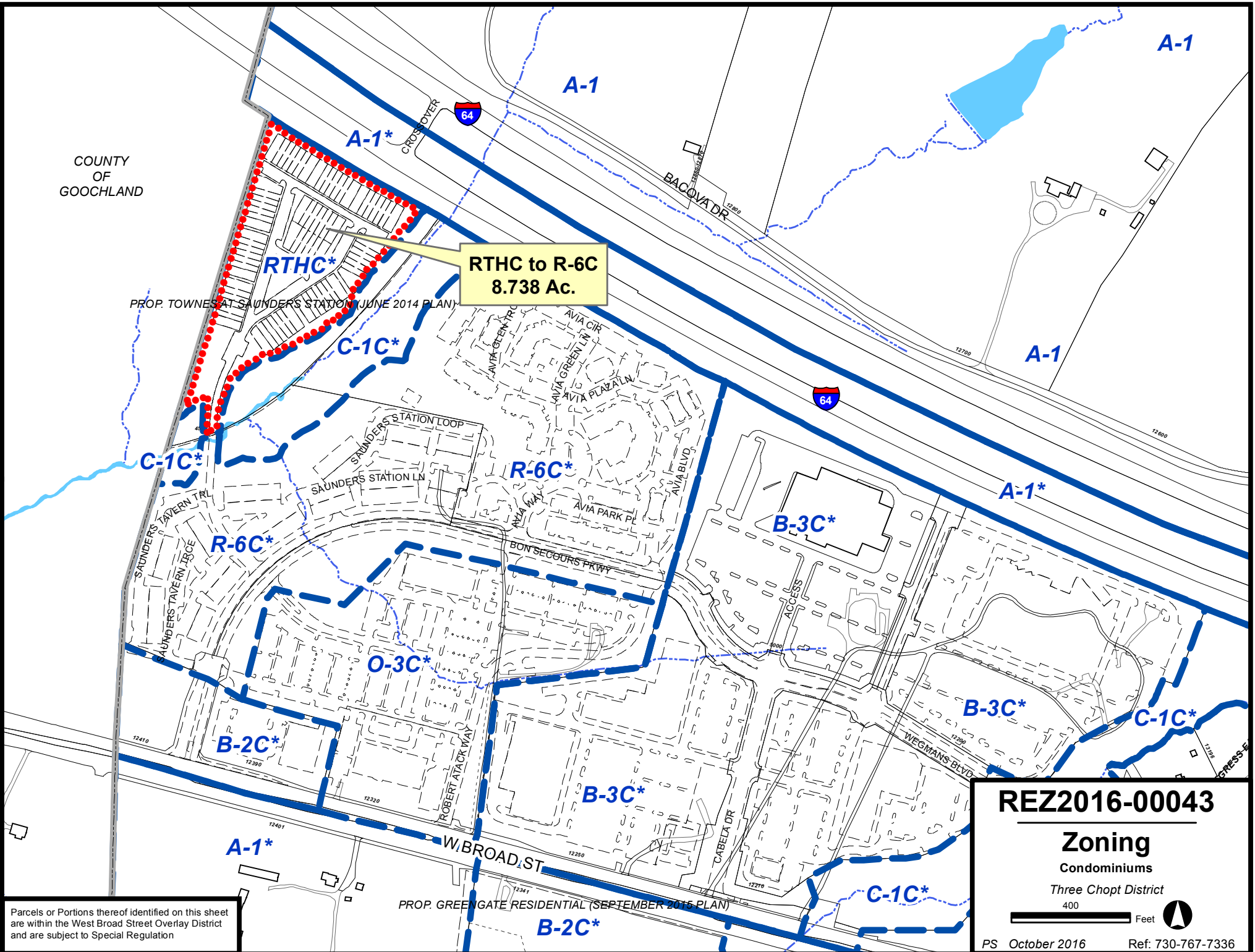


COUNTY  
OF  
GOOCHLAND

PROP. TOWNES AT SAUNDERS STATION (JUNE 2014 PLAN)

**RTHC to R-6C**  
**8.738 Ac.**



Parcels or Portions thereof identified on this sheet  
are within the West Broad Street Overlay District  
and are subject to Special Regulation

**REZ2016-00043**

**Zoning**

Condominiums

Three Chopt District

400

Feet



PS October 2016

Ref: 730-767-7336



COMMONWEALTH OF VIRGINIA  
COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

February 21, 2017

BHC Townes, LLC  
4130 Innslake Drive  
Glen Allen, VA 23060

Re: Rezoning Case REZ2016-00043

Dear Sirs:

This letter supercedes the letter dated January 31, 2017.

The Board of Supervisors, at its meeting on January 24, 2017, approved your request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) part of Parcel 730-767-7336 containing 8.738 acres located on the south line of Interstate 64 along the western Henrico County line, described as follows:

Commencing at a point on the northern right of way line of West Broad Street, said point being 204.37 feet west of the west line of Bon Secours Parkway; thence; leaving said northern right of way line, N 3°28'51" E, 504.44' feet to a point; thence; N 70°55'38" W, 1.71' feet to a point; thence; N 16°56'35" E, 595.66 feet to a point, said point being the true and actual point of beginning and labeled P.O.B. on the above referenced plat; thence; N 16°56'35" E, 1067.55 feet to a point on the southern right of way line of Interstate 64; thence; along said right of way, S 56°35'31" E, 58.05 feet to a point; thence; continuing along said right of way, S 58°49'01" E, 330.89 feet to a point; thence; continuing along said right of way, S 61°27'05" E, 229.20 feet to a point; thence; leaving said right of way, S 40°31'57" W, 9.54 feet to a point; thence; S 52°22'28" W, 12.95 feet to a point; thence; S 46°23'58" W, 11.03 feet to a point; thence; S 38°29'31" W, 39.09 feet to a point; thence; S 36°37'23" W, 39.58 feet to a point; thence; S 29°36'26" W, 40.16 feet to a point; thence; S 37°57'27" W, 22.66 feet to a point; thence; S 45°27'21" W, 26.89 feet to a point; thence; S 46°12'01" W, 14.86 feet to a point; thence; S 44°17'08" W, 19.49 feet to a point; thence; S 37°31'26" W, 19.98 feet to a point; thence; S 46°21'57" W, 38.04 feet to a point; thence; S 37°24'04" W, 27.58 feet to a point; thence; S 32°29'17" W, 19.04 feet to a point; thence; S 29°49'25" W, 18.59 feet to a point; thence; S 13°12'15" W, 19.45 feet to a point; thence; S 18°37'02" W, 23.43 feet to a point; thence; S 26°49'20" W, 13.62 feet to a point; thence; S 21°44'12" W, 11.29 feet to a point; thence; S 25°08'18" W, 11.08 feet to a point; thence; S

41°27'24" W, 10.05 feet to a point; thence; S 50°04'59" W, 10.36 feet to a point; thence; S 53°12'27" W, 8.71 feet to a point; thence; S 55°29'47" W, 13.60 feet to a point; thence; S

42°40'40" W, 17.36 feet to a point; thence; S 83°41'07" W, 23.61 feet to a point; thence; S 46°23'46" W, 12.49 feet to a point; thence; S 50°43'41" W, 35.19 feet to a point; thence; S 61°05'10" W, 66.63 feet to a point; thence; S 66°40'44" W, 35.77 feet to a point; thence; S 63°36'04" W, 24.8 feet to a point; thence; S 57°07'19" W, 11.12 feet to a point; thence; S 55°19'17" W, 7.12 feet to a point; thence; S 52°59'04" W, 17.83 feet to a point; thence; S 68°18'20" W, 6.79 feet to a point; thence; S 79°40'41" W, 14.45 feet to a point; thence; S 84°40'06" W, 18.28 feet to a point; thence; S 77°01'15" W, 14.08 feet to a point; thence; S 69°04'24" W, 5.84 feet to a point; thence; S 56°11'02" W, 9.89 feet to a point; thence; S 53°57'41" W, 30.65 feet to a point; thence; S 59°56'05" W, 21.54 feet to a point; thence; S 41°42'26" W, 21.51 feet to a point; thence; S 38°58'47" W, 8.44 feet to a point; thence; S 55°31'28" W, 20.64 feet to a point; thence; S 39°34'55" W, 4.10 feet to a point; thence; S 24°27'40" W, 27.43 feet to a point; thence; S 24°00'12" W, 19.33 feet to a point; thence; S 19°01'47" W, 10.76 feet to a point; thence; S 16°35'56" W, 28.06 feet to a point; thence; S 13°17'25" W, 5.75 feet to a point; thence; S 10°30'43" W, 20.57 feet to a point; thence; S 55°59'12" W, 2.23 feet to a point; thence; S 05°31'59" W, 50.52 feet to a point; thence along a non-tangent curve to the right having a radius of 886.38 feet, a central angle of 04°21'20", a tangent length of 33.71 feet, the long chord of which bears S 68°25'44" W for a distance of 67.37 feet with a radial line in of N 23°44'56" W and a radial line out of S 19°23'36" E for an arc length of 67.38 feet to a point; thence; N 05°31'59" E, 31.70 feet to a point; thence; N 79°00'48" W, 2.96 feet to a point; thence; N 02°17'06" E, 14.37 feet to a point; thence; N 00°41'21" E, 22.75 feet to a point; thence; N 02°02'33" E, 42.08 feet to a point; thence; S 63°14'38" W, 25.62 feet to a point; thence; S 61°53'00" W, 20.82 feet to a point; thence; S 57°58'24" W, 8.50 feet to a point; thence; S 51°39'24" W, 13.41 feet to a point; thence; S 48°27'45" W, 9.76 feet to a point; thence; S 56°07'43" W, 5.61 feet to a point; thence; S 68°59'21" W, 4.60 feet to a point; thence; S 70°45'03" W, 9.77 feet to a point; thence; S 71°36'24" W, 8.78 feet to the true and actual point of beginning and containing 380,630 square feet or 8.738 acres of land.

The Board of Supervisors accepted the following proffered conditions, dated October 11, 2016, which further regulates 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 the Conceptual Master Plan attached hereto as entitled "Broad Hill Centre" prepared by Cite Design (the "Master Plan") (see case file), which Master Plan is conceptual in nature and may vary in detail, unless otherwise requested and specifically approved at the time of Plan of Development.
2. **Underground Utilities.** All utility lines on the Property shall be underground, except for junction boxes, meters, existing and/or relocated existing overhead utility lines and lines in wetland areas. Electrical junction boxes and meters shall



be screened from public view at ground level at the perimeter of the tract with use of a wall, fencing, landscaping, or such other method as may be approved at the time of Plan of Development.

3. **Best Management Practice.** Best Management Practice structures shall be located outside of any landscaped buffer within the Property, except as a landscaping amenity or water related feature and if requested and specifically permitted by the Director of Planning or the Planning Commission at the time of Plan of Development review. Any above-ground wet Best Management Practice structure shall include an aeration feature to move water within such structure.
4. **Minimum Sizes.** The minimum finished floor area of each home shall be 1,390 square feet.
5. **Architectural Treatment.** Any condominiums constructed on the Property shall be generally in conformance with the elevations attached hereto entitled "Saunders Station Townes at Broad Hill Centre Architectural Elevations" (see case file), pages 1-3, unless requested and approved by the Director of Planning at the time of Plan of Development Review.
6. **Building Materials.** All buildings shall have exposed exterior walls (above grade and exclusive of trim) of stone, stone veneer, brick, hardi-plank, 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 review. 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, doors, breezeways, gables and architectural design features, shall be of brick, stone or stone veneer construction.
7. **Foundations.** All finished floor areas, except basements, shall be constructed above grade or give the appearance of being constructed above grade. The exterior portions of all residential foundations, including the exterior portion of foundations below the first-floor level which is visible above grade, shall be constructed of brick, stone or stone veneer. There shall be a minimum vertical height of twelve (12) inches of brick, stone or stone veneer above grade utilized on slab-on-grade foundations to present the appearance of a crawl space.
8. **Cantilevering.** There shall be no cantilevered chimneys or closets. Any first-floor cantilevered items shall be limited to box or bay-type windows only, shall not extend beyond a maximum of twenty-four (24) inches from the predominant plane of the side of the home, nor shall the bottom be less than three (3) feet above the grade level below. Any usable floor space on the first floor such as breakfast nooks shall not be cantilevered. Items on the second floor such as balconies, decks, box or bay-type windows may be cantilevered, but shall include

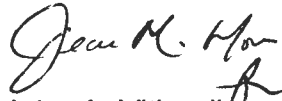
decorative corbels. The exposed portions of all fireplace chimneys shall be of brick or stone.

9. **Sound Suppression.** Interior walls between homes shall have a minimum sound transmission coefficient rating of 54. Exterior walls parallel and adjacent to Interstate 64 shall be standard construction, with the addition of an RC-1 sound attenuation channel creating a ½" dead air space. Windows installed in these walls will have a minimum sound transmission coefficient rating of 32. 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 building permit application.
10. **Garages.** Each home shall include a minimum of a one (1) car attached garage.
11. **Driveways.** All driveways directly serving homes shall be constructed of concrete, aggregate materials, brick or stone pavers.
12. **Marketing.** All homes shall be marketed for sale as "Owner-occupied".
13. **Private Streets.** Prior to issuance of a permanent Certificate of Occupancy for any home, the developer shall provide the Planning Department certification from a licensed engineering firm that the 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. The internal roads within the Property shall be private and shall be maintained by the Homeowners Association.
14. **Street Lights.** Street lights shall be provided and shall not exceed sixteen (16) feet in height. The street lights shall be non-glare and residential in character.
15. **Condominium Act.** Any condominiums constructed on the Property shall be submitted to the Virginia Condominium Act.
16. **Density.** There shall be no more than seventy-eight (78) residential units developed on the Property.
17. **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.

BHC Townes, LLC  
February 21, 2017  
Page 5

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

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas". The signature is fluid and cursive, with a large initial "J" and a stylized "V".

John A. Vithoulkas  
County Manager

pc: James W. Theobald, Esquire  
Director, Real Estate Assessment  
Tiffany S. Hinton, Ph.D., Dir. Research and Planning - Schools



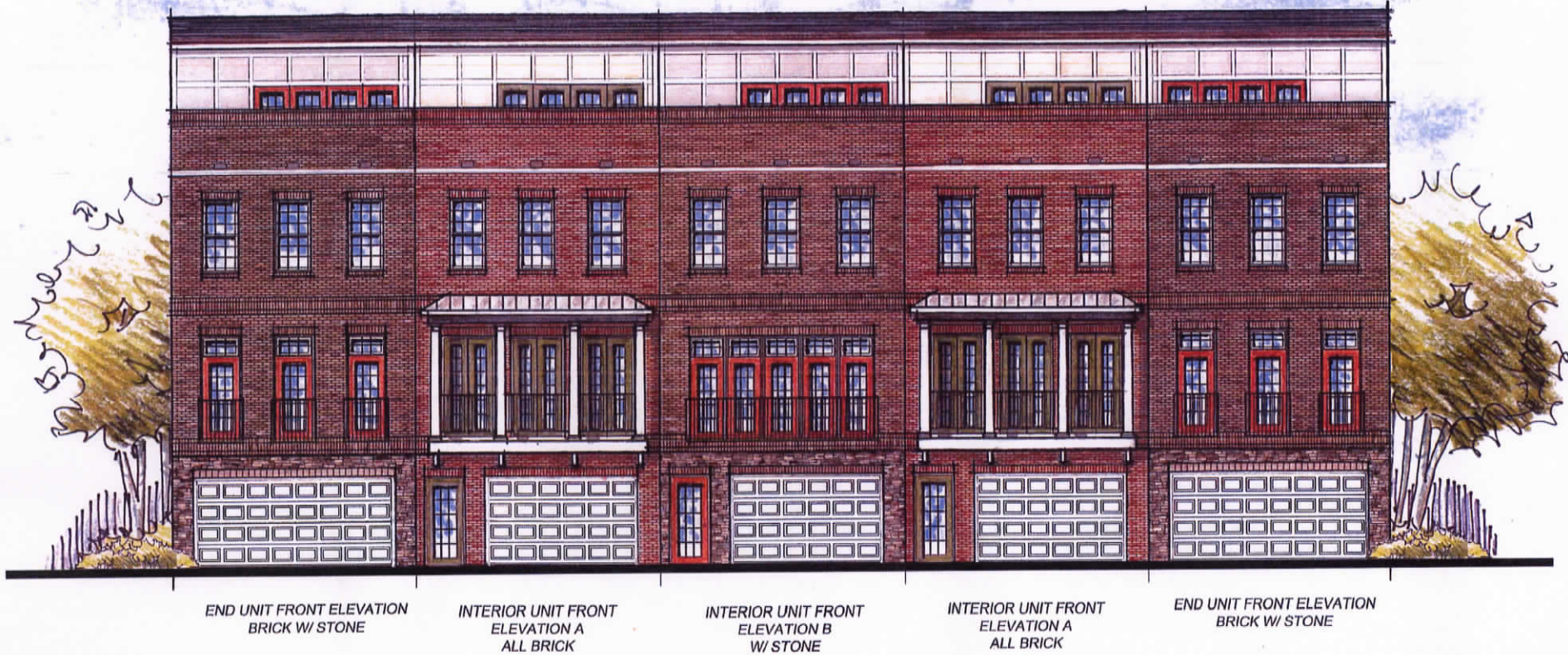


# BROAD HILL CENTRE

REZ2016-00043



SAUNDERS STATION TOWNES AT  
BROAD HILL CENTRE  
ARCHITECTURAL ELEVATIONS, PAGE 1





SAUNDERS STATION TOWNES AT  
BROAD HILL CENTRE  
ARCHITECTURAL ELEVATIONS, PAGE 2



REZ2016-00043

SAUNDERS STATION TOWNES AT BROAD HILL CENTRE

ARCHITECTURAL ELEVATIONS, PAGE 3



REZ2016-00043