

**A-1 & R-2AC
to R-3C
31.938 Ac.**

**A-1 & R-2AC
to R-5AC
142.165 Ac.**

**A-1 & R-2AC
to RTHC
53.40 Ac.**

**A-1 to R-5C
21.760 Ac.**

REZ2016-00002

Zoning
Mixed Residential
Fairfield District
800

Scale: 800 Feet

PS December 2015 Ref: 780-772-9071



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vitoulkas
County Manager

April 19, 2016

HHHunt
Attn: Mr. Hans Klinger
11237 Nuckols Road
Glen Allen, VA 23059

Re: Rezoning Case REZ2016-00002

Dear Mr. Klinger:

The Board of Supervisors at its meeting on April 12, 2016, approved your request to conditionally rezone from A-1 Agricultural District and R-2AC One-Family Residence District (Conditional) to R-3C One-Family Residence District (Conditional) (31.938 acres), R-5AC General Residence District (Conditional) (142.165 acres), R-5C General Residence District (Conditional) (21.76 acres), and RTHC Residential Townhouse District (Conditional) (53.4 acres), Parcels 779-773-9041, 780-771-0875, 780-772-9071, 780-773-2718, -3673, 780-774-2957, 781-773-3186, and part of Parcels 782-772-1447 and 778-772-7200 containing 249.26 acres located approximately 400' west of the intersection of Brook Road (U.S. Route 1) and Magnolia Ridge Drive, described as follows:

PARCEL "RTHC":

Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,771,267.30, Easting 11,779,328.26, said point being the POINT OF BEGINNING; thence N 15°59'15" W, a distance of 569.40 feet; thence N 68°55'17" E, a distance of 808.17 feet; thence, Easterly along a tangent curve to the right, being concave to the South, having a radius of 900.00 feet, a central angle of 23°58'02", a tangent length of 191.03 feet, a chord bearing of N 80°54'18" E, a chord length of 373.74 feet, a distance of 376.48 feet along the arc of said curve; thence N 03°57'30" E, a distance of 225.97 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 300.00 feet, a central angle of 14°39'11", a tangent length of 38.57 feet, a chord bearing of N 11°17'05" E, a chord length of 76.51 feet, a distance of 76.72 feet along the arc of said curve; thence N 18°36'41" E, a distance of 193.33 feet; thence, Northeasterly along a tangent curve to the right, being concave to the Southeast, having a radius of 300.00 feet, a central angle of 32°29'49", a tangent length of 87.43 feet, a chord bearing of N 34°51'35" E, a chord length of 167.88 feet, a distance of 170.15 feet along the arc of said curve; thence N 51°06'29" E, a distance of 46.48 feet; thence S 38°53'31" E, a distance of 265.71 feet; thence N 51°06'29" E, a distance of 61.75 feet; thence, Easterly along a tangent curve to the right, being concave to the South, having a radius of 300.00 feet, a central angle of 42°54'23", a tangent length of 117.89 feet, a chord bearing of N 72°33'41" E, a chord length of 219.44 feet, a distance of 224.66 feet along the arc of said curve; thence S 85°59'08" E, a distance of 289.90 feet; thence, Northerly along a non-tangent curve to the right, being concave to the East, having a radius of 300.00 feet, a central angle of 27°53'56", a tangent length of

74.52 feet, a chord bearing of N 17°57'50" E, a chord length of 144.64 feet, a distance of 146.08 feet along the arc of said curve; thence S 58°05'11" E, a distance of 184.94 feet; thence N 33°42'42" E, a distance of 155.45 feet; thence, Easterly along a non-tangent curve to the left, being concave to the North, having a radius of 455.00 feet, a central angle of 15°57'04", a tangent length of 63.75 feet, a chord bearing of S 71°10'30" E, a chord length of 126.26 feet, a distance of 126.67 feet along the arc of said curve; thence S 79°09'02" E, a distance of 40.73 feet; thence S 10°50'58" W, a distance of 145.00 feet; thence S 79°09'02" E, a distance of 395.00 feet; thence S 10°50'58" W, a distance of 91.78 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 900.00 feet, a central angle of 10°39'01", a tangent length of 83.89 feet, a chord bearing of S 05°31'27" W, a chord length of 167.05 feet, a distance of 167.29 feet along the arc of said curve; thence S 00°11'57" W, a distance of 258.10 feet; thence, Westerly along a non-tangent curve to the right, being concave to the North, having a radius of 951.60 feet, a central angle of 10°46'47", a tangent length of 89.78 feet, a chord bearing of N 85°49'27" W, a chord length of 178.77 feet, a distance of 179.04 feet along the arc of said curve; thence N 80°16'46" W, a distance of 208.04 feet; thence S 09°43'14" W, a distance of 195.00 feet; thence S 34°26'06" W, a distance of 493.46 feet; thence N 44°47'32" W, a distance of 294.69 feet; thence S 76°18'31" W, a distance of 46.62 feet; thence S 73°18'02" W, a distance of 45.68 feet; thence S 74°38'07" W, a distance of 28.45 feet; thence S 74°48'09" W, a distance of 123.19 feet; thence S 74°55'40" W, a distance of 81.36 feet; thence S 69°36'41" W, a distance of 4.54 feet; thence S 73°11'38" W, a distance of 119.60 feet; thence S 73°21'06" W, a distance of 61.63 feet; thence S 72°26'36" W, a distance of 193.28 feet; thence S 73°27'38" W, a distance of 309.30 feet; thence S 73°33'48" W, a distance of 352.62 feet; thence S 79°18'52" W, a distance of 472.49 feet, returning to the Point of Beginning.

Described Parcel contains 53.400 acres, more or less.

PARCEL "R-5C":

Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,770,680.53, Easting 11,782,155.08, said point being the POINT OF BEGINNING; thence N 44°47'32" W, a distance of 1198.24 feet; thence N 34°26'06" E, a distance of 493.46 feet; thence S 80°16'46" E, a distance of 486.35 feet; thence S 47°07'06" E, a distance of 944.95 feet; thence S 48°44'21" W, a distance of 806.98 feet, returning to the Point of Beginning.

Described Parcel contains 21.760 acres, more or less.

PARCEL "R-5AC":

Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,772,353.19, Easting 11,779,017.14, said point being the POINT OF BEGINNING; thence S 89°19'09" E, a distance of 1102.25 feet; thence N 18°39'31" E, a distance of 519.20 feet; thence N 85°23'29" W, a distance of 103.09 feet; thence N 85°20'02" W, a distance of 559.16 feet; thence N 11°41'33" E, a distance of 331.40 feet; thence N 07°50'53" W, a distance of 354.33 feet; thence S 86°39'34" W, a distance of 449.34 feet; thence N 00°42'01" E, a distance of 144.66 feet; thence N 77°01'54" E, a distance of 427.68 feet;

thence N 04°24'50" E, a distance of 755.03 feet; thence S 63°46'48" E, a distance of 995.36 feet; thence N 39°37'31" E, a distance of 472.05 feet; thence, Northwesterly along a non-tangent curve to the right, being concave to the Northeast, having a radius of 300.00 feet, a central angle of 08°07'11", a tangent length of 21.29 feet, a chord bearing of N 31°03'06" W, a chord length of 42.48 feet, a distance of 42.51 feet along the arc of said curve; thence N 26°59'30" W, a distance of 187.13 feet; thence, Easterly along a non-tangent curve to the right, being concave to the South, having a radius of 350.00 feet, a central angle of 43°47'14", a tangent length of 140.65 feet, a chord bearing of N 84°54'06" E, a chord length of 261.02 feet, a distance of 267.48 feet along the arc of said curve; thence N 22°31'46" E, a distance of 312.14 feet; thence S 80°29'28" E, a distance of 16.22 feet; thence S 89°31'27" E, a distance of 18.06 feet; thence S 85°04'38" E, a distance of 20.04 feet; thence S 84°39'17" E, a distance of 25.12 feet; thence S 70°30'57" E, a distance of 22.28 feet; thence S 60°45'36" E, a distance of 25.20 feet; thence S 57°05'41" E, a distance of 28.55 feet; thence S 59°03'18" E, a distance of 57.25 feet; thence S 64°03'57" E, a distance of 55.87 feet; thence S 43°01'58" E, a distance of 195.41 feet; thence S 47°53'33" E, a distance of 173.89 feet; thence S 42°08'17" E, a distance of 193.85 feet; thence S 41°46'03" E, a distance of 296.94 feet; thence S 75°25'23" E, a distance of 97.18 feet; thence S 47°20'21" E, a distance of 95.65 feet; thence S 15°35'16" E, a distance of 47.22 feet; thence S 13°18'31" W, a distance of 182.93 feet; thence S 56°17'52" E, a distance of 107.01 feet; thence S 50°30'12" E, a distance of 211.46 feet; thence S 52°47'16" E, a distance of 166.74 feet; thence S 42°16'57" E, a distance of 25.33 feet; thence S 13°37'13" W, a distance of 494.03 feet; thence S 66°52'47" E, a distance of 475.00 feet; thence S 05°45'41" E, a distance of 35.29 feet; thence S 05°45'22" E, a distance of 1000.63 feet; thence S 34°14'56" W, a distance of 233.47 feet; thence N 80°16'46" W, a distance of 745.96 feet; thence N 80°16'46" W, a distance of 486.35 feet; thence N 09°43'14" E, a distance of 195.00 feet; thence S 80°16'46" E, a distance of 208.04 feet; thence, Easterly along a non-tangent curve to the left, being concave to the North, having a radius of 951.60 feet, a central angle of 10°46'47" , a tangent length of 89.78 feet, a chord bearing of S 85°49'27" E, a chord length of 178.77 feet, a distance of 179.04 feet along the arc of said curve; thence N 00°11'57" E, a distance of 258.10 feet; thence, Northerly along a tangent curve to the right, being concave to the East, having a radius of 900.00 feet, a central angle of 10°39'01", a tangent length of 83.89 feet, a chord bearing of N 05°31'27" E, a chord length of 167.05 feet, a distance of 167.29 feet along the arc of said curve; thence N 10°50'58" E, a distance of 91.78 feet; thence N 79°09'02" W, a distance of 395.00 feet; thence N 10°50'58" E, a distance of 145.00 feet; thence N 79°09'02" W, a distance of 40.73 feet; thence, Westerly along a tangent curve to the right, being concave to the North, having a radius of 455.00 feet, a central angle of 15°57'04", a tangent length of 63.75 feet, a chord bearing of N 71°10'30" W, a chord length of 126.26 feet, a distance of 126.67 feet along the arc of said curve; thence S 33°42'42" W, a distance of 155.45 feet; thence N 58°05'11" W, a distance of 184.94 feet; thence, Southerly along a non-tangent curve to the left, being concave to the East, having a radius of 300.00 feet, a central angle of 27°53'56" a tangent length of 74.52 feet, a chord bearing of S 17°57'50" W, a chord length of 144.64 feet, a distance of 146.08 feet along the arc of said curve; thence N 85°59'08" W, a distance of 289.90 feet; thence, Westerly along a tangent curve to the left, being concave to the South, having a radius of 300.00 feet, a central angle of 42°54'23", a tangent length of 117.89 feet, a chord bearing of S 72°33'41" W, a chord length of 219.44 feet, a distance of 224.66 feet along the arc of said curve; thence S 51°06'29" W, a distance of 61.75 feet; thence N

38°53'31" W, a distance of 265.71 feet; thence S 51°06'29" W, a distance of 46.48 feet; thence, Southwesterly along a tangent curve to the left, being concave to the Southeast, having a radius of 300.00 feet, a central angle of 32°29'49", a tangent length of 87.43 feet, a chord bearing of S 34°51'35" W, a chord length of 167.88 feet, a distance of 170.15 feet along the arc of said curve; thence S 18°36'41" W, a distance of 193.33 feet; thence, Southerly along a tangent curve to the left, being concave to the East, having a radius of 300.00 feet, a central angle of 14°39'11", a tangent length of 38.57 feet, a chord bearing of S 11°17'05" W, a chord length of 76.51 feet, a distance of 76.72 feet along the arc of said curve; thence S 03°57'30" W, a distance of 225.97 feet; thence, Westerly along a non-tangent curve to the left, being concave to the South, having a radius of 900.00 feet, a central angle of 23°58'02", a tangent length of 191.03 feet, a chord bearing of S 80°54'18" W, a chord length of 373.74 feet, a distance of 376.48 feet along the arc of said curve; thence S 68°55'17" W, a distance of 808.17 feet; thence N 15°59'15" W, a distance of 560.18 feet, returning to the Point of Beginning.

Described Parcel contains 142.165 acres, more or less.

PARCEL "R-3C":

Beginning at a point having Virginia State Plane Coordinates (NAD83) Northing 3,774,528.55, Easting 11,779,672.21, said point being the POINT OF BEGINNING; thence N 04°24'50" E, a distance of 249.69 feet; thence N 04°25'18" E, a distance of 81.15 feet; thence N 27°02'34" E, a distance of 22.44 feet; thence N 24°35'21" E, a distance of 35.21 feet; thence N 15°15'04" E, a distance of 27.31 feet; thence N 23°27'38" E, a distance of 36.96 feet; thence N 27°31'13" E, a distance of 29.46 feet; thence N 27°55'00" E, a distance of 27.69 feet; thence N 40°26'17" E, a distance of 41.54 feet; thence N 30°07'53" E, a distance of 66.91 feet; thence N 35°20'18" E, a distance of 36.55 feet; thence N 37°32'27" E, a distance of 55.81 feet; thence N 47°00'36" E, a distance of 46.50 feet; thence N 28°49'57" E, a distance of 10.87 feet; thence N 51°04'29" E, a distance of 36.68 feet; thence N 63°50'52" E, a distance of 36.65 feet; thence N 69°35'25" E, a distance of 50.39 feet; thence N 63°10'27" E, a distance of 37.09 feet; thence N 64°32'07" E, a distance of 31.87 feet; thence N 60°31'08" E, a distance of 43.53 feet; thence N 61°51'54" E, a distance of 54.63 feet; thence N 64°00'52" E, a distance of 45.23 feet; thence N 63°49'21" E, a distance of 47.05 feet; thence N 56°00'08" E, a distance of 33.23 feet; thence N 46°17'48" E, a distance of 33.64 feet; thence N 52°11'52" E, a distance of 27.17 feet; thence N 48°03'09" E, a distance of 40.92 feet; thence N 53°12'14" E, a distance of 52.10 feet; thence N 70°15'15" E, a distance of 27.24 feet; thence N 65°01'34" E, a distance of 50.97 feet; thence N 87°54'14" E, a distance of 44.25 feet; thence S 77°05'13" E, a distance of 35.96 feet; thence S 78°20'13" E, a distance of 33.54 feet; thence N 87°47'08" E, a distance of 31.68 feet; thence S 76°22'32" E, a distance of 23.55 feet; thence S 66°29'28" E, a distance of 46.45 feet; thence S 59°55'45" E, a distance of 34.12 feet; thence S 67°08'09" E, a distance of 43.98 feet; thence S 66°41'46" E, a distance of 96.08 feet; thence S 58°34'38" E, a distance of 74.35 feet; thence S 54°53'14" E, a distance of 44.77 feet; thence S 54°46'19" E, a distance of 56.48 feet; thence S 53°05'17" E, a distance of 48.06 feet; thence S 52°00'22" E, a distance of 16.24 feet; thence S 44°07'56" E, a distance of 26.32 feet; thence S 25°29'01" E, a distance of 28.65 feet; thence S 23°32'40" E, a distance of 4.72 feet; thence S 23°32'40" E, a distance of 30.79 feet; thence S 21°16'23" E, a

distance of 33.31 feet; thence S 08°47'15" E, a distance of 47.77 feet; thence S 01°46'27" E, a distance of 31.98 feet; thence S 03°52'19" E, a distance of 30.36 feet; thence S 14°10'22" E, a distance of 28.51 feet; thence S 13°32'16" E, a distance of 25.93 feet; thence S 02°45'55" E, a distance of 18.86 feet; thence S 07°42'30" W, a distance of 14.99 feet; thence S 03°45'54" W, a distance of 14.01 feet; thence S 19°28'28" E, a distance of 12.03 feet; thence S 48°30'38" E, a distance of 11.89 feet; thence S 22°31'46" W, a distance of 312.14 feet; thence, Westerly along a non-tangent curve to the left, being concave to the South, having a radius of 350.00 feet, a central angle of 43°47'14", a tangent length of 140.65 feet, a chord bearing of S 84°54'06" W, a chord length of 261.02 feet, a distance of 267.48 feet along the arc of said curve; thence S 26°59'30" E, a distance of 187.13 feet; thence, Southeasterly along a tangent curve to the left, being concave to the Northeast, having a radius of 300.00 feet, a central angle of 08°07'11", a tangent length of 21.29 feet, a chord bearing of S 31°03'06" E, a chord length of 42.48 feet, a distance of 42.51 feet along the arc of said curve; thence S 39°37'31" W, a distance of 472.05 feet; thence N 63°46'48" W, a distance of 995.36 feet, returning to the Point of Beginning.

Described Parcel contains 31.938 acres, more or less.

The Board of Supervisors accepted the following proffered conditions, dated April 12, 2016, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Conceptual Master Plan.** Development of the Property shall be in general conformance with Exhibit A (see case file) attached hereto entitled "River Mill Conceptual Plan" prepared by Cite Design, dated December 17, 2015, which Conceptual Master Plan is conceptual in nature and may vary in detail, unless otherwise requested by the owner and specifically approved by the Director of Planning.
2. **Collector Roads.** The following shall be constructed and open to traffic prior to the issuance of a certificate of occupancy permit for the R-5C parcel: 1) Proposed Magnolia Ridge Drive from its terminus west of Route 1 to its terminus north of Peterfield Lane; and 2) Proposed Woodman Road from Magnolia Ridge Drive westward for not less than 1,000', unless otherwise requested by the owner and specifically approved by the Director of Planning. The remaining western portion of Proposed Woodman Road shall be constructed to the western property boundary and the connection from the Proposed Woodman Road and Magnolia Ridge Drive intersection to the JEB Stuart Parkway and Virginia Center Parkway intersection shall be constructed no later than when the remaining portion of Proposed Woodman Road is constructed to Greenwood Road by others, unless otherwise requested by the owner and specifically approved by the Director of Planning.
3. **Multi-Use Trail.** In lieu of a sidewalk along the northern edge of Proposed Woodman Road, a 10' wide asphalt paved multi-use trail shall be constructed along Proposed Woodman Road within the Property limits.

4. **Sidewalks.** Sidewalks shall be provided along the south side of Proposed Woodman Road and both sides of Proposed Magnolia Ridge Drive. All public streets shall have a sidewalk on at least one side of the street.
5. **Greenbelts.** Within the Property, Greenbelts for landscaping, natural open areas and scenic vistas will be provided twenty-five (25) feet in width adjacent to the right of way lines of Proposed Woodman Road and Proposed Magnolia Ridge Drive except to the extent necessary for utility easements, multi-use trails, signage, sidewalks, paths, and other purposes requested and specifically permitted, or if required, at the time of subdivision approval and/or Plan of Development, or by any other governmental body.
6. **Median Landscaping.** Landscaping will be provided within any unpaved medians of Proposed Woodman Road where adjacent to the Property.
7. **Entrance Feature.** An entrance feature shall be provided at or near each of the two initial entrances to the Property.
8. **Underground Utilities.** Except for junction boxes, meters, pedestals, transformers, transmission mains, relocated and/or existing overhead utility lines or for technical or environmental reasons, all new utility lines shall be underground.
9. **Best Management Practice.** Any Best Management Practice structures shall be located outside of any proffered landscaped buffer within the Property, unless incorporated as a rain-garden type BMP with landscaping.
10. **Hours of Construction.** The hours of site work construction shall 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 and utility connections. For purposes of this proffer, site work is defined as any construction work shown on approved construction plans for the initial construction of roads, utilities, infrastructure and the respective exteriors of structures. Hours shall be posted in both English and Spanish until the roads are accepted by Henrico County for maintenance.
11. **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/or 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. 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 of the same general character by the Planning Administrator (Director of Planning) pursuant to Chapters 19 and 24 of the County Code (the "Zoning Ordinance").

The Owner shall, prior to subdivision plat recordation for areas that include such flood plain, 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 subdivision plats approved pursuant to the Zoning and/or Subdivision Ordinance.

- 12. **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.
- 13. **Emergency Access.** At such time as additional points of access are required by the County, such requirement can be met by providing temporary emergency access from Route 1 as approved by the Director of Planning.

APPLICABLE TO ALL RESIDENTIAL-ZONED PROPERTY

- 14. **Protective Covenants.** Prior to or concurrent with the recordation of a 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.
- 15. **Amenities.** The Owner shall provide a community building, swimming pool and recreational amenities that may include, but are not limited to walking trails, multi-use court and a playground. Prior to issuance of the four hundredth (400th) Certificate of Occupancy for any home developed in the R-3C, R-5AC and R-THC-zoned property, construction of the community building with swimming pool shall have commenced.
- 16. **Cantilevering.** There shall be no cantilevered treatment of any architectural features on the first floor. Items on the upper floors such as balconies, decks, bump-outs, box or bay-type windows may be cantilevered, but shall include decorative supports.
- 17. **Driveways.** All driveways shall be paved with either exposed aggregate, concrete, asphalt, cobblestone, brick, or pre-cast pavers or other similar materials approved by the Director of Planning. No driveways serving individual dwellings, other than driveways for access drives for major project areas, shall have direct access to Proposed Woodman Road or Magnolia Ridge Drive.

18. **Sod and Irrigation.** Each front and side yard (to the edge of the rear of the home on corner lots adjacent to streets) shall initially be sodded and irrigated, exclusive of mulched flowerbeds and landscaping.

APPLICABLE TO R-3C-ZONED PROPERTY

19. **Minimum Sizes.** All homes shall have a minimum of 2,200 square feet of finished floor area.
20. **Density.** No more than fifty (50) residential lots shall be constructed on the R-3C-zoned Property.
21. **Street Trees.** Street trees with a minimum two (2) inch caliper shall be planted along the sides of all internal public roads, one tree on each side for every fifty (50) feet of road length. Spacing of trees shall be adjusted as needed to accommodate driveways and underground utilities, including stormwater systems. For example, a 100' road would require six trees total and spaced as allowed by site constraints.
22. **Foundations and Front Steps.** All foundations shall be constructed on crawl space or basement. The exterior portions of all residential foundations or basement walls visible above grade shall be constructed of brick, stone or stone veneer. Steps to the main entrance of all homes, except for homes with country porches, shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Front stoops, except for homes with country porches, shall be brick or stone or a cementitious, mortared stone-appearing product with finished concrete or exposed aggregate landing. Any country porches shall have brick or stone piers to match the foundation.
23. **Chimneys.** The exposed portions of all fireplace chimneys shall be of brick or a masonry finish. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
24. **Garages.** Each home shall include a minimum of a two (2) car garage. All garage doors shall have, at a minimum, one architectural detail including, but not limited to, windows, carriage door handles, exposed hinges or accent columns.
25. **Building Materials.** Primary exterior wall materials (exclusive of windows, dormers, gables, doors, trim, soffit and fascia) shall be brick, stone, cultured stone, stone veneer, fiber cement siding, engineered wood, vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), or a combination of the foregoing unless different architectural treatment and/or materials are requested by owner and approved by the Director of Planning. A minimum of twenty five percent (25%) of the homes shall have a minimum of twenty five percent (25%) of the visible portion of the front exterior building wall surfaces above normal foundation level and below eaves, exclusive of windows, dormers, gables, doors, trim, soffit, fascia and architectural design features, of brick, stone or cultured stone construction unless an

equivalent material is requested by owner and approved by the Director of Planning. Fiberboard (e.g. Masonite) shall not be permitted as an exterior wall material.

26. **Architectural Treatment.** Homes constructed on the R-3C-zoned Property shall be generally in conformance with Exhibit B (see case file) attached hereto, unless otherwise requested by the owner and specifically 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.
27. **Foundation Planting.** Foundation planting beds are required along the entire front façade of the house, excluding decks, porches, architectural features and garages, and shall contain a minimum of fifty (50) percent evergreen material. A minimum of one front corner of the house shall be visually softened with a vertical accent shrub or small evergreen trees. For corner lots, foundation beds shall turn and continue 4' down the side facing a street, excluding corners on which there is a garage.

APPLICABLE TO R-5AC-ZONED PROPERTY

28. **Minimum Sizes.** The minimum finished floor area of each home shall be 1,700 square feet. Of the total units developed on the R-5AC Property, a minimum of sixty five percent (65%) shall be a minimum of sixty (60) feet in width and a minimum of twenty five percent (25%) shall be a minimum of seventy (70) feet in width, such categories not being exclusive of one another.
29. **Density.** There shall be no more than four hundred (400) residential units developed on the R-5AC-zoned Property.
30. **Architectural Treatment.** Homes constructed on the R-5AC-zoned Property shall be generally in conformance with Exhibit C (see case file) attached hereto, unless otherwise requested by the owner and specifically 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.
31. **Building Materials.** Primary exterior wall materials (exclusive of windows, dormers, gables, doors, trim, soffit and fascia) shall be brick, stone, cultured stone, stone veneer, fiber cement siding, engineered wood, vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature), or a combination of the foregoing unless different architectural treatment and/or materials are requested by owner and approved by the Director of Planning. A minimum of twenty five percent (25%) of the homes shall have a minimum of twenty five percent (25%) of the visible portion of the front exterior building wall surfaces above normal foundation level and below eaves, exclusive of windows, dormers, gables, doors, trim, soffit, fascia and architectural design features, of brick, stone or cultured stone construction unless an equivalent material is requested by owner and approved by the Director of Planning. Fiberboard (e.g. Masonite) shall not be permitted as an exterior wall material.

32. **Foundations and Front Steps.** All foundations shall be constructed on crawl space or basement. The exterior portions of all residential foundations or basement walls visible above grade shall be constructed of brick, stone or stone veneer. Steps to the main entrance of all homes, except for homes with country porches, shall be faced with brick or stone or a cementitious, mortared stone-appearing product. Front stoops, except for homes with country porches, shall be brick or stone or a cementitious, mortared stone- appearing product with finished concrete or exposed aggregate landing. Any country porches shall have brick or stone piers to match the foundation.
33. **Garages.** Each home shall include a minimum of a two (2) car garage. All garage doors shall have, at a minimum, one architectural detail including, but not limited to, windows, carriage door handles, exposed hinges or accent columns.
34. **Street Trees.** Street trees with a minimum two (2) inch caliper shall be planted along the sides of all internal public roads, one tree on each side for every fifty (50) feet of road length. Spacing of trees shall be adjusted as needed to accommodate driveways and underground utilities, including stormwater systems. For example, a 100' road would require six trees total, spaced as allowed by site constraints. For the section of road that crosses the Dominion Virginia Power easement, trees that are acceptable to that utility company shall be planted on fifty (50) foot spacings, unless a written denial from that utility company is submitted to the Director of Planning.
35. **Chimneys.** The exposed portions of all fireplace chimneys shall be of brick or a siding similar to the exterior treatment of the dwelling. This proffer shall not apply to direct vent gas fireplaces or appliances. The exposed bases of all chimneys shall be of the same material as the dwelling foundations.
36. **Foundation Planting.** Foundation planting beds are required along the entire front facade of the house, excluding decks, porches, architectural features and garages, and shall contain a minimum of fifty (50) percent evergreen material. A minimum of one front corner of the house shall be visually softened with a vertical accent shrub or small evergreen trees. For corner lots, foundation beds shall turn and continue 4' down the side facing a street, excluding corners on which there is a garage.

APPLICABLE TO RTHC-ZONED PROPERTY

37. **Minimum Sizes.** The minimum finished floor area of each home shall be 1,400 square feet of finished floor area. The minimum lot width shall be twenty (20) feet.
38. **Density.** There shall be no more than three hundred (300) residential units developed on the RTHC-zoned Property.
39. **Architectural Treatment.** Homes constructed on the RTHC-zoned Property shall be generally in conformance with Exhibit D (see case file) attached hereto, unless

otherwise requested by the owner and specifically approved by the Director of Planning.

40. **Building Materials.** All buildings shall have exposed exterior walls (above grade and exclusive of windows, dormers, gables, doors, trim, soffit and fascia) of stone, stone veneer, brick, fiber cement siding, engineered wood, vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature) or a combination of the foregoing unless different architectural treatment and/or materials are requested by owner and approved by the Director of Planning. A minimum of fifty percent (50%) of the townhome buildings, in the aggregate, shall have a minimum of fifteen percent (15%) of the front exterior wall surfaces constructed of brick or stone, excluding windows, dormers, gables, doors, trim, soffit, fascia and architectural design features.
41. **Sound Suppression Measures.** Interior walls between homes shall have a minimum sound transmission coefficient rating of 54. A cross-sectional detail, reviewed and approved by a certified architect or engineer as to the methodology to accomplish the sound coefficient rating, shall be included in the building permit application.
42. **Roads.** For any private roads on which a dwelling fronts, the applicant shall provide the Planning Department, prior to the issuance of any Certificate of Occupancy, with certification from a licensed engineer that the roadways within the project or phase thereof were constructed according to the approved subdivision plan and Plan of Development, 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. Any private roadways shall be maintained by a homeowners' association. Any alleys constructed shall have at a minimum, 6" of stone base and 2" of asphalt. Prior to the certificate of occupancy issued for the last home serviced by the alley, the Owner shall submit a licensed engineer's certification that the alley was built in accordance with the approved construction plans.
43. **Foundations.** The exposed exterior portions of all foundations below the first floor level shall be finished with brick, stone or cultured stone. On all front elevations there shall be a minimum of twelve inches (12") of brick, stone or cultured stone visible above grade. On all side and rear elevations, there shall be a minimum of eight inches (8") of brick, stone or cultured stone visible above grade. Where a hardship of the lot prevents compliance with this proffer, the requirements may be modified or waived by the Director of Planning.
44. **Garages.** Each home shall include a minimum of a one (1) car garage. All garage doors that do not face an alley shall have, at a minimum, one architectural detail including, but not limited to, windows, carriage door handles, exposed hinges or accent columns.
45. **Trash.** There shall be no central trash receptacles.

46. **Units in a Row.** There shall be no more than six (6) residential units connected within one building.
47. **Marketing.** All homes shall be initially marketed for sale as "Owner-occupied."
48. **Street Trees.** For buildings with rear-loading garages, there shall be a minimum of one (1) tree with a minimum caliper of two and one-half (2 ½) inches at the time of planting, retained or planted on every other lot.
49. **Foundation Plantings.** The front corners of buildings shall be visually softened with a vertical accent shrub, and foundation beds shall turn and continue 4' down the side of a building on a street facing side façade.
50. **Exterior Lighting.** All townhomes shall have a decorative light at the entrance door. Townhomes with rear-loading garages shall have a decorative light pole in the front of the townhome. Townhomes with front-loading garages shall have a decorative light over the garage door.

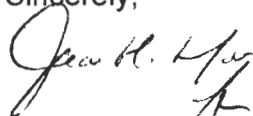
APPLICABLE TO R-5C-ZONED PROPERTY

51. **Density.** There shall be no more than two hundred eighty-five (285) residential units developed on the R-5C-zoned Property.
52. **Architectural Treatment.** Multi-family buildings constructed on the R-5C-zoned Property shall be generally in conformance with the elevations attached hereto as Exhibit E (see case file) except that buildings may be 3, 4 or 5 stories in height, or a combination thereof, unless requested and approved by the Director of Planning at the time of Plan of Development Review.
53. **Building Materials.** All buildings shall have exposed exterior walls (above grade and exclusive of windows, dormers, gables, doors, trim, soffit and fascia) of stone, stone veneer, brick, fiber cement siding, engineered wood, vinyl (a minimum of .042" nominal thickness as evidenced by manufacturer's printed literature) or a combination of the foregoing unless different architectural treatment and/or materials are requested by owner and approved by the Director of Planning. A minimum of thirty-five (35) percent in the aggregate, of the exterior portions of the front building wall surfaces of each building, excluding windows, dormers, gables, doors, trim, soffit, fascia and architectural design features, shall be of brick, stone or stone veneer construction.
54. **Sound Suppression.** Any walls between units within the R-5C-zoned Property shall be designed to have a minimum sound transmission coefficient rating of 50. A cross section detail, reviewed and approved by a certified architect or engineer as to the methodology accomplishing the sound transmission coefficient rating shall be included in the building permit application.

55. **Private Streets.** Prior to issuance of a permanent Certificate of Occupancy for any unit, the developer shall provide the Planning Department certification from a licensed engineering firm that the private roadways within the development were constructed according to the approved plan and in compliance with Henrico County road design standards and specifications, to include proper compaction of sub-base soils, utility trenches, base stone and asphalt, but excluding road widths, turning radii, cross over and entrance spacing, sight distance and vertical curves, or a bond in an amount satisfactory to the Director of the Department of Public Works shall be provided to Henrico County for items not yet completed.
56. **Parking Lot Lighting.** Parking lot lighting fixtures shall not exceed twenty (20) feet in height as measured from the grade at the base of the lighting standard, unless otherwise requested, described and specifically approved, or if required, at the time of Plan of Development. Lighting shall be directed to minimize glare on public roads and adjacent properties.
57. **Recreational Amenities.** Recreational amenities containing at a minimum a clubhouse, a pool, a fitness center and a playground shall be provided no later than the issuance of a certificate of occupancy for the one hundredth (100th) unit on the R-5C-zoned Property unless otherwise requested and approved by the Planning Commission at the time of Plan of Development and/or subdivision review.
58. **Unit Size.** One bedroom units shall contain a minimum of six hundred fifty (650) square feet of finished floor area each. Two bedroom units shall contain a minimum of nine hundred (900) square feet of finished floor area each. Three bedroom units shall contain a minimum of one thousand one hundred (1,100) square feet of finished floor area each.

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,



John A. Vithoulkas
County Manager

pc: Ms. Natalie W. Schermerhorn
Ms. Edith B. Schermerhorn
Mr. T. Porter Schermerhorn
Mr. Herman S. Fletcher, Jr.
Village Bank
Winfrey Road, LLC
James W. Theobald, Esquire
Director, Real Estate Assessment
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools



RIVER MILL
CONCEPTUAL PLAN
 DECEMBER 17, 2015

EXHIBIT A

REZ2016-00002



EXHIBIT B
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REZ2016-00002



EXHIBIT B
2 of 2

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EXHIBIT C
1 of 4

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EXHIBIT E
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