

A-1 to R-3
14.48 Ac.

C-14C-06
Zoning
 Single-Family Residential
 Brookland District
 400 Feet
 PS January 2006 Ref: 759-765-0133



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

April 18, 2006

Beazer Homes
c/o Walter Music
14901 Bogle Drive, Ste. 100
Chantilly, VA 20151

Re: Conditional Rezoning Case C-14C-06

Dear Mr. Music:

The Board of Supervisors at its meeting on April 11, 2006, granted your request to conditionally rezone property from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 759-765-0133, described as follows:

Beginning at rod found on the western right-of-way line of Francistown Road at the common corner with the Kittrell Company; thence along the lands of: the Kittrell Company; Lot 1; Mill Pond Lane (public right-of-way) and Lot 5, Section A of the Ponds at Dandridge Farm, N 77°24'50" W, 828.32' to a point; thence departing last said land of Lot 5 and with the eastern line of Block A of Reids Pointe, Lots 1-13, N 11°53'24" E, 758.30' to a rod found; thence departing said lands and with the southern right-of-way of Nuckols Road, the following courses, S 77°23'46" E, 809.04' to a monument; thence S 29°06'34" E, 37.61' to a rod to be set; thence leaving said right-of-way with the western right-of-way of Francistown Road, the following courses: S 11°39'22" W, 66.35' to a rod to be set; thence along a curve to the right, having a radius of 22,888.31', a length of 424.44', chord bearing of S 12°11'16" W and a chord distance of 424.44'; thence S 12°43'07" W, 239.14' to the point and place of beginning and containing 14.480 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated April 6, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Plan.** Development of the Property shall be generally consistent

with the conceptual site plan entitled "Meredith Branch Estates Site Plan" filed herewith (see case file).

2. **Architecture.** Various design elements will be incorporated to provide variety amongst individual homes, including, but not limited to, the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. No homes with the same elevation shall be constructed next to each other.
3. **Exterior Materials.** At least fifty percent (50%) of all of the homes constructed shall have a minimum of fifty percent (50%) brick, stone or a cementitious, mortared stone-appearing product on their front elevation. Any homes utilizing all brick or all stone or all stone-appearing product on the front elevation shall have the brick or stone or stone-appearing product wrap at least 12 inches around the corner of the side elevation. Applicant shall maintain a record of the amount of such brick, stone or stone-appearing product used on the front elevation of each home and shall provide such list when and as requested by the County.
4. **Density.** There shall be no more than thirty-six (36) homes developed on the Property.
5. **Minimum Size.** The minimum size of all homes constructed on the Property shall be 3,000 square feet of finished space. These square footage requirements shall be exclusive of garages and unfinished basements.
6. **Foundations and Front Steps.** All houses shall be constructed on foundations. Except for garage floors, slab foundations shall be prohibited. The exterior portion of a building below the first floor elevation which is visible above ground shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Steps to the main entrance of all homes shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Front stoops shall be brick or stone or a cementitious, mortared stone-appearing product with finished concrete or exposed aggregate landing.
7. **No Cantilevering.** There shall be no cantilevered features including, but not limited to, bay windows and chimneys.
8. **Fireplace Chimneys.** The exposed portion of a chimney shall be constructed of brick or stone or a cementitious, mortared stone-appearing product. The exposed portion of a flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent siding and shall be built on a foundation

that is constructed of the same material that is used on the adjacent foundation.

9. **Garages.** Each house on the Property shall be constructed with a two (2) car attached garage which shall have a minimum interior width of twenty-four (24) feet and a minimum interior depth of twenty (20) feet, exclusive of any interior stairs or built-in mechanical equipment. In the absence of such interior stairs and built-in mechanical equipment, the width and depth shall be measured from the inside face of the studs and be accurate within three and one-half (3.5) inches.
10. **Entrance Feature/Fencing.** A decorative "wrought iron-style" fence with brick columns shall be provided along the Francistown Road and Nuckols Road frontages of the Property, such columns not to be spaced farther apart than fifty (50) feet. The fence shall turn the corners at the northwestern and southeastern front corners of the Property and extend a distance of twenty-five (25) feet to a column. Columns (excluding entrance feature) shall not exceed four (4) feet in height. Landscaping installed in conjunction with the entrance feature shall include an irrigation system. Such landscaping shall be planted in accordance with a landscape plan as approved by the Planning Commission. The foregoing landscaped entrance feature shall be substantially in accordance with the plan entitled "Meredith Branch Estates Details & Plan Enlargements" filed herewith (the "Landscape Plan") (see case file).
11. **Driveways.** All driveways shall be paved. No driveway shall have direct access to Francistown or Nuckols Roads.
12. **No Access to Mill Pond Lane.** There shall be no vehicular access to or from Mill Pond Lane.
13. **Street Trees.** The neighborhood shall have a street tree landscape plan in which a minimum of two trees shall be planted upon home completion within ten (10) feet of the curb on each side of the roadway for fronts of lots, and no more than fifty (50) feet apart on side lots. The trees shall have a minimum caliper of 2 ½ inches at the time of planting.
14. **Sidewalks.** Subject to obtaining all required governmental approvals and permits, a sidewalk shall be provided within the road right-of-way adjacent to one side of interior roadways, except for the cul-de-sac at the end of cul-de-sac streets, and shall be constructed to current County road standards and specifications for sidewalks. There shall be two (2) feet of green space between curbs and sidewalks.
15. **Mail Boxes and Lamp Posts.** All improved lots shall be required to have a post lamp and a separate or combined mail box with supporting post of design and

installation as set forth in the Restrictive Covenants.

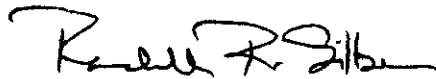
16. **Roads and Curb and Gutter.** Curb and gutter shall be used on all streets (including the twenty (20) foot private drive referenced in Proffered Condition 22) and shall be designed to meet the current County standard for either "roll top" curb and gutter which shall measure not less than three (3) feet from edge of pavement to back of curb, or six (6) inch standard curb and gutter.
17. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reasons, all utility lines shall be underground.
18. **Restrictive Covenants/Homeowners' Association.** 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. In addition, there shall be a Homeowner's Association of the owners of lots in the subdivision that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the lots, common areas and the private access strip referenced in Proffer 22.
19. **Sod and Irrigation.** The front, side and rear yards of all homes constructed on the Property shall contain sod and individual lot irrigation systems.
20. **Burning Prohibition.** There shall be no onsite burning of cleared trees, stumps, branches or construction debris.
21. **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.
22. **Francistown Road Frontage Lots.** Homes on lots adjacent to Francistown Road shall face Francistown Road and be accessed by a twenty (20) foot private access strip that shall be built to Henrico County public road standards except as to pavement width. Driveways for homes located at the ends of the private access strip shall be transitioned from the access strip substantially in conformance with the plans attached hereto as Exhibits A and B (see case file) which depict alternatives for the lot at the northernmost end of the access strip. The driveway for the lot at the southernmost end shall be a reverse image thereof. Prior to issuance of any certificates of occupancy for any homes utilizing the access strip, the Applicant shall provide the Planning Office with certification from a licensed engineering firm that the roadway within the access strip was

constructed according to the approved subdivision plat and in compliance with Henrico County road design standards and specifications (except as to pavement width) to include proper compaction of the sub-base soils, utility trenches, base stone and asphalt surface. There shall be no structures within ninety (90) feet of the existing right-of-way of Francistown Road except for the entrance feature, walls or fences. No homes shall have direct access to Francistown Road.

23. **Construction Access.** All construction access to the Property shall be from Francistown Road.
24. **Fences for Yards.** No fence shall exceed seventy-two (72) inches in height. Any fences or walls greater than forty-two (42) inches in height must be constructed of finished masonry or constructed with a combination of masonry piers and aluminum, metal, or cast iron pickets. No wooden stockade-type fences or chain link fences shall be permitted.

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.

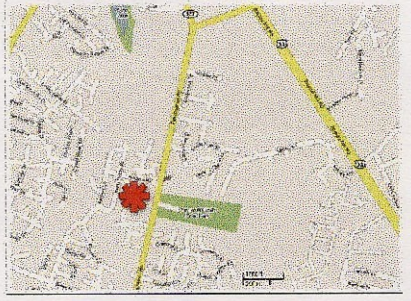
Sincerely,



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

pc: James W. Theobald
Jacqueline M. Reid & William Ferguson Reid
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research and Planning


SITE LOCATION



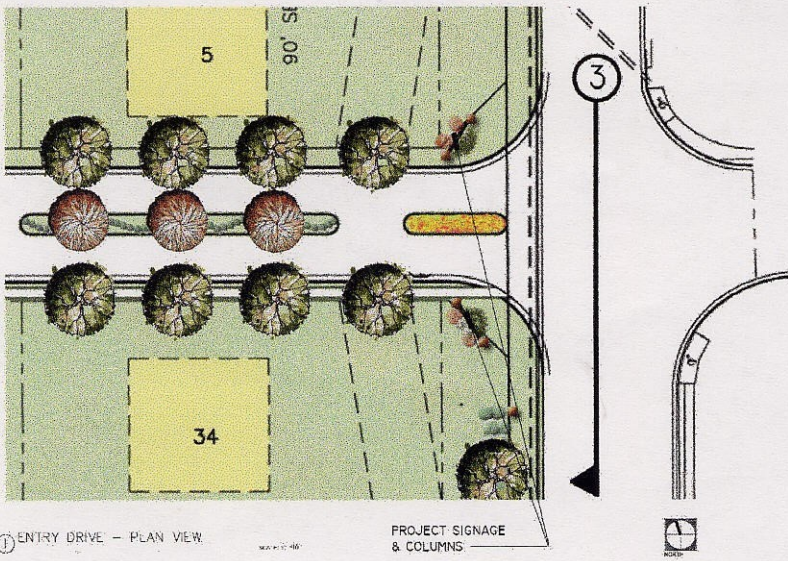
SEE 1 - ENTRY DRIVE - PLAN VIEW

SITE SUMMARY

ZONING	R-3, (PROPOSED)
LOT WIDTH	80' MIN.
LOT AREA	11,000 SF (MIN.)
INTERNAL ROADS	50' R.O.W. (.36' B.O.C. TO B.C (PUBLIC))
FRONT YARD SETBACK	MIN 40'
REAR YARD	40'
SIDE YARD	12' (MIN.) - 30'(SUM OF SIDEYARDS)
NO. OF UNITS	36
PROJECT AREA	14.48 AC
DENSITY	2.5 UNITS/AC
GREEN SPACE	0.88 A.C. (6.1%)

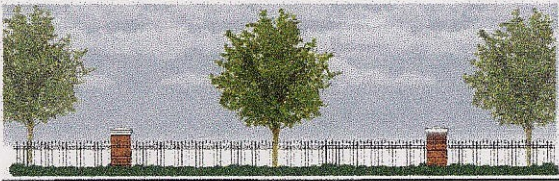
 BUILDING ENVELOPE & SETBACK LINES

Landscape/Streetscape Planting Palette



① ENTRY DRIVE - PLAN VIEW

PROJECT SIGNAGE & COLUMNS



③ FENCE & POST - ELEVATION



② PROJECT SIGNAGE - ELEVATION



Swamp White Oak



Green Ash 'Patmore'



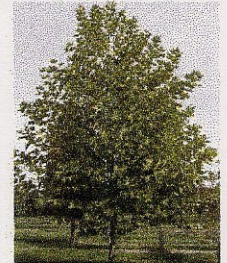
Pin Oak



Red Maple



Bald Cypress



London Plane Tree



Silver Linden



Sugar Maple