



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

August 21, 2007

Lifestyle Builders & Developers  
Attn: Mr. Lloyd Poe  
4561 Lifestyle Lane  
Midlothian, VA 23112

Re: Conditional Rezoning Case C-30C-07

Dear Mr. Poe:

The Board of Supervisors at its meeting on August 14, 2007, granted your request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional), Parcel 781-756-5920 and part of Parcel 781-756-5960, described as follows:

Beginning at a point on the north line of Darracott Road, said point being situated approximately 965' north of the north line of Villa Park Drive; thence along said north line of Darracott Road, S 72°07'30" W, 358.96' to a point; thence departing Darracott Road, N 14°48'30" W, 651.32' to a point; thence N 72°05'20" E, 208.75' to a point; thence S 14°48'30" E, 412.73' to a point; thence N 72°07'30" E, 150.21' to a point; thence S 14°48'30" E, 238.72' to a point on the north line of Darracott Road, said point being the point and place of beginning and containing 3.93 acres.

The Board of Supervisors accepted the following proffered conditions, dated August 1, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Minimum Square Footage and Density.** The square footage requirements shall be a minimum of 1,300 square feet of finished floor area for each condominium unit. No more than 45 units will be developed on the property.
2. **Concept Plan.** The site will be developed similar to the attached concept plan, entitled Townes at Stonewall Manor - Exhibit B, by Bay Design Group, P.C., dated

June 28, 2007 (see case file).

3. **Architectural Treatment.** The buildings shall be similar in architectural style to those illustrated in Exhibit A (see case file) and include materials such as brick, stone, dryvit, vinyl siding, and/or Hardiplank. At least 25% of the front elevation of a multi-unit building will include materials such as brick, stone, or dryvit. Roofing material shall have a minimum twenty (20) year life and associated warranty. Vinyl siding shall have long-lasting strength, resilience and resistance to everyday wear and tear, with a minimum thickness of 0.042". All side elevations shall contain a minimum of two windows, and no cantilevered features will be allowed.
4. **Sound Suppression Measures.** Walls between dwelling units shall have a sound transmission class (STC) rating of 54 when tested in accordance with the current applicable edition of the Virginia Uniform Statewide Building Code.
5. **Hours of Construction.** The hours of exterior construction, including operation of bulldozers and other earth-moving 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 and no construction on Sunday, 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.
6. **Lighting.** Street lighting fixtures shall not exceed fifteen (15) feet in height.
7. **Underground Utilities.** Except for junction boxes, meters and existing overhead utility lines or for technical or environmental reason, all utility lines shall be underground.
8. **Sidewalks.** Sidewalks a minimum of four (4) feet in width shall be provided along one side of the roads within the development.
9. **Protective Covenants.** Prior to conveyance of the first unit, restrictive covenants describing development controls, architectural modification standards and maintenance responsibilities for all common areas within the development, including maintenance of the entrance features, shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia. In addition, there shall be a Homeowners Association of the owners of units on the property that shall be responsible for the enforcement of the restrictive covenants, including maintenance of common area, roads, and unit exteriors.
10. **Condominiums.** All units shall be condominiums as defined and regulated by the Virginia Condominium Act. Prior to the conveyance of any condominium unit, a

*declaration of condominiums shall be recorded to establish the condominium regime, and the condominium unit owners association will be incorporated. The condominiums will be marketed as units for sale, and the condominium association will be managed by the Stonewall Manor Association.*

11. **Darracott Road.** No access shall be allowed to Darracott Road, except during site and building construction.
12. **Buffers.** A 15' buffer will be provided along Darracott Road and adjacent to the residential property to the South of the project (GPIN 781-755-5289). The buffer will be maintained as a natural buffer, to the extent practicable, as determined during plan of development review, with supplemental plantings provided, if necessary, to provide a buffer that meets the transitional buffer ten, per the zoning ordinance. A six foot (6') black vinyl chainlink fence will be installed along Darracott Road adjacent to this project, and a six foot (6') white vinyl privacy fence will be installed along the common property line adjacent to GPIN 781-755-5289.
13. **Stormwater Management.** If a wet pond is utilized, it will be aerated and will be designed as an amenity.
14. **Front and Side Yards.** Sod and irrigation will be provided for the entire front yard area, and a strip along the side yard at 15 feet in width, extending to the rear corner of the dwelling.

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: Marjorie D. Kelley  
Stonewall Manor Condo Association  
Bay Design Group, P.C.  
Dr. Penny G. Blumenthal, Dir., Research & Planning, Henrico County Schools  
Director, Real Estate Assessment  
Conditional Zoning Index





EXHIBIT A

C-30C-07

# CONDOMINIUMS AT STONEWALL MANOR

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP, P.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER:  
DAN CASKE

DESIGNED: D.L.C.

CAD: R.C.

CHECKED: D.L.C.

FILED: 06274TEN1

DATE: JUNE 28, 2007

REVISED:

REVISED:



PROJECT OFFICE:  
BAY DESIGN GROUP  
4415-A ALLEY COMMERCE BLVD.  
FARMERSVILLE, VA 22042  
TEL: (540) 825-2500  
FAX: (540) 825-2501  
MOBILE: (540) 825-2502  
WWW: www.baydesigngroup.com  
NORTHSTAR DESIGN  
10101 WOODBRIDGE BLVD  
SUITE 2000, VA 22042  
TEL: (540) 825-2500  
FAX: (540) 825-2501

PROJECT:  
**Townes at Stonewall Manor**

Geographical Coordinates  
Fairfield District  
Henrico County, Virginia

SHEET:  
**Concept Plan**

SHEET NO:  
**C1**

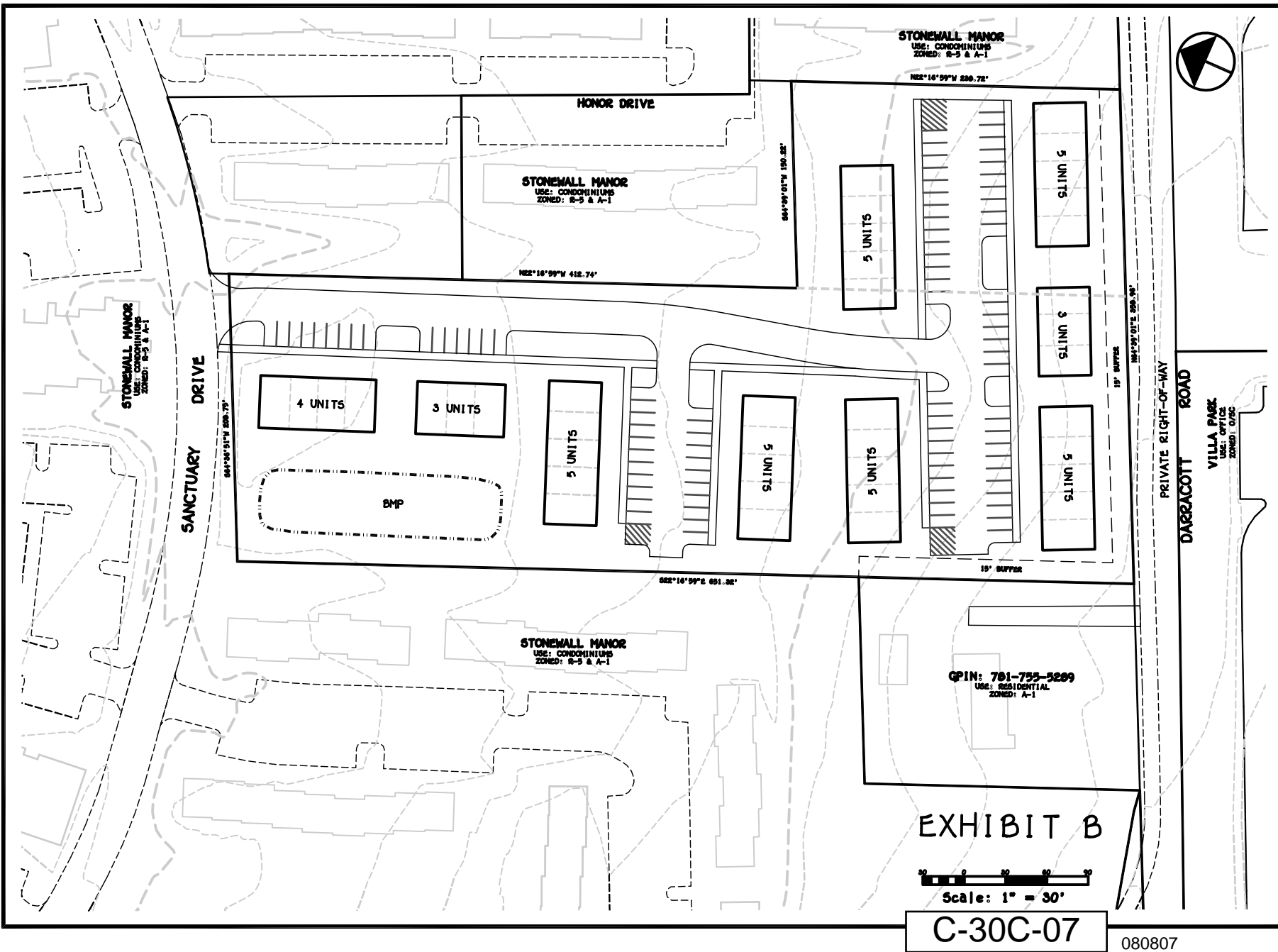


EXHIBIT B

Scale: 1" = 30'

C-30C-07





JOB NO. 06274

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP, P.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

PROJECT MANAGER:  
DAN CASKIE

DESIGNED: DLC

CAD: RC

CHECKED: DLC

FILED: 06274TEN1

DATE: JUNE 28, 2007

REVISED:

REVISED:



www.baydesigngroup.com

PROJECT OFFICE:  
RICHMOND  
9415-A ATLEE COMMERCE BLVD.  
ASHLAND, VA 23005  
(804) 550-4855  
FAX: (804) 550-4857

MIDDLE PENINSULA  
5690 PARKWAY DRIVE  
GLOUCESTER, VA 23061  
(804) 693-2993  
FAX: (804) 693-5596

NORTHERN NECK  
812 RAPPAHANNOCK DRIVE  
WHITE STONE, VA 22578  
(804) 436-8425  
FAX: (804) 436-8427

PROJECT:  
Townes at  
Stonewall  
Manor

Residential Condominiums

Fairfield District  
Henrico County, Virginia

SHEET:

Concept  
Plan

SHEET NO:

C1

JOB NO. 06274