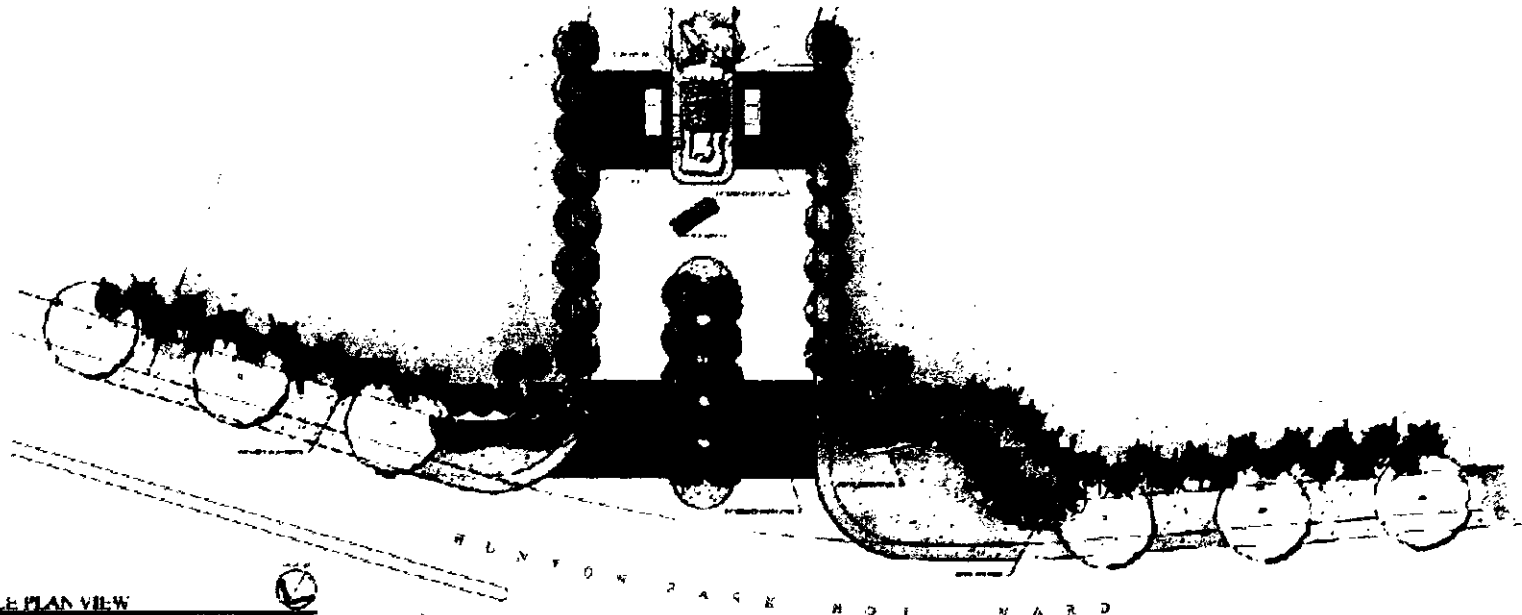
Project Number
1004

Date
1/18/00

Drawn By
m



C-67C-03



MAIN ENTRANCE PLAN VIEW



ENLARGED WALL ELEVATION



**HIGGINS &
Gerstenmaier**
LANDSCAPE ARCHITECTS
5601 Patterson Avenue
Richmond, Virginia 23229
804.290.2700 Fax 804.748.1828
www.higginsandgerstenmaier.com

ILLUSTRATIVE ENTRANCE DESIGN
THE RIDGE AT HUNTON PARK
Henrico County, Virginia

Atack Properties
4101 Inndale Drive Suite 118 Glen Allen, VA 23060

Project Number
02118

Date
12/05/03

Drawn By
DCG

EXHIBIT A

C-67C-03



EXHIBIT B¹
Townhouse Elevations
C-67C-03



EXHIBIT B²
Townhouse Elevations
C-67C-03



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

May 4, 2004

Clarendon Associates, LLC
Attn: Mr. F. Philip Parker, Jr.
4191 Innslake Drive, Suite 118
Glen Allen, VA 23060

Re: Conditional Rezoning Case C-67C-03

Dear Mr. Parker:

The Board of Supervisors at its meeting on April 27, 2004, granted your request to conditionally rezone property from O/SC Office Service District (Conditional) to R-2AC One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), Parcel 762-773-4696 and part of Parcel 763-774-7122, described as follows:

Parcel 1

Commencing at the intersection of the north line of Old Mountain Road and the east line of Hunton Park Lane, said point being the place and point of beginning; thence along the east line of Hunton Park Lane along a curve to the right having a radius of 25' and an arc length of 37.71', being subtended by a chord of S01°12'11"E for a distance of 34.24' to a point; thence continuing along the east line of Hunton Park Lane along a curve to the left having a radius of 600' and an arc length of 419.90', being subtended by a chord of N21°57'55"E, for a distance of 411.38' to a point; thence continuing along the east line of Hunton Park Lane N01°55'00"E for a distance of 100' to a point; thence continuing along the east line of Hunton Park Lane, along a curve to the right having a radius of 550' and an arc length of 240.14' being subtended by a chord of N14°25'30"E for a distance of 238.24' to a point; thence continuing along the east line of Hunton Park Lane along a curve to the right having a radius of 25' and an arc length of 39.27', being subtended by a chord of N71°56'00"E for a distance of 35.36' to a point on the south line of Hunton Park Boulevard; thence along the south line of Hunton Park Boulevard S63°04'00"E for a distance of 50' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the left having a radius of 1040' and an arc length of 583.57', being subtended by a chord of S79°08'30"E for a distance of 575.94' to a point; thence continuing along the south line of Hunton Park Boulevard N84°47'00"E for a distance of 225.54' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the right having a radius of 247.50' and an arc length of 49.34', being subtended by a chord of S89°30'22"E, for a distance of 49.25' to a point; thence continuing along the south line of

Hunton Park Boulevard along a curve to the left having a radius of 257.50' and an arc length of 51.33', being subtended by a chord of S89°30'22"E, for a distance of 51.24' to a point; thence continuing along the south line of Hunton Park Boulevard N84°47'00"E for a distance of 177.50' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the right having a radius of 25' and an arc length of 39.27', being subtended by a chord of S50°13'00"E, for a distance of 35.36' to a point; thence N84°47'00"E, for a distance of 50' to a point; thence N05°13'00"E, for a distance of 10' to a point; thence along a curve to the right having a radius of 25' and an arc length of 39.27', being subtended by a chord of N39°47'00"E, for a distance of 35.36' to a point on the south line of Hunton Park Boulevard; thence continuing along the south line of Hunton Park Boulevard N84°47'00"E, for a distance of 271.69' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the left having a radius of 2040' and an arc length of 121.87', being subtended by a chord of N83°04'19"E, for a distance of 121.85' to a point; thence leaving the south line of Hunton Park Boulevard S00°00'00"E for a distance of 492.92' to a point; thence S34°00'00"W, for a distance of 620' to a point on the north line of Interstate 295; thence along the north line of Interstate 295, along a non-tangent curve to the left having a radius of 11609.16' and an arc length of 871.60', being subtended by a chord of S82°02'07"W, for a distance of 871.40' to a point; thence continuing along the north line of Interstate 295 S78°29'24"W, for a distance of 184.26' to a point; thence leaving the north line of Interstate 295 N84°54'22"W, for a distance of 45.99' to a point on the east line of Old Mountain Road; thence along the east line of Old Mountain Road N43°19'03"W, for a distance of 570.66' to a point; thence continuing along the east line of Old Mountain Road N44°25'14"W, for a distance of 34.56' to the place and point of beginning, containing 37.85 acres.

Parcel 2

Commencing at the intersection of the east line of Old Mountain Road and the north line of Interstate 295; thence along the north line of Interstate 295 S84°54'22"E for a distance of 45.99' to a point, thence N78°29'24"E for a distance of 184.26'; thence along a non tangent curve to the right having a radius of 11609.16' and an arc length of 871.60', being subtended by a chord of N82°02'07"E, for a distance of 871.40' to a point on the north line of Interstate 295 being the place and point of beginning; thence leaving the north line of Interstate 295 N34°00'00"E for a distance of 620' to a point; thence N00°00'00"W for a distance of 492.92' to a point on the south line of Hunton Park Boulevard; thence along the south line of Hunton Park Boulevard along a curve to the left having a radius of 2040' and an arc length of 304.20', being subtended by a chord of N77°05'19"E for a distance of 303.92' to a point; thence continuing along the south line of Hunton Park Boulevard N72°49'00"E for a distance of 155.14' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the right having a radius of 710' and an arc length of 264.57', being subtended by a chord of N83°29'30"E for a distance of 263.04' to a point; thence continuing along the south line of Hunton Park Boulevard S85°50'00"E, for a distance of 92.48' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the right having a radius of 1395' and an arc length of 566.08',

being subtended by a chord of S74°12'30"E, for a distance of 562.20' to a point; thence continuing along the south line of Hunton Park Boulevard S62°35'00"E, for a distance of 186.47' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the left having a radius of 885.88' and an arc length of 633.19', being subtended by a chord of S83°03'35"E, for a distance of 619.80' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the right having a radius of 50' and an arc length of 37.74', being subtended by a chord of S81°54'56"E, for a distance of 36.85' to a point; thence continuing along the south line of Hunton Park Boulevard along a curve to the left having a radius of 80' and an arc length of 52.43', being subtended by a chord of S79°04'11"E, for a distance of 51.50' to a point; thence leaving the south line of Hunton Park Boulevard S26°38'00"E, for a distance of 91.36' to a point; thence S55°06'00"E, for a distance of 162.05' to a point; thence S61°30'00"W, for a distance of 292' to a point; thence S24°00'00"W, for a distance of 172' to a point; thence S01°00'00"E, for a distance of 350' to a point on the north line of Interstate 295; thence along the north line of Interstate 295 along a non-tangent curve to the left having a radius of 11609.16' and an arc length of 2411.28', being subtended by a chord of N89°51'49"W, for a distance of 2406.95' to the place and point of beginning; containing 49.25 acres.

The Board of Supervisors accepted the following proffered conditions, dated April 14, 2004, which further regulates the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

APPLICABLE TO R-2AC DISTRICT

1. **Access.** The primary access to the Property shall be from Hunton Park Boulevard.
2. **Minimum House Size.** Homes constructed on the Property shall be a minimum of 3000 square feet of finished floor area.
3. **Minimum Lot Sizes.** The minimum lot area shall be 13,500 square feet and minimum lot widths shall be ninety (90) feet.
4. **Fireplace Chimneys.** All exterior portions of fireplace chimneys shall be enclosed by brick or stone. All bay windows, closets, fireplace chimneys and gas vents shall be built on brick or stone foundations. Gas or ornamental fireplaces may be wall-vented within chimneys, however, such vented enclosures shall not be cantilevered and must have a base to match the foundation.
5. **Foundations.** The exterior portions of the residence foundations shall be constructed of brick or stone.

6. **Restrictive 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 plat (other than for the dedication of easements, roads or utilities) there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development, provisions for the maintenance of all portions of the Property and requiring the establishment of a homeowners association.
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. **Paved Parking.** The restrictive covenants shall contain a requirement that all driveways on each individual subdivision lot shall be paved within six (6) months following receipt of a certificate of occupancy. The type of pavement may include asphalt, concrete, aggregate materials, and brick or stone pavers.
9. **Stoops.** Stoops and steps provided for front entry to homes shall be constructed on foundations of stone or brick, including country style porches.
10. **Mailboxes.** Each home shall have a standard mailbox substantially similar to other mailboxes on the Property as approved by the Homeowners Association.
11. **Satellite Dishes.** No satellite dishes larger than 18" in diameter will be allowed. This restriction shall be included in the restrictive covenants.
12. **Swimming Pools.** No swimming pools shall be located nearer to any street line than the rear building line of the dwelling or the side yard building line in the case of a corner lot. No above ground swimming pools will be allowed.
13. **Streets.** Curb and gutter and asphalt will be used on all streets within the subdivision which shall also be constructed to County public road standards for subdivisions. Streetlights not to exceed fifteen (15) feet in height and of a uniform design shall be provided.
14. **Recreational Vehicles.** No recreational vehicles or boats shall be parked on the streets. This restriction shall be included in the restrictive covenants. Recreational vehicles shall be parked in side or rear yards of individual lots.
15. **Fences.** An ornamental fence, similar to that shown on EXHIBIT A (see case file), a minimum of six (6) feet in height featuring brick columns every fifty (50) feet shall be provided adjacent to Hunton Park Boulevard, and extended from Hunton Park Boulevard for a minimum distance of one hundred (100) feet along

the eastern and western property lines. Additionally, a six (6) feet tall fence of black vinyl coated chain link shall be provided along the Interstate 295 property line and shall be extended northward along both the eastern and western Property lines to connect to the ornamental fence. Ivy shall be planted at the base of the fence in addition to supplemental landscaping inside the fence at the time the fence is installed. Fencing on individual lots shall be restricted to forty-two (42) inches in height, unless constructed of brick or finished masonry materials. Stockade fences shall not be permitted.

16. **Density**. The number of houses constructed on the Property shall not exceed ninety-two (92) houses.
17. **Landscaping**. Front yards shall be irrigated, sodded or mulched other than where existing vegetation is not removed.
18. **Entrance Feature**. An irrigated, landscaped entrance feature shall be provided subject to approval by the Director of Planning and shall incorporate a privacy gate similar to that shown in EXHIBIT A (see case file).
19. **Garages**. All homes shall have a minimum of a two car garage. Front loading garages shall not be permitted.
20. **Cemetery**. The cemetery located on the Property shall be removed.
21. **Sound Suppression**. Houses located within three hundred (300) feet of I-295 shall have sound suppression measures incorporated into the exterior walls adjacent to I-295 sufficient to achieve a minimum 54 sound co-efficient rating.
22. **Security System**. A security system shall be provided for each dwelling unit.

APPLICABLE TO RTHC DISTRICT

1. **Density**. No more than 225 dwelling units shall be permitted on the Property.
2. **Architectural Treatment**. The two and three story townhouses constructed on the Property shall be substantially in conformance with the elevations marked EXHIBIT B¹ filed with this case (see case file).
3. **Minimum Sizes**. The minimum finished floor area of a maximum of one hundred (100) units shall be 1700 square feet and shall have a minimum width of twenty-four (24) feet. The minimum finished floor area of the remaining units shall be 2000 square feet and shall have a minimum width of twenty-eight (28) feet.

4. **Buffer.** A landscaped or existing vegetation buffer area a minimum of twenty-five (25) feet in width and planted to the standards of the 25' Transitional Buffer shall be maintained along the Property line adjacent to Hunton Park Boulevard. The majority of the sodded, seeded and landscaped areas shall be irrigated. Best management practice facilities shall not be permitted in this buffer area.
5. **Access.** The primary access to the Property shall be provided from Hunton Park Boulevard. Any secondary accesses shall be from Hunton Park Lane and/or Hunton Park Boulevard.
6. **Water Features.** Any stormwater management facility located within one hundred (100) feet of Hunton Park Boulevard shall be a water feature equipped with an aeration system or a fountain.
7. **Fence.** An ornamental fence similar to that shown on EXHIBIT A (see case file), a minimum of six (6) feet in height featuring brick columns every fifty (50) feet shall be provided adjacent to Hunton Park Boulevard extended fifty (50) feet past the eastern most entrance and extended from Hunton Park Boulevard along Hunton Park Lane to a point fifty (50) feet south of the proposed Hunton Park Lane entrance to the Property. The ornamental fence shall be located at the top of the bank adjacent to Hunton Park Boulevard or approximately twenty five (25) feet from the Property line which ever distance is greater. Fencing on individual lots shall be restricted to forty-two (42) inches in height, unless constructed of brick or finished masonry materials. Stockade fences shall not be permitted. Additionally, a six (6) feet tall fence of black vinyl coated chain link shall be provided along the Interstate 295 property line. Ivy shall be planted along the base of the chain link fence in addition to supplemental landscaping inside the fence at the time the fence is installed.
8. **Amenities.** A pool with clubhouse shall be included as part of the Plan of Development. The clubhouse shall incorporate such design features as an exercise room, dressing rooms and bathrooms.
9. **Sign.** The sign identifying the development on the Property shall be constructed with a ground mounted brick or stone base and shall not exceed ten (10) feet in height.
10. **Entrances.** The main entrance from Hunton Park Boulevard shall be designed as a boulevard entrance with a landscaped and irrigated median.
11. **Building Materials.** All buildings shall have exposed exterior walls (above finished grade) of stone, brick, vinyl siding or a combination of the foregoing. A minimum of twenty-five percent (25%) in the aggregate, of the visible portions of the exterior front building wall surfaces of each building, excluding windows,

doors, breezeways and architectural design features, shall be of stone or brick construction.

12. **Fireplaces**. All fireplaces, except direct vent fireplaces, shall have brick or stone chimneys and shall be constructed on a brick or stone foundation.
13. **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 Plan of Development review.
14. **Trash Service**. Trash pick up service shall be provided for each building and shall not commence before 7:00 a.m. or extend beyond 9:00 p.m.
15. **Underground Utilities**. Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
16. **Use Restrictions**. No group care facilities or churches shall be permitted.
17. **Lighting**. Parking lot lighting standards shall not exceed fifteen (15) feet in height as measured from the grade of the base of the lighting standard and directed to minimize glare on public roads and adjacent properties. Street lights a maximum of fifteen (15) feet in height as measured from the grade of the base of the lighting standard shall be provided.
18. **Sound Suppression**. The dwelling units shall incorporate sound suppression measures between units and in exterior walls of units adjacent to I-295 located within three hundred (300) feet of I-295 with a minimum 54 sound coefficient rating.
19. **Townhouse Units**. No more than six (6) townhouse units shall be attached in a series.
20. **Garages**. Each townhouse unit shall have a two (2) car attached garage.
21. **Streets**. Curb and gutter shall be used on all streets which shall also be constructed to County pavement design standards and shall measure thirty (30) feet in width per current County road design standards. Further, curb and gutter shall be designed to meet the current County standard for "roll top" curb and gutter and shall measure not less than 3'-0" from edge of pavement to back of curb.

22. **Sidewalk**. A sidewalk shall be provided adjacent to the interior roadways and parking areas and shall be constructed to current County road standards and specifications for sidewalks.
23. **Restrictive 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 plat (other than for the dedication of easements, roads or utilities) there shall be recorded a document in the Clerk's office of the Circuit Court of Henrico County, Virginia setting forth quality controls on the development, provisions for the maintenance of all portions of the Property and requiring the establishment of a homeowners association.
24. **Recreational Vehicles**. No recreational vehicles or boats shall be parked on the Property. This restriction shall be included in the restrictive covenants.
25. **Security System**. A security system shall be provided for each dwelling unit.

APPLICABLE TO BOTH R-2A and RTH DISTRICTS

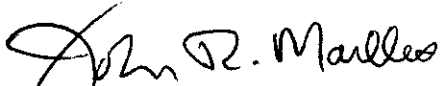
1. **Conservation**. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portions of the Property which lie within a one hundred (100) year flood plain as determined by definitive engineering studies approved by the Department of Public Works may only be used for the following purposes:
 - (a) Storm water management and/or retention areas;
 - (b) Ponds, lakes and similar areas intended as aesthetic and/or recreational amenities and/or wildlife habitats;
 - (c) Access drives, utility easements, signage, walkways and recreational facilities installed in a manner to minimize their impacts; and
 - (d) Such additional uses to the uses identified in (a), (b) and (c) above as may be deemed compatible and/or of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 22 of the Henrico County Code (respectively, the "Subdivision and Zoning Ordinances"); and

the Owner shall, prior to final construction plan approval, apply to rezone such portions of the Property to a C-1 Conservation District. The location and limits of such portion(s) of said Property shall be established by Plan(s) of Development and/or subdivision plats approved pursuant to the Subdivision and/or Zoning Ordinance.

2. **Entrances.** The entrances to the Property shall have electronically controlled gates, if specifically approved by Henrico County.
3. **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,


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

pc: Star City Land and Development Co.
Ms. Gloria L. Freye, Esquire
Director, Real Estate Assessment
Conditional Zoning Index
Ms. Penny Blumenthal – Director, Research and Planning