



COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

John A. Vithoulkas
County Manager

May 18, 2021

Hundred Acre Woods, Inc.
10915 Opaca Lane
Glen Allen, Virginia 23059

Re: Rezoning Case REZ2020-00041

Dear Sir or Madam:

The Board of Supervisors at its meeting on May 11, 2021, approved your request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional) Parcel 752-773-1086 containing 33.62 acres located at the terminus of Opaca Lane, described as follows:

Beginning at a point on north line of Opaca Lane, said point being 290' ± east of the east line of Holman Ridge Road and the north eastern terminus of Opaca Lane, labeled "P.O.B." and more particularly described as follows: thence S 80°54'16" W 149.35'; thence N 08°18'58" W 204.10'; thence N 39°54'03" E 250.00'; thence N 35°44'28" W 65.26'; thence N 46°41'05" E 724.64' to survey tie-line, 877.3' ± to the centerline of the Chickahominy River; thence S 52°28'49" W 1145.17' along survey tie-line, 1359' ± along centerline of the Chickahominy River; thence S 50°54'38" W 1298.12' along survey tie-line, 943' ± along centerline of Allens Branch, 482.9' ± along centerline of ditch; thence N 32°04'01" W 703.00' along survey tie-line, 767.2' ± from centerline of ditch to the point and place of beginning, and containing 33.62± acres of land.

The Board of Supervisors accepted the following proffered conditions, dated April 27, 2021, which further regulate the above-described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. **Concept Plan.** The Property shall be developed generally as shown on that certain concept plan prepared by The Bay Companies, dated October 12, 2020, last revised January 20, 2021, entitled "Turner Farm, 10915 Opaca Lane, Three Chopt District, Henrico County, Virginia," (see case file) (the "Concept Plan") and attached hereto as Exhibit A and by this reference made a part hereof. The exact locations, footprints, configurations, size, and details of the lots, drives, streets, buildings and other improvements shown on the Concept Plan are illustrative and are subject to change and may be updated from time to time as required for final engineering design, compliance with governmental regulations or as otherwise approved at the time of subdivision or plan of development review of the Property.

2. **Residential Units.** The Property shall be developed with single family detached residential dwelling units.
3. **Density.** There shall be no more than a total of 75 dwelling units developed on the Property.
4. **Architecture.** To minimize visual repetition of buildings, no two adjacent dwelling units shall have the same identical individual elevation sequence pattern across the front of the building.
5. **Minimum House Size.** Dwelling units shall have a minimum of 2,400 square feet of finished floor area, provided the average of all dwelling units constructed on the Property shall be a minimum of 2,700 square feet.
6. **Building Materials.** All dwelling units 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 subdivision or plan of development review.
7. **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.
8. **Foundations.** All dwelling units on the Property shall be constructed with crawl space foundations except for those dwelling units with basements, and as may otherwise be approved at the time of plan of development or subdivision review. No garages will be required to have foundations. The exterior portion of the foundations below the first-floor level which is visible above grade shall be finished with full standard brick or stone unless otherwise approved by the Director of Planning. Dwelling units not built on a crawl space foundation shall be faced with a minimum one (1) foot full standard brick or stone foundation.
9. **Garages.** All dwelling units shall have a minimum of a one (1) car garage.
10. **Driveways.** Driveways for each dwelling unit shall be constructed of either cobblestone, brick, asphalt, pre-cast pavers, concrete or other similar materials approved by the Director of Planning.
11. **Foundation Planting.** Each dwelling unit shall have a minimum of four (4) shrubs planted in the front planting bed.
12. **Sidewalks.** A continuous sidewalk a minimum of four (4) feet in width shall be provided on at least one side of each street.

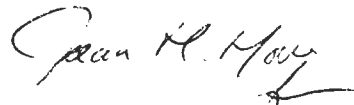
13. **Underground Utility Lines.** All utility lines on the Property shall be underground, except for existing utilities, junction boxes, meters, utility lines in wetlands areas, and utility lines required to be above ground by the utility company or applicable governmental authority.
14. **Protective Covenants.** Prior to or concurrent with the recordation of the final subdivision plat for the Property, a document setting forth covenants (the "Covenants") shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia (the "County"), setting forth controls on the development and maintenance of the Property and establishing one or more owners' associations (the "Association"). The Association may be a part of a larger association encompassing more property than just the Property.
15. **Construction.** The hours of exterior construction activities, including operation of bulldozers and other earthmoving equipment shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday, 9:00 a.m. and 7:00 p.m. on Saturdays, and no construction shall be permitted on Sunday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours and 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.
16. **Street Trees.** Street trees, a minimum caliper of 2 ½ inches at the time of planting, shall be planted along any street or on a lot adjoining the public right-of-way within the Property, at intervals of not more than 40 feet on center, unless otherwise approved at the time of subdivision or plan of development review. A conceptual landscape plan shall be developed and submitted for review and approval at the time of subdivision or plan of development review.
17. **Lot Widths.** Lots developed on the Property shall be a minimum of 60 feet in width.
18. **C-1 Conservation District.** Prior to filing the final subdivision plan on the Property, the Owner/Applicant shall apply to rezone such portions of the Property situated within the 100-year floodplain/special flood hazard area to a C-1 Conservation District. The location and limits of such portions of the Property shall be established by definitive surveys approved by the Department of Public Works.
19. **Amenities.** Recreational amenities for use by dwelling unit owners and guests shall include a tot lot with playground equipment or a gathering area (with a gazebo or pavilion and amenities such as grill and tables, meeting area, play areas, benches or as otherwise approved at the time of subdivision or plan of development review), and to be located in an open park area, as generally shown on the Concept Plan. Trails and walkways shall be provided on the Property for common

use of dwelling unit owners and their guests and when possible will tie into sidewalks adjoining the Property.

20. **Elevations**. Development of dwellings on the Property shall be similar to the architectural appearance shown on the renderings on Exhibit B, dated April, 2021 (3 pages, see case file), unless otherwise requested and specifically approved at the time of subdivision or plan of development review or later by the Director of Planning.
21. **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.

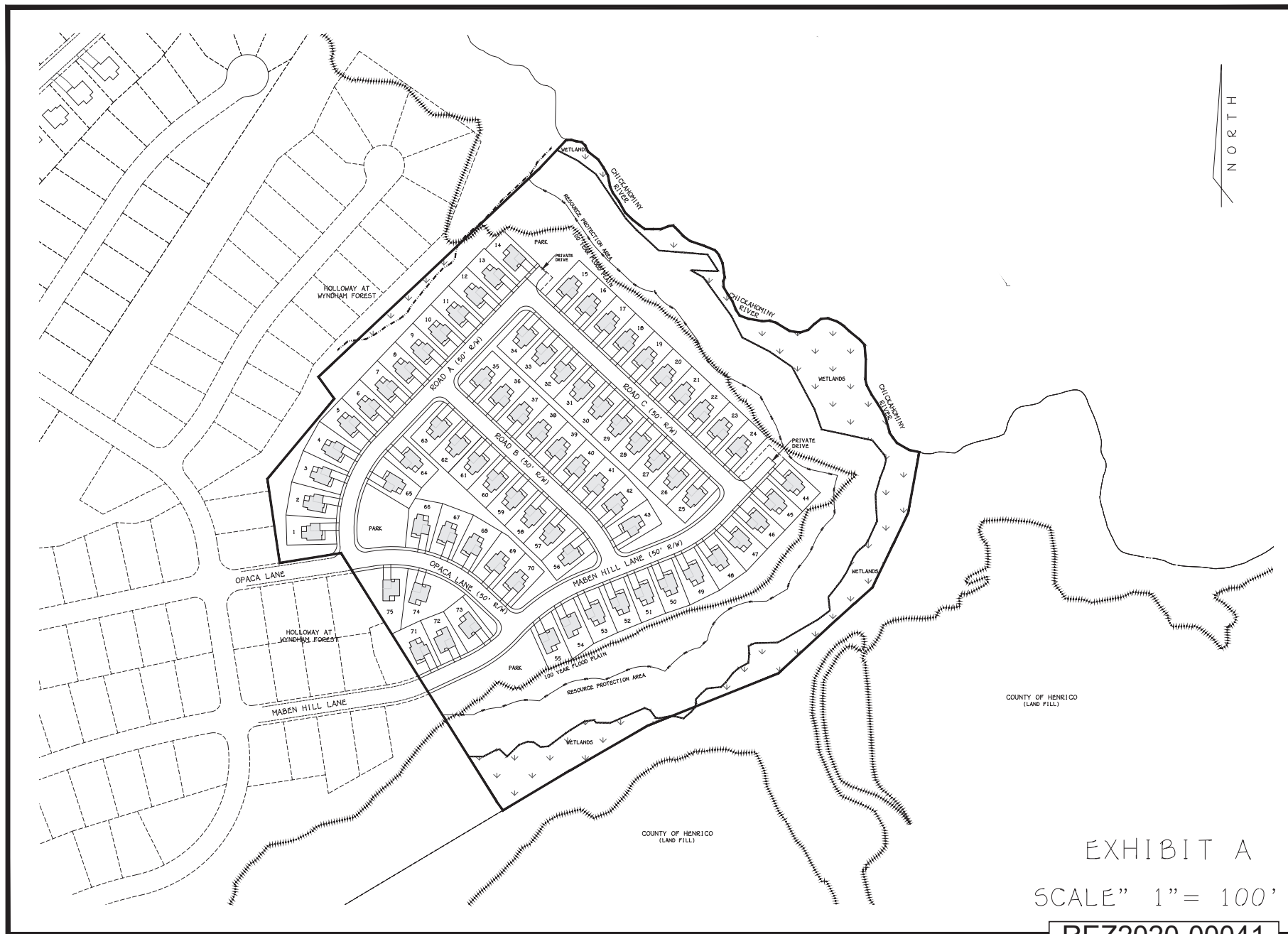
The Planning Department has been advised of the action of the Board of Supervisors and will revise its records.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Vithoulkas", with a stylized flourish at the end.

John A. Vithoulkas
County Manager

pc: Andrew M. Condlin, Roth Jackson
Director, Real Estate Assessment
Justin Briggs, School



NORTH

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

FILED: 20021...concept_plans
 DATE: January 20, 2021
 REVISED:
 REVISED:
 REVISED:



8500 MILL CREEK ROAD
 MECHANICSVILLE, VA 23116
 (804) 569-7000
 FAX: (804) 569-7061

PROJECT:

Turner Farm
 10915 OPACA LANE
 Three Chapel District
 Henrico County, Virginia

SHEET:
 Concept Plan

SHEET NO: C1

JOB NO. 20021

EXHIBIT A
 SCALE" 1"= 100'

REZ2020-00041

The Callen 2800sq ft elev

Exhibit B, April 2021



EXHIBIT B

REZ2020-00041

The Margaret 2500sq ft elev



EXHIBIT B

REZ2020-00041

The Olivia 3100sq ft elev



EXHIBIT B

REZ2020-00041