

A-1 & B-3
to R-5AC
12.428 Ac.

C-50C-06
Zoning
 Single-Family Residential
 Tuckahoe District
 400 Feet
 PS August 2006 Ref: 740-755-3511



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.
County Manager

December 19, 2006

Manor Associates, Ltd.
c/o Mr. Steven P. Settlage
567-B Southlake Boulevard
Richmond, VA 23236

Re: Conditional Rezoning Case C-50C-06

Dear Mr. Settlage:

The Board of Supervisors at its meeting on December 12, 2006, granted your request to conditionally rezone from A-1 Agricultural District and B-3 Business District to R-5AC General Residence District (Conditional), Parcel 740-755-3511 and part of Parcel 739-755-8117, described as follows:

BEGINNING at a point on the northern line of Pump Road 206.21' east of the eastern line of Church Road extended, which point is the True Point of Beginning; thence leaving the northern line of Pump Road N 56° 56' 41" E, 134.34' to a point; thence N 36° 00' 28" W, 48.78' to a point; thence N 32° 24' 28" W, 67.54' to a point; thence N 09° 56' 00" E, 42.81' to a point; thence N 46° 20' 44" W, 48.38' to a point on the eastern line of Church Road; thence along the eastern line of Church Road N 55° 17' 09" E, 408.54' to a point; thence leaving the eastern line of Church Road S 58° 05' 02" E, 910.12' to a point; thence S 45° 51' 51" W, 626.41' to a point on the northern line of Pump Road; thence along the northern line of Pump Road N 57° 26' 12" W, 723.37' to the True Point of Beginning containing approximately 12.428 acres.

The Board of Supervisors accepted the following proffered conditions, dated December 7, 2006, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Landscape Areas Adjacent to Laura Lea Estates and Lake Loreine Subdivisions.**
A landscaped area of a minimum of twenty-five (25) feet in width along the boundary of the Property adjacent to Lake Loreine and Laura Lea Estates subdivisions shall be provided, except to the extent necessary or allowed for utility easements, berms, BMPs, fencing, grading, and other purposes requested and specifically permitted, or if required, at the time of Plan of Development or Landscape Plan approval. Such landscaping shall have the following minimum height requirements at the time of planting:

<u>Type of Plant</u>	<u>Height</u>
Deciduous Trees	12'
Evergreens	10'
Flowering Trees	12'

Deciduous trees shall have a minimum caliper of three and one-half (3.5) inches at the time of planting. The fence sections between garages on the Lake Loreine side of the Property shall be in general conformance with the elevations entitled "John Rolfe Square Design Standards, Walls and Fences" attached hereto as Exhibit G (see case file), unless different fencing is requested and approved at the time of Plan of Development. The fence shown on the Laura Lea side of the Site Plan shall be a minimum of six (6) feet in height and be located within the twenty-five (25) foot buffer provided above, and shall consist of either a double sided scalloped wooden fence or a decorative "wrought iron-style" fence, unless different fencing is requested and approved at the time of Plan of Development. Three masonry columns shall connect the aforesaid fences at the three corners of the Property adjacent to Laura Lea Estates and Lake Loreine Subdivisions.

- Landscaped Areas Adjacent to Pump and Church Roads.** A variable width landscaped area a minimum of twenty-five (25) feet in width adjacent to the ultimate rights-of-way lines of Pump and Church Roads (as such rights-of-way lines shall be determined by the Director of Public Works at the time of Plan of Development) shall be provided, except to the extent necessary or allowed for utility easements, site distance easements, berms, BMPs, fencing, grading, signage and access driveways and other purposes requested and specifically permitted, or if required, at the time of Plan of Development or Landscape Plan approval. New utility lines within the buffers / setback shall be generally perpendicular to the buffers / setback (except as may be incident to the relocation of Pump and Church Roads) to the extent practical and permitted by the respective providers of such utilities. Such landscaping shall have the following minimum height requirements at the time of planting:

<u>Type of Plant</u>	<u>Height</u>
Deciduous Trees	12'
Evergreens	10'
Flowering Trees	12'

Deciduous trees shall have a minimum caliper of three and one-half (3.5) inches at the time of planting. A masonry wall a minimum of six (6) feet in height shall be installed within the aforesaid landscaped areas. Exterior garage walls may be incorporated into the masonry wall.

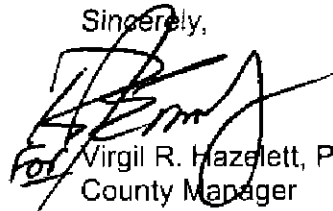
- Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines and technical or environmental reasons, all utility lines shall be underground.
- Lighting.** Street light standards shall not exceed twelve (12) feet in height. The street lights shall be non-glare, decorative in style, and residential in character.

5. **Site Plan and Elevations.** Development of the Property shall be in general conformance with (i) the illustrative master plan entitled "Illustrative Master Plan, Exhibit A, John Rolfe Square", (ii) the plan entitled "Enlarged Plan View, Exhibit B, John Rolfe Square", (iii) the architectural appearance shown on the elevations entitled "Exhibit C, Conceptual Layout Building One, John Rolfe Square" and "Exhibit D, Conceptual Layout Building Two, John Rolfe Square", and (iv) the two elevations entitled "Exhibit E, Conceptual Garage Layout, John Rolfe Square" and "Exhibit F, Conceptual Garage Layout, John Rolfe Square", prepared by Higgins and Gerstenmaier, attached hereto (see case file), unless otherwise requested and specifically approved at the time of Plan of Development.
6. **Exterior Materials.** The exposed portion of each exterior wall surface (front, rear and sides) of any building shall be similar to the exposed portions of other exterior walls of such building in architectural treatment and materials. Any building shall have exposed exterior walls (above finished grade) of brick, stone, wood, cementitious or composite-type siding, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved with respect to the exposed portion of any such wall, at the time of Plan of Development. A minimum of sixty percent (60%), in the aggregate, of the visible portions of the exterior building wall surfaces below eave height (front, rear and sides) of each building, excluding windows, doors, gables, breezeways and architectural design features, shall be of brick or stone construction unless an equivalent quality material is requested and specifically approved at the time of Plan of Development.
7. **Density.** There shall be no more than forty (40) units developed on the Property.
8. **Detached Signage.** Any detached project identification signs shall be ground mounted, monolithic-type signs and if lit, shall be externally lit employing ground-mounted floodlight or spotlight-type fixtures directed toward such signs and away from public rights-of-way.
9. **Garages.** All homes shall have at least a two-car garage.
10. **Site Coverage.** No more than sixty (60) percent of the Property shall be covered by buildings, driveways and parking areas.
11. **Lawn Areas Irrigated.** Lawn areas of the Property shall be initially sodded and shall be serviced by an irrigation system.
12. **Driveways.** No driveways serving individual units, other than the driveway for the main access drives shall have direct access to Pump and Church Roads.
13. **Minimum Size.** Homes shall have a minimum of 2,700 square feet of finished floor area.

14. **Sidewalks.** Sidewalks shall be provided along both sides of the internal private roadways and shall be of either exposed aggregate or stamped concrete as shown on the linear park in the Site Plan (see case file).
15. **Road Certification.** Prior to the issuance of the first permanent certificate of occupancy, the Owner shall provide the Planning Department with certification from a licensed engineering firm that the roadways within the 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.
16. **Sound Suppression Measures.** Sound suppression measures with at least a 55 sound coefficient rating shall be provided between units. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the sound coefficient rating, shall be included in the building permit application.
17. **BMP/Detention.** Any BMPs developed on the Property shall be underground.
18. **Restriction on Play Facilities.** The common area recreational amenities shall not include playground equipment, play fields or other facilities primarily associated with children's play.
19. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earthmoving equipment, shall only be between 7:00 a.m. and 7:00 p.m., Monday through 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.
20. **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.
21. **Restrictive Covenants/Homeowners' Association.** Prior to or concurrent with the recordation of the first subdivision plat and/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. In addition, there shall be a Homeowners' Association of the owners of homes that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the common areas.

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: TASCON-Pump, L.L.C.
Mr. Earl M. Thompson
Ms. Mary Louise Thompson
Mr. James W. Theobald
Director, Real Estate Assessment
Conditional Zoning Index
Dr. Penny Blumenthal, Director, Research & Planning, Henrico County Schools



ILLUSTRATIVE MASTER PLAN

SCALE: 1" = 40'



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EXHIBIT A
JOHN ROLFE SQUARE
 Henrico County, Virginia
 Tascon Group, Inc.
 1030 Old Bon Air Road - Richmond, Virginia 23235

EXHIBIT A
C-50C-06
 102306

Project Number
 0020
 Date
 05.20.06
 Drawn By
 DMC/CLY

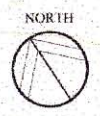


McAllister + Foltz
 Architecture, P.C.
 401 Southlake Boulevard, Richmond, Virginia 23236
 Telephone: (804) 794-7317



1 ENLARGED PLAN VIEW

SCALE: 1" = 10'



2 ELEVATION

SCALE: 1" = 8'



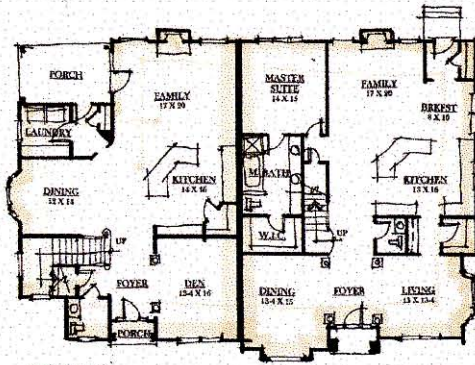
EXHIBIT B
JOHN ROLFE SQUARE
 Henrico County, Virginia
 Tascon Group, Inc.
 1030 Old Bon Air Road - Richmond, Virginia 23235

EXHIBIT B
C-50C-06

102306

Project Number:
03120
Date:
7.30.08
Drawn By:
GERSTENMAIER

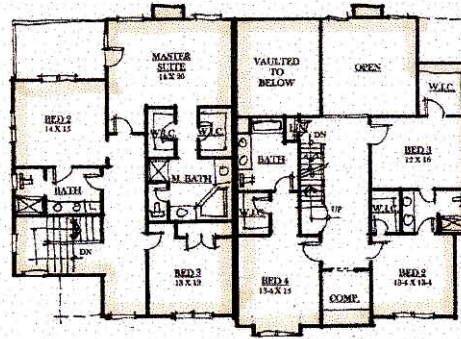




UNIT "A" - 3153 SF

UNIT "B" - 3222 SF

FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

Exhibit C
CONCEPTUAL LAYOUT BUILDING ONE

JOHN ROLFE SQUARE

Henrico County, Virginia

Tascon Group, Inc.

1030 Old Bon Air Road - Richmond, Virginia 23235

EXHIBIT C

C-50C-06

102306



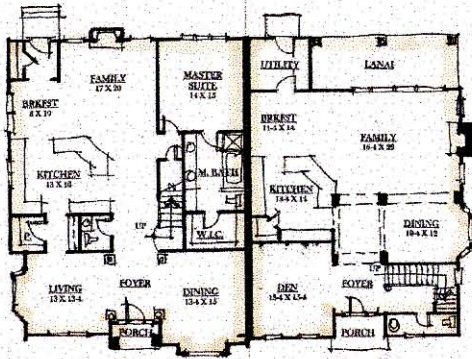
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Architecture, D.C.**

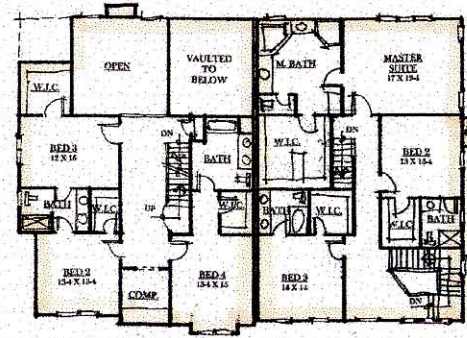
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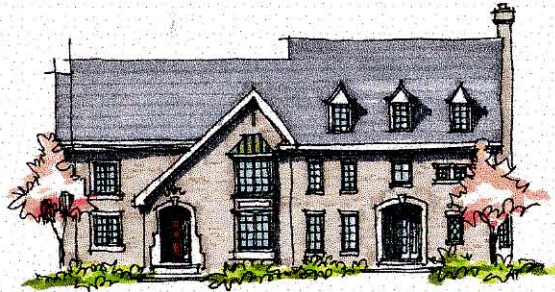
UNIT 27 - 3392 SF

FIRST FLOOR PLAN
1/8" = 1'-0"

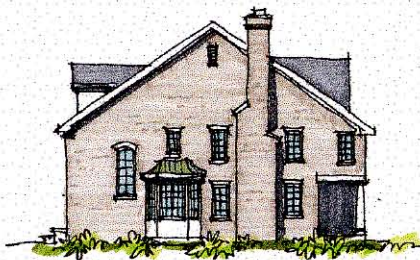
UNIT 27 - 3192 SF



SECOND FLOOR PLAN
1/8" = 1'-0"



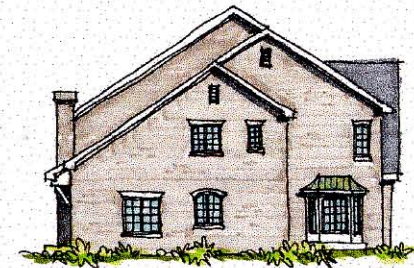
FRONT ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

Exhibit D
 CONCEPTUAL LAYOUT BUILDING TWO
JOHN ROLFE SQUARE
 Henrico County, Virginia
 Tascon Group, Inc.
 1030 Old Bon Air Road - Richmond, Virginia 23235

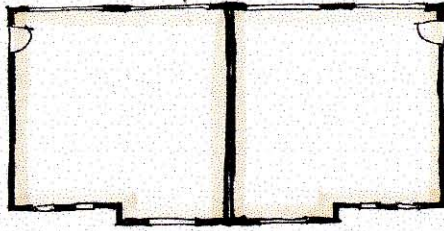
EXHIBIT D
C-50C-06

102306

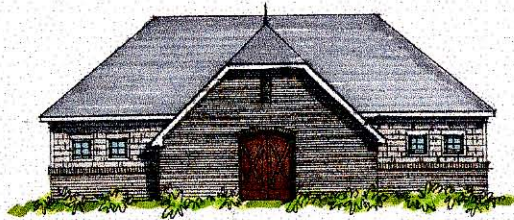


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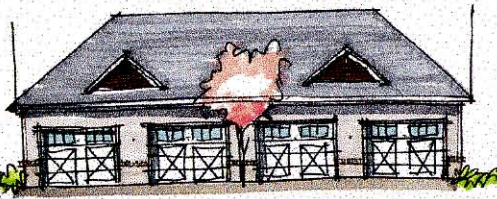
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 Telephone: (800) 794-7317



FLOOR PLAN "A"
3/16" - 1'-0"



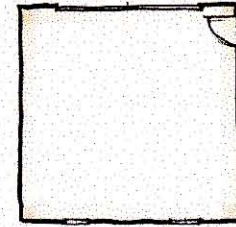
STREET ELEVATION "A"
3/16" - 1'-0"



FRONT ELEVATION "A"
3/16" - 1'-0"



SIDE ELEVATION "A"
3/16" - 1'-0"



FLOOR PLAN "B"
3/16" - 1'-0"



STREET ELEVATION "B"
3/16" - 1'-0"



FRONT ELEVATION "B"
3/16" - 1'-0"



SIDE ELEVATION "B"
3/16" - 1'-0"

Exhibit E
CONCEPTUAL GARAGE LAYOUT
JOHN ROLFE SQUARE
Henrico County, Virginia
Tascon Group, Inc.
1030 Old Bon Air Road - Richmond, Virginia 23235

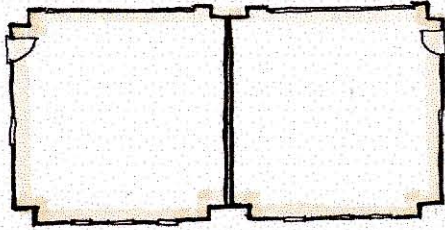
EXHIBIT E
C-50C-06

102306

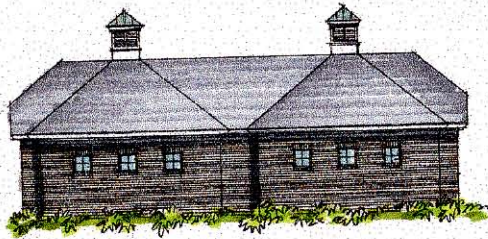


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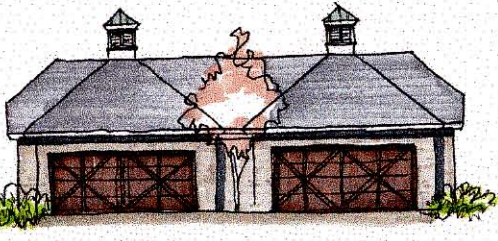
McAllister Foltz
Architecture, P.C.
401 Southline Boulevard, Richmond, Virginia 23226
Telephone: (804) 704-7317



FLOOR PLAN "C"
3/16" - 1'-0"



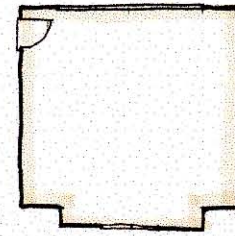
STREET ELEVATION "C"
3/16" - 1'-0"



FRONT ELEVATION "C"
3/16" - 1'-0"



SIDE ELEVATION "C"
3/16" - 1'-0"



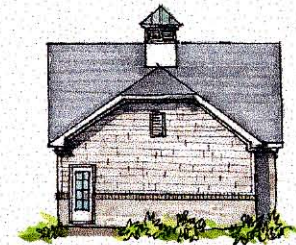
FLOOR PLAN "D"
3/16" - 1'-0"



STREET ELEVATION "D"
3/16" - 1'-0"



FRONT ELEVATION "D"
3/16" - 1'-0"



SIDE ELEVATION "D"
3/16" - 1'-0"



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Exhibit F
CONCEPTUAL GARAGE LAYOUT
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Tascon Group, Inc.
1030 Old Bon Air Road - Richmond, Virginia 23235

EXHIBIT F
C-50C-06

102306

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Proposed Garage - Rear Facade

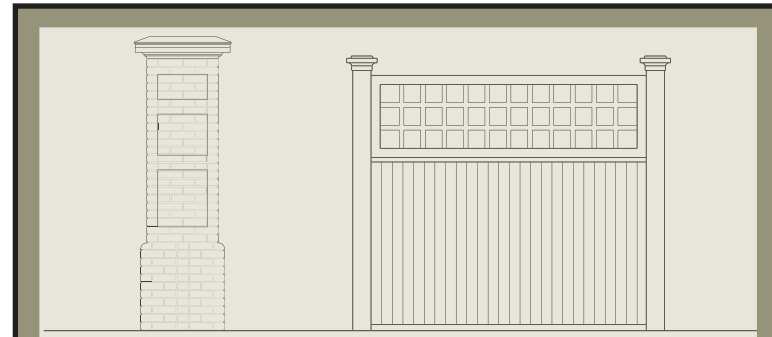
6' Tall Decorative Board Fence

1'-6" - 2" Square, 6'-6" Tall Brick Column (color to match or coordinate with building facade brick)

ENLARGED VIEW OF REAR FACADE OF DETACHED GARAGES, FENCE, AND LANDSCAPE



MASTER PLAN LOCATION



FENCE AND COLUMN DETAIL



VIEW OF LANDSCAPE AREA FROM ADJACENT NEIGHBORHOOD