



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

Henrico Planning Web Site: <http://www.henrico.us/planning>

Mailing Address: Planning Department, County of Henrico, Virginia, P.O. Box 90775 Phone (804) 501-4602

Facsimile (804) 501-4379

Original Amended

Rezoning Case No. _____

Magisterial District Tuckahoe

Pursuant to Section 24-121 (b) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Andrew M. Cordlin
Signature of Owner or Applicant / Print Name

7/21/22
Date

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

Case REZ2022- _____

July 21, 2022

1. Concept Plan. The Property shall be developed generally consistent with that certain conceptual plan entitled "CONCEPT PLAN CARTER FARM RESUBDIVISION, TUCKAHOE DISTRICT, HENRICO COUNTY, VIRGINIA", and dated July 11, 2022 set forth on the attached Exhibit B (see case file) (the "Concept Plan"). The exact sizes and details of the lots, roads and other improvements shown on the Concept Plan are illustrative and may be subject to change and revised and updated from time to time as required for final engineering design, compliance with governmental regulations, or as otherwise approved by the County at the time of subdivision or plan of development review of the Property.

2. Architectural Features. All dwellings shall have an architectural style and use design elements generally similar to those images set forth on the attached Exhibit A dated July 19, 2022. Such renderings are conceptual in nature and are provided only as an illustration of the quality of the design and architectural style of such buildings. Various design elements shall be incorporated to provide variety amongst individual dwelling units including, but not limited to the following: varying colors of brick, brick accents (including, but not limited to, arches with or without keystones, soldier courses, quoin corners, and accent coloring different from any main brick coloring), varying colors of siding, varying window designs, and varying doorway designs. No two homes adjoining each other side by side shall be identical in exterior architectural features and colors.

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Proffers for Conditional Rezoning (Supplemental)

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3. Density. No more than 6 residential dwelling units shall be constructed on the Property.
4. Home Details. Any new home constructed on the Property shall have a minimum of 2,500 square feet of finished floor area.
5. Foundations. All dwelling units on the Property shall be constructed on crawl space foundations except for basements and garages. 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 built on a crawl space foundation, with steps to the main entrance, including front access stoops or porches, but not including homes with country porches, shall be faced with full standard brick or stone with a finished concrete or exposed aggregate landing for any such steps, stoops or porches and any visible piers on porches shall be constructed of brick.
6. Exterior Materials. Any dwelling, including any garage (whether attached or detached) accessory to such dwelling upon the same lot, whether attached or detached, shall have exposed exterior walls (above finished grade) of full standard brick, stone, cementitious siding, or a combination of the foregoing, unless otherwise approved by the Director of Planning.
7. Roof Material. The roof of each dwelling shall be constructed with a roof that has a minimum certified twenty-five (25) year warranty.
8. Fireplace Chimneys. The exposed portions of all fireplace chimneys shall be of full standard brick, stone, or cementitious siding. The exposed bases of all chimneys shall be of the same material as the building foundations. The exposed portion of the flue for a direct-vent gas fireplace shall be constructed of the same material used on the adjacent siding and shall be built on a foundation that is constructed of the same material that is used on the adjacent foundation.
9. Cantilevering. No cantilevered features will be allowed on the front or side of the home, except for second story bay windows which will be designed and constructed with decorative corbels.



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10. Lighting. Pedestrian scale residential lighting shall be provided on each lot. Such lighting shall be non-glare, decorative in style, residential in character and shall be provided at least in the front yard of each residential lot.
11. Garages. Every dwelling shall be constructed with no less than a one (1) car garage.
12. Driveways. All driveways shall be constructed of exposed aggregate, concrete, brick, stone, asphalt, pre-cast pavers or other similar materials approved by the Director of Planning. No individual lots shall have direct access to Derbyshire Road or Midway Road.
13. Landscaping, Buffer and Fencing Requirements. A natural and landscaped buffer a minimum of at least twenty-five (25) feet in width and planted to the level of a transitional buffer 25 shall be provided adjacent to Derbyshire Road. Such buffer shall include a decorative fence (such as a black aluminum fence) a minimum of four (4) feet in height. Such buffer may include supplemental plantings, signage, berms and/or fencing and other purposes as approved at the time of landscape plan review. Any installed landscaping shall be irrigated unless otherwise approved by the County at the time of subdivision review. Utility easements (including drainage), common owned fencing/walls, and signage shall be permitted within such buffer; provided, any such utility easements shall be extended generally perpendicular through such buffer. No chain link fencing or stockade fencing shall be permitted on the Property.
14. Entrance Sign. An entrance sign for the subdivision shall be placed on the lot at the corner of Derbyshire Road and Midway Road. Such sign shall be a maximum of 5 feet in height and shall be constructed of full standard brick, stone, masonry material or a combination thereof.
15. Lot Landscaping. A minimum of one (1) tree measuring a minimum of 2.5" in diameter shall be retained or planted in the front or side yard of every lot and two (2) such trees on corner lots. All yards on a lot shall be irrigated and planted with sod. Each home shall have prototypical plantings (shrubs and ornamental ground cover) along the entire front foundation as approved at the time of subdivision review.
16. Underground Utility Lines. All utility lines on the Property shall be underground, except for already existing utilities, junction boxes, meters, utility lines in wetland



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areas and utility lines required to be above ground by the utility company. Electrical junction boxes and meters shall be screened from public view with a wall, fence, landscaping, or such other method as may be approved by the County at the time of subdivision or plan of development review of the Property.

17. Hours of Construction. During the construction of the development on the Property the hours of exterior construction shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Friday and 8:00 a.m. to 7:00 p.m. on Saturdays, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections. Exceptions shall require the approval of the Director of Planning. Construction signs shall be posted in English and in Spanish and shall state the hours of construction.

18. 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.