

**A-1 to RTHC  
21.688 Ac.**

**A-1 to R-3C  
25.904 Ac.**

**C-8C-12**

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**Zoning**

**Residential & Townhomes**

Fairfield District

600 Feet

PS February 2012 Ref: 775-765-1587



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

Virgil R. Hazelett, P.E.  
County Manager

August 23, 2012

HHHunt Corporation  
c/o Ms. Kim B. Kacani  
11237 Nuckols Road  
Glen Allen, VA 23059

Re: Rezoning Case C-8C-12

Dear Ms. Kacani:

This letter supersedes the letter dated August 21 to reflect corrected metes and bounds.

The Board of Supervisors, at its meeting on August 14, 2012, approved your request to conditionally rezone from A-1 Agricultural District to R-3C One-Family Residence District (Conditional) part of Parcels 774-765-4173 and 775-765-1587 containing 25.904 acres located between the eastern termini of Park Green Way and Indale Road, the west line of Woodman Road, and the north line of Woodman Hills Court and from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 775-765-1587 containing 21.688 acres located along the west line of Woodman Road approximately 359 feet south of its intersection with Mountain Road, described as follows:

Beginning at a point on the western boundary of the right-of-way line of Woodman Road, said point being 359.44 feet southwest of the point of intersection of the southern boundary of the right-of-way line of Mountain Road and the western boundary of the right-of-way line of Woodman Road. Thence continuing with the western boundary of the right-of-way line of Woodman Road in a southwesterly direction with two (2) courses and distances; (1) Along a circular curve to the right having a delta angle of 16°11'43" degrees, a radius of 1105.92 feet and an arc length of 312.60 feet to a point; (2) Thence S 38°35'05" W, approximately 1018.7 feet to the point of intersection of the centerline of North Run Creek and the western boundary of the right-of-way line of Woodman Road. Thence leaving the western boundary of the right-of-way line of Woodman Road in a northwesterly direction along the centerline of North Run Creek as it meanders approximately 984 feet. Thence leaving the creek in a northeasterly direction with two (2) courses and distances; (1) N 31°04'31" E, 666.29 feet to a point; (2) Thence S 76°34'24" E, 1002.19 feet to a point on the western boundary of the right-of-way line of Woodman Road, said point being the Point and Place of Beginning for Parcel 1 and containing +/-21.688 acres.

Beginning at a point on the western boundary of the right-of-way line of Woodman Road, said point being 359.44 feet southwest of the point of intersection of the southern boundary of the right-of-way line of Mountain Road and the western boundary of the right-of-way line of Woodman Road. Thence continuing with the western boundary of the right-of-way line of Woodman Road in a southwesterly direction with two (2) courses and distances; (1) Along a circular curve to the right having a delta angle of 16°11'43" degrees, a radius of 1105.92 feet and an arc length of 312.60 feet to a point; (2) Thence S 38°35'05" W, approximately

1018.7 feet to the point of intersection of the centerline of North Run Creek and the western boundary of the right-of-way line of Woodman Road, said point being the Actual Point and Place of Beginning for Parcel 2. Thence continuing with the western boundary of the right-of-way line of Woodman Road in a southwesterly direction; S 38°35'06" W, approximately 95.8 feet to a point on the western boundary of the right-of-way line of Woodman Road. Thence leaving the western boundary of the right-of-way line of Woodman Road in a westerly direction with five (5) courses and distances; (1) N 51°31'11" W, 376.53 feet to a point; (2) Thence S 38°29'55" W, 549.87 feet to a point; (3) Thence N 51°29'48" W, 67.93 feet to a point; (4) Thence S 38°33'01" W, 185.75 feet to a point; (5) Thence S 38°33'26" W, 139.45 feet to a point on the northern boundary of the right-of-way line of Woodman Hills Court. Thence with the northern boundary of the right-of-way line of Woodman Hills Court in a westerly direction with two (2) courses and distances; (1) N 51°26'31" W, 122.23 feet to a point; (2) Thence along a circular curve to the left having a delta angle of 24°28'17" degrees, a radius of 325.00 feet and an arc length of 138.81 feet to a point; Thence leaving the northern boundary of the right-of-way line of Woodman Hills Court in a westerly direction with eight (8) courses and distances; (1) S 31°05'35" W, 1083.80 feet to a point; (2) Thence N 45°23'33" W, 125.94 feet to a point; (3) Thence N 46°42'48" W, 104.90 feet to a point; (4) Thence N 30°30'27" E, 97.50 feet to a point; (5) Thence N 27°26'52" E, 734.62 feet to a point; (6) Thence N 28°26'22" E, 428.98 feet to a point; (7) Thence N 27°59'52" E, 807.84 feet to a point; (8) Thence N 28°40'03" E, approximately 247.5 feet to a point in the center of North Run Creek. Thence in a southeasterly direction along the centerline of North Run Creek as it meanders approximately 1335 feet to a point on the northern boundary of the right of way line of Woodman Road, said point being the Point and Place of Beginning for Parcel 2 and containing +/-25.904 acres.

The Board of Supervisors accepted the following proffered conditions, dated July 23, 2012, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

Applicable to both R-3C and RTHC zoned property:

1. Community Layout and Connections. The layout shall be substantially similar in nature to Exhibit A (see case file) with connections at Woodman Hills Court and Park Green Way for the R-3C zoned property and to Woodman Road for the RTHC zoned property.
2. Construction Hours. The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be between 7:00 AM and 7:00 PM Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and utility connections. Hours shall be posted in both English and Spanish during construction of community.
3. Conservation Areas. Notwithstanding the uses permitted and regulated by the zoning of the Property, such portion(s) 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, and such portion(s) of the Property which may be inundated by waters impounded to a maximum elevation determined in a controlled, regulated manner by a structure or structures approved by the Department of Public

Works, may only be used for the following purposes:

- (a) Stormwater management and retention areas;
- (b) Ponds, lakes and similar areas intended as aesthetic or recreational amenities 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 of the same general character by the Director of Planning pursuant to Chapters 19 and 24 of the County Code.

The developer shall, prior to Plan of Development or subdivision approval for areas that include such flood plain, apply to rezone such portions of the Property to a C-1 Conservation District.

4. **BMPs.** Should any BMP be required the BMP shall be landscaped as an amenity and maintained by the homeowners' association of the RTHC zoned property. Any wet BMP required shall be aerated.
5. **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 of the unaffected part of any such proffer.

Applicable only to R-3C zoned property:

6. **Density.** There shall be no more than fifty-five (55) units.
7. **Minimum Finished Floor Area.** Two-story homes shall have a minimum of 1,700 square feet of finished floor area and one-story and one and a half story homes shall have a minimum of 1,500 square feet finished.
8. **Architectural Treatment.** The single-family detached homes constructed on the property shall be substantially similar in architectural style to those illustrated in the attached proffer Exhibit D (see case file) and shall utilize features including, but not limited to, porches with square or round columns, wide eaves with triangular brackets, exposed roof rafters and mixtures of siding materials and vertical/horizontal siding directions consistent with industry standards for Craftsman bungalow and cottage-style architecture with the addition of European influences, unless otherwise requested by builder and approved by the Director of Planning. Homes with the same elevations side by side shall not be permitted. On corner lots where the side elevation is visible from the street, the side elevation facing the street shall have a minimum of two windows.
9. **Exterior Building Materials.** All new houses shall be constructed with brick, stone, cultured stone, vinyl, cementitious siding (e.g. Hardiplank, or an equivalent), or a combination of the foregoing unless different architectural treatment or materials are specifically approved with respect to the exposed portion of any wall at the time of

subdivision review. Fiberboard shall not be used as an exterior wall material. Where vinyl is used, the vinyl siding shall have a minimum nominal wall thickness of .044 inches. Twenty-Five (25) percent of the single family homes, in the aggregate, shall have a minimum of twenty-five (25) percent of the front exterior wall surfaces constructed of brick or stone, excluding windows, doors, breezeways and architectural design features. Upon the request of the County, the applicant or its successor as to the property shall provide the County with the necessary calculations that illustrate the compliance with the allowable and required percentages detailed in this Proffer 9. Shingles shall be a minimum thirty (30) year dimensional quality.

10. Foundations and Chimneys. All new houses shall be constructed on crawl space foundations, except for garages and basements. The exterior portions of all residential dwelling foundations below the first floor level which are visible above grade shall be brick or stone. Any dwellings with a fireplace other than direct vent gas fireplaces or appliances shall have masonry chimneys faced with brick or stone similar to the foundation.
11. Foundation Planting. Foundation plantings are required along the entire front facade of the house. For corner lots, foundation beds shall turn and continue down the full side facing a street. Planting beds shall contain a minimum of 50% evergreen material with a minimum total of one plant for every two linear feet of elevation (excluding decks, porches and architectural features) planted in an aesthetically pleasing arrangement. (For example, if the front elevation is 50 linear feet across, the planting bed must have 25 plants with 13 of those evergreens.)
12. Irrigation. Front and side yards shall be sodded and irrigated.
13. Steps, Stoops and Decks. Steps to the main entrance of homes, except for homes with country front porches, shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Front stoops, except for homes with country front porches, shall be brick or stone or a cementitious, mortared stone-appearing product with finished concrete or exposed aggregate landing. For any country front porch with piers, those piers shall be of brick, stone or cultured stone to match the foundation. The space beneath any structure constructed on piers higher than two (2) feet above grade but less than one story above grade shall be enclosed with lattice or other screening material of comparable quality, including but not limited to landscaping.
14. Trees and Street Trees. Unless otherwise requested by builder and approved by the Director of Planning, the clearing of mature trees on residential lots by the builder or developer shall be limited to trees in areas required to accommodate the structure and its normal and customary accessories, open areas and areas required to permit utility services and driveways. A minimum of two (2) trees measuring a minimum of two (2) inches in caliper at the time of planting shall be retained or planted in the front yard of each new residential lot. A minimum of one of these trees shall be a "Street Tree" and shall be planted no more than ten (10) feet from the curb unless otherwise approved at the time of Landscape Plan approval. For corner lots, on the side of the home facing the road there shall be retained or planted on the lot a

minimum of one (1) additional Street Tree measuring a minimum of two (2) inches in caliper at the time of planting.

15. **Underground Utilities.** All proposed utilities except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, shall be placed underground, unless technical or environmental reasons require otherwise.
16. **Garages.** Each residential unit on the Property shall be constructed with at least a one (1) car garage which can accommodate a car parked inside. Each garage shall have a minimum interior dimension clear space at the time of construction of eleven (11) feet wide by eighteen (18) feet deep. Attached garages shall be integrated into the overall design and massing of the house. Windows shall be offered as an option for garage doors. All garage doors shall have, at a minimum, one architectural detail, including but not limited to windows, carriage door handles, exposed hinges and accent columns.
17. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. On the second floor, only bay windows may be cantilevered.
18. **Driveways.** All driveways shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning. There shall be no driveways that directly access Woodman Road.

Applicable to all RTHC zoned property:

19. **Density.** There shall be no more than eighty-two (82) townhomes developed on Property.
20. **Architecture.** The architecture of the buildings shall be in substantial conformance with those illustrated in the attached proffer Exhibit B (see case file), including windows on the ends of buildings, unless otherwise requested by builder and approved by the Director of Planning. To minimize visual repetition of buildings, no two adjacent buildings shall have the same identical individual elevation sequence pattern across the front of the building.
21. **Building Materials.** All buildings shall have exposed exterior walls (above grade) of brick, stone, cultured stone, vinyl, cementitious siding (e.g. Hardiplank, or an equivalent), or a combination of the foregoing unless different architectural treatment or materials are specifically approved with respect to the exposed portion of any wall at the time of plan of development review. Fiberboard shall not be used as an exterior wall material. Where vinyl is used, the vinyl siding shall have a minimum nominal wall thickness of .044 inches. Fifty (50) percent of the townhome buildings, in the aggregate, shall have a minimum of fifteen (15) percent of the front exterior wall surfaces constructed of brick, stone or cultured stone, excluding windows, doors, breezeways, trim and architectural design features. Upon the request of the County, the applicant or its successor as to the property shall provide the County with the necessary calculations that illustrate the compliance with the allowable and required percentages detailed in this Proffer #21. Shingles shall be a minimum of

- thirty (30) year dimensional quality.
22. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. Except as detailed in Exhibit B (see case file), there shall be no cantilevered treatment of any architectural features on the second floor.
  23. **Foundations.** The exposed exterior portions of all foundations below the first floor level shall be finished with brick, stone or cultured stone. On the front, side and rear elevations of each building, there shall be a minimum of twelve (12) inches of brick, stone or cultured stone visible above grade. For reasons associated with required site grading, the requirements of this proffer may be modified or waived by the Director of Planning for individual side or rear facades.
  24. **Irrigation.** Front and side yards shall be sodded and irrigated.
  25. **Minimum Finished Floor Area.** The minimum finished floor area shall be one thousand two hundred and fifty (1,250) square feet.
  26. **Building Size.** There shall be no more than six (6) townhomes per building. The minimum lot size shall be twenty (20) feet.
  27. **Sound Suppression Measures.** Walls and ceilings between units shall be constructed with a minimum certified sound transmission class (STC) of fifty-four (54). A cross section detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the STC, shall be included in the building permit application.
  28. **Chimneys.** The exposed portions of all fireplace chimneys shall be of brick, stone, cultured stone, or siding similar to the exterior treatment of the building. The exposed bases of all chimneys shall be of the same material as the dwelling foundation. This proffer shall not apply to direct-vent gas fireplaces or appliances.
  29. **Restrictive Covenants.** Prior to or concurrent with the recordation of the first subdivision plat approved by the County, 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 the property.
  30. **Association.** There shall be a homeowners' association, the members of which shall be the owners of the townhomes. The homeowners' association shall be responsible for the enforcement of the restrictive covenants, including but not limited to, the maintenance of common areas.
  31. **Exterior Lighting.** Each townhome shall have exterior wall or pole mounted lights or both at each entrance. Parking lot lighting, if any, shall be of a decorative, residential style and scale and not direct embedded. Common area lights, if any, shall not exceed twelve (12) feet in height.
  32. **Driveways.** Where driveways exist, all shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the

Director of Planning. There shall be no individual unit driveways that directly access Woodman Road.

33. Sidewalks. Sidewalks a minimum of four (4) feet in width shall be provided in front of all buildings with sidewalk connections between sidewalks and in front of adjacent townhome buildings. A sidewalk shall be installed connecting the interior sidewalk system to the sidewalk on Woodman Road proffered herein.
34. Trash. There shall be no central trash receptacles.
35. Curb and Gutter. Standard six (6) inch curb and gutter, meeting Henrico County requirements, shall be provided within the development.
36. Roads. Prior to the issuance of any Certificate of Occupancy, the applicant shall provide the Planning Department with certification from a licensed engineer that the roadway within the project was constructed according to the approved subdivision plan, and in compliance with Henrico County road design standards and specifications (except as to pavement width and turning radii), to include proper compaction of the sub-base soils, utility trenches, base stone, and asphalt surface. The internal roadways shall be private and shall be maintained by a homeowners' association.
37. Underground Utilities. All proposed utilities except for junction boxes, meters, pedestals, transformers, transmission mains and existing overhead utility lines, shall be placed underground, unless technical or environmental reasons require otherwise.
38. Foundation Planting. Each townhome shall have a minimum of six (6) shrubs planted along the front foundation.
39. Trees and Landscaping. There shall be at least one (1) tree with a minimum caliper of two and a half (2-1/2) inches at the time of planting, retained or planted on each side of each building, Landscape plans shall be subject to Planning Commission review. Once approved, minor alterations to the plan may be approved by the Director of Planning.
40. Perimeter Areas. A minimum twenty-five (25) feet wide buffer shall be provided along Woodman Road as shown on Exhibit A-1 (see case file), labeled as "Natural Buffer." For the portion of the Natural Buffer that is determined to be included in the C-1 Conservation Area contemplated herein, ( the "C-1 Buffer"), the C-1 Buffer shall remain in its natural state with enhancements permitted but not required. For the balance of the Natural Buffer excluding the C-1 Buffer (the "Remaining Buffer"), the quantity of landscaping in that Remaining Buffer shall at a minimum meet the Transitional Buffer 25 standard through the preservation of existing vegetation, supplemental planting or a combination of the two. Existing trees a minimum of six (6) inches in caliper shall be preserved and maintained (except for those that are dead or diseased). There shall be no buildings in any buffer and any drainage or utility easements that pass through any buffer shall be designed to do so in a generally perpendicular manner (unless currently existing). All landscaping and

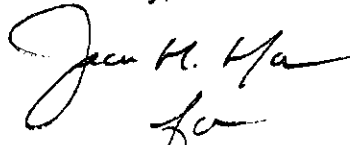


buffer details shall be submitted as part of a landscaping plan for review and approval by the Planning Commission during plan of development and shall be in conformance with Exhibit A-1 (see case file). Landscape plans for this area shall be subject to Planning Commission review. Once approved, minor alterations to the plan may be approved by the Director of Planning.

41. Entrance Feature. At a minimum, a landscaped entrance shall be located at the entrance for the development on Woodman Road as indicated on Exhibit A-1 (see case file). The Entrance Feature shall, at a minimum, be contained in the Remaining Buffer section of the Natural Buffer as detailed in proffer #40. The entrance sign shall be substantially similar to one of those detailed in Exhibit C (see case file), shall not exceed six (6) feet in height and shall not be internally illuminated. Landscape plans for this area shall be subject to Planning Commission review. Once approved, minor alterations to the plan may be approved by the Director of Planning.
42. Recreational Area. A recreational gathering/play area shall be built in the approximate location shown in Exhibit A-1 (see case file), subject to final Plan of Development approval. Improvements shall be consistent with benches, landscaping and other passive or active amenities that facilitate community activities. This area shall be 2,000 square feet at a minimum.
43. Woodman Road Improvements. From the entrance road for the RTHC community, north toward Mountain Road, along Woodman Road toward the northern property boundary, Woodman Road shall be widened to its ultimate southbound two (2) lane road section with a right turn lane into the RTHC community. The necessary right-of-way shall be dedicated and the road section shall be curb and gutter and include a sidewalk to the north property line. Should the dedicated property not be used for its intended purpose within thirty (30) years after the date of dedication, title to the dedicated property shall revert to the owners association detailed in proffer #30 or, if there is no such association, to the owner or its successors in interest. South of the entrance, Woodman Road shall taper to its current road section.

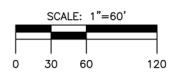
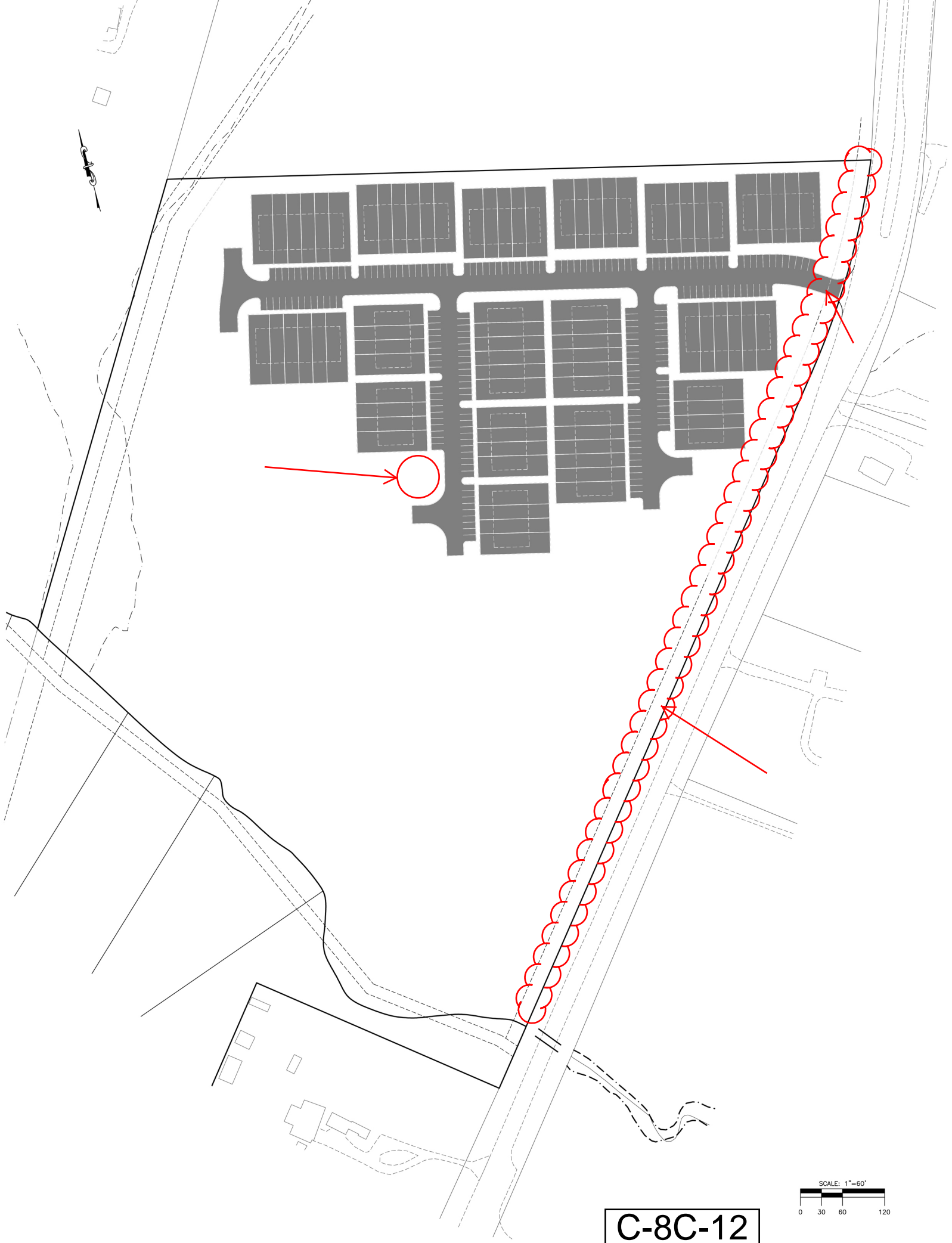
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,



Virgil R. Hazelett, P.E.  
County Manager

pc: Joseph A. Vivas  
Joann V. Hightower  
Lana L. Ferrell  
Norman L. Evenson  
Margaret L. Swift  
Director, Real Estate Assessment  
Conditional Zoning Index  
Director of Research & Planning, Public Schools



**C-8C-12**

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SHEET 1 OF 1

PROFESSIONAL ENGINEER  
 COMMONWEALTH OF VIRGINIA  
 WILLIAM A. BROWNING  
 Lic. No. 40705

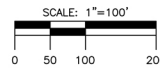
DATE	NOTES

DESIGNED BY: WAB  
 DRAWN BY: MDS  
 CHECKED BY: WAB

DATE: July 7, 2012

**RTHC**  
 TOWNHOME PLAN  
 THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

**YOUNGBLOOD, TYLER & ASSOCIATES P.C.**  
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
 7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111  
 PHONE : (804) 746-5285 FAX : (804) 730-7624 EMAIL : YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM



**C-8C-12**

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SHEET 1 OF 1

COMMONWEALTH OF VIRGINIA  
 WILLIAM A. BROWNING  
 P.E. No. 40705  
 PROFESSIONAL ENGINEER

J. N. :  
 CAD FILE: OVERALL

DESIGNED BY: WAB  
 DRAWN BY: MDS  
 CHECKED BY: WAB

DATE	NOTES

DATE: JULY 7, 2012

REVISIONS

SUBMISSION PLAN

**R-3C**

THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

**YOUNGBLOOD, TYLER & ASSOCIATES P.C.**

CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111

PHONE : (804) 746-5285 FAX : (804) 730-7624 EMAIL : YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

# Exhibit B

## Representative RTHC Architecture



C-8C-12

# Exhibit C

## Representative Entrance Signage for RTHC



# Exhibit D

## Representative Home Styles for R-3C



C-8C-12