



CITY OF RICHMOND

PLANNING COMMISSION

July 7, 2014

**RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION  
APPROVING THE PLAN ENTITLED**

**“VILLAS AT ARCHER SPRINGS TREE PRESERVATION AND GRADING PLAN”,  
PERTAINING TO PROPERTY LOCATED AT 3320 REAR TRAYLOR DRIVE, 10502 DURYE  
A DRIVE, 10350A DURYE A DRIVE, 10502C DURYE A DRIVE, 10502B DURYE A DRIVE, 10508  
DURYE A DRIVE, 10506 DURYE A DRIVE, 10502D DURYE A DRIVE, 10504A DURYE A DRIVE,  
10504 DURYE A DRIVE, 10500 DURYE A DRIVE AND 10502A DURYE A DRIVE,  
PURSUANT TO THE PROFFERED CONDITIONS OF ORDINANCE NO. 2012-72-2013-132.**

**WHEREAS**, Ordinance No. 2012-72-2013-132 contains proffered conditions that state a tree preservation plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. All specimen trees exceeding thirty-six (36) inches in diameter or exceeding seventy-five (75) feet in height shall be located on the tree preservation plan and preserved to the extent possible; and

**WHEREAS**, Ordinance No. 2012-72-2013-132 contains proffered conditions that state a grading plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. The grading plan of the site shall be designed to preserve the maximum number of trees possible; and

**WHEREAS**, the applicant is seeking approval of the preliminary subdivision plat and has submitted to the Planning Commission a joint tree preservation and grading plan, entitled “Villas at Archer Springs Tree Preservation and Grading Plan,” prepared by Bay Richmond, The Bay Companies, dated April 29, 2014 and revised May 19, 2014, in order to demonstrate compliance with the proffered conditions;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Richmond, Virginia, in accordance with Ordinance No. 2012-72-2013-132, hereby determines that specimen trees exceeding thirty-six (36) inches in diameter or exceeding seventy-five (75) feet in height have been located on the tree preservation plan and preserved to the extent possible and grading of the site has been designed to preserve the maximum number of trees possible;

**AND, BE IT FURTHER RESOLVED**, that the Planning Commission, having considered the tree preservation and grading plan on July 7, 2014, hereby approves said plan subject to the following conditions:

1. The Protective Covenants and Restrictions, as required by the proffers, shall contain the following statement: “Any owner of a Lot shall provide the Association established by the Declaration a certification from a certified arborist regarding the health and/or safety reason for removal of any tree identified on the abovementioned Tree Preservation and Grading Plan prior to removal of such tree”.
2. The street trees fronting lots shall be shade trees, not ornamental trees, and shown on the construction plans.
3. No fewer than 12 shade trees shall be installed in the 15’ landscape buffer and shown on the construction plans. The caliper of the trees at installation shall be no less than 2”.

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Chairman

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Secretary