



# RIVER MILL

## CONCEPTUAL PLAN

DECEMBER 17, 2015



CASE NO. REZ2016-0002  
PROFFERED CONDITIONS  
APPLICABLE TO ALL

1. Conceptual Master Plan. Development of the Property shall be in general conformance with Exhibit A 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’. 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.
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. Any above-ground wet BMP structure with a permanent standing water pool deeper than 4' shall include an aeration feature to move water within such structure.
10. Hours of Construction. The hours of site work construction shall be between 7:00 a.m. and 7:00 p.m. Monday through 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. 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.

#### APPLICABLE TO ALL RESIDENTIAL-ZONED PROPERTY

13. 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.

14. Amenities. The Owner shall provide a community building and recreational amenities that may include, but are not limited to walking trails, a swimming pool, multi-use court and a playground.
15. 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.
16. 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.
17. 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

18. Minimum Sizes. All homes shall have a minimum of 2,000 square feet of finished floor area.
19. Density. No more than fifty (50) residential lots shall be constructed on the R-3C-zoned Property.
20. 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.
21. 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.
22. 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.

23. 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.
24. 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.
25. Architectural Treatment. Homes constructed on the R-3C-zoned Property shall be generally in conformance with Exhibit B 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.
26. 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

27. Minimum Sizes. The minimum finished floor area of each home shall be 1,500 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.
28. Density. There shall be no more than four hundred (400) residential units developed on the R-5AC-zoned Property.
29. Architectural Treatment. Homes constructed on the R-5AC-zoned Property shall be generally in conformance with Exhibit C 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.

30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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 RTHC-ZONED PROPERTY

36. Minimum Sizes. The minimum finished floor area of each home shall be 1,250 square feet. The minimum lot width shall be twenty (20) feet.
37. Density. There shall be no more than three hundred (300) residential units developed on the RTHC-zoned Property.
38. Architectural Treatment. Homes constructed on the RTHC-zoned Property shall be generally in conformance with Exhibit D attached hereto, unless otherwise requested by the owner and specifically approved by the Director of Planning.
39. 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.
40. 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.
41. 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.
42. 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.

43. 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.
44. Trash. There shall be no central trash receptacles.
45. Units in a Row. There shall be no more than six (6) residential units connected within one building.
46. Marketing. All homes shall be initially marketed for sale as "Owner-occupied."

#### APPLICABLE TO R-5C-ZONED PROPERTY

47. Density. There shall be no more than two hundred eighty-five (285) residential units developed on the R-5C-zoned Property.
48. 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 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.
49. 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.
50. 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.
51. 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.



52. 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.
53. 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.

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VILLAGE BANK  
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ESTATE OF THOMAS STEWART GAMMON  
EDITH B. SCHERMERHORN

By: \_\_\_\_\_  
James W. Theobald, Attorney-in-Fact  
Date: January \_\_, 2016

EXHIBIT A



**RIVER MILL**  
**CONCEPTUAL PLAN**  
DECEMBER 17, 2015



EXHIBIT B R-3C









EXHIBIT C R-5AC















EXHIBIT D R-THC



















EXHIBIT E R-5C







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