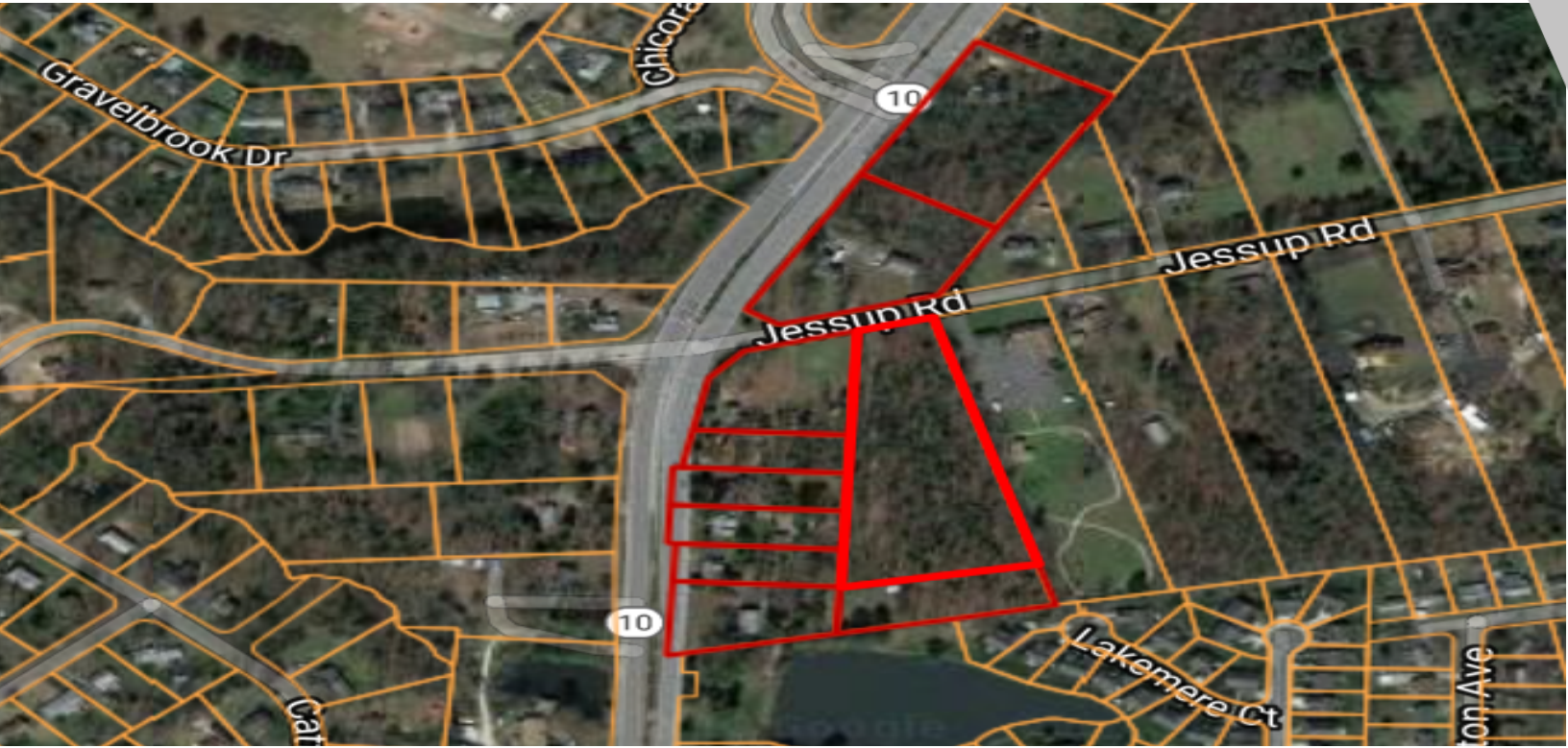


# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



<b>SALE PRICE:</b>	\$3,422,170.00
<b>PROPERTY TYPE:</b>	Land
<b>LOT SIZE:</b>	14.43 Acres
<b>APN #:</b>	Various
<b>ZONING:</b>	R7
<b>CROSS STREETS:</b>	Jessup Road

## PROPERTY OVERVIEW

Developmental site is made up of (10) parcels zoned R7 totaling approx 15 acres and is located in the Emerging Growth Design Overlay District. Proffers already in place with potential to control both Northeast and Southeast sections of busy intersection.

## PROPERTY FEATURES

- Located at Signaled Intersection
- Development land includes both Northeast and Southeast corners of Iron Bridge Rd & Jessup Rd
- Prime Development Site
- Excellent Street Visibility
- 37,000+ VPD

**KW COMMERCIAL MID ATLANTIC**  
804.858.9000



**BILL PLASHA**  
Regional Director  
O 804.858.0135  
C 804.464.8399  
bplasha@kwcommercial.com

**JIM MAXWELL**  
Director  
O 804.858.9000  
C 804.200.8442  
jamesmaxwell@kwcommercial.com

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**LAND FOR SALE**

# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



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# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



## PROPERTY OVERVIEW

Developmental site is made up of (10) parcels zoned R7 totaling approx 15 acres. Proffers already in place - potential to control both Northeast and Southeast sections of busy intersection.

## LOCATION OVERVIEW

Property sites located at the North East and South East corners of Iron Bridge Road (RT 10) and Jessup Road signaled intersection in Chesterfield VA just a half mile away from Chippenham Pkwy (RT 150)

## PARCEL SITE INDIVIDUAL INFORMATION

- 5019 Jessup Rd - 3.707 AC
- 5255 Iron Bridge Rd - 2.54 AC
- 5325 Iron Bridge Rd - 2.11 AC
- 5401 Iron Bridge Rd - 1.381 AC
- 5409 Iron Bridge Rd - .618 AC
- 5417 Iron Bridge Rd - .689 AC
- 5425 Iron Bridge Rd - .646 AC
- 5433 Iron Bridge Rd - .647 AC
- 5441 Iron Bridge Rd - 1.049 AC
- 5445 Iron Bridge Rd - 1.043 AC

## HIGHEST AND BEST POSSIBLE USE

Enhanced opportunity developmental site suitable for a variety of uses located in the Emerging Growth Design Overlay District with potential to control both the North and South corners of Iron Bridge Rd.

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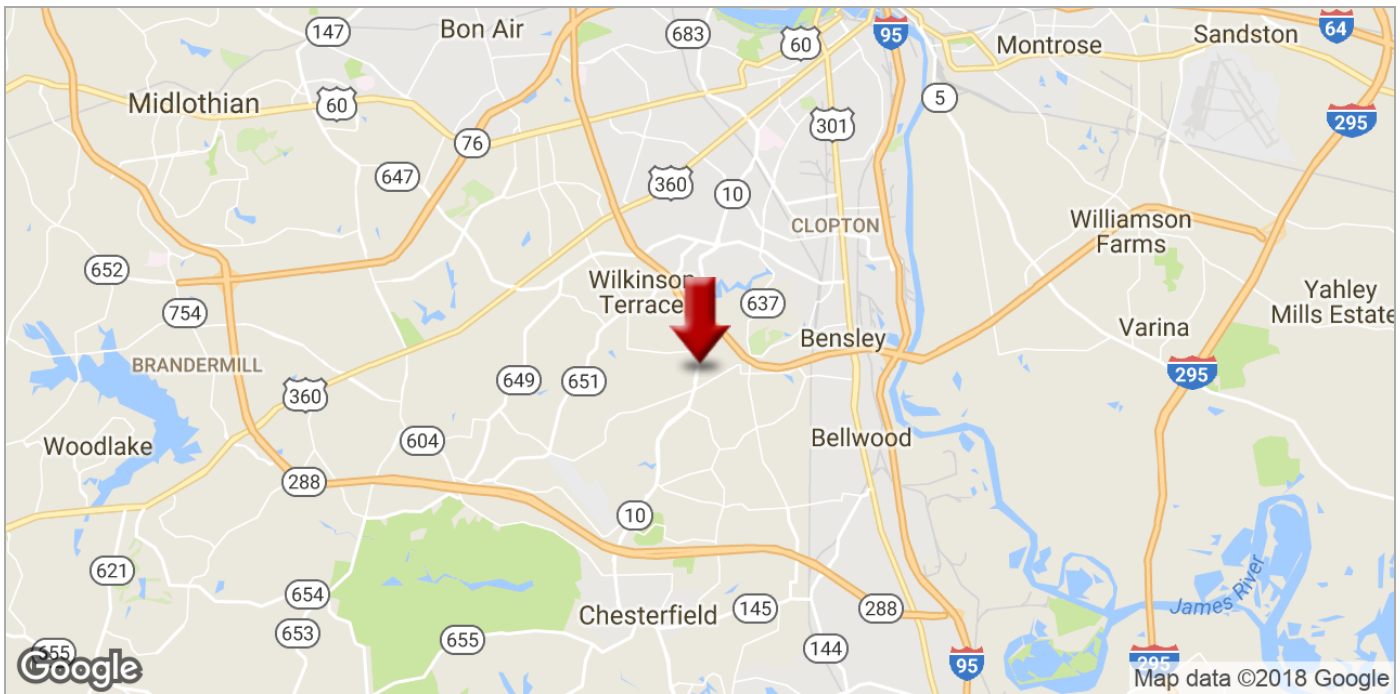
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# IRON BRIDGE DEVELOPMENT SITE

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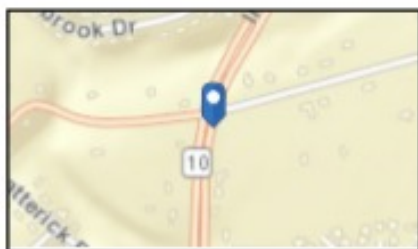
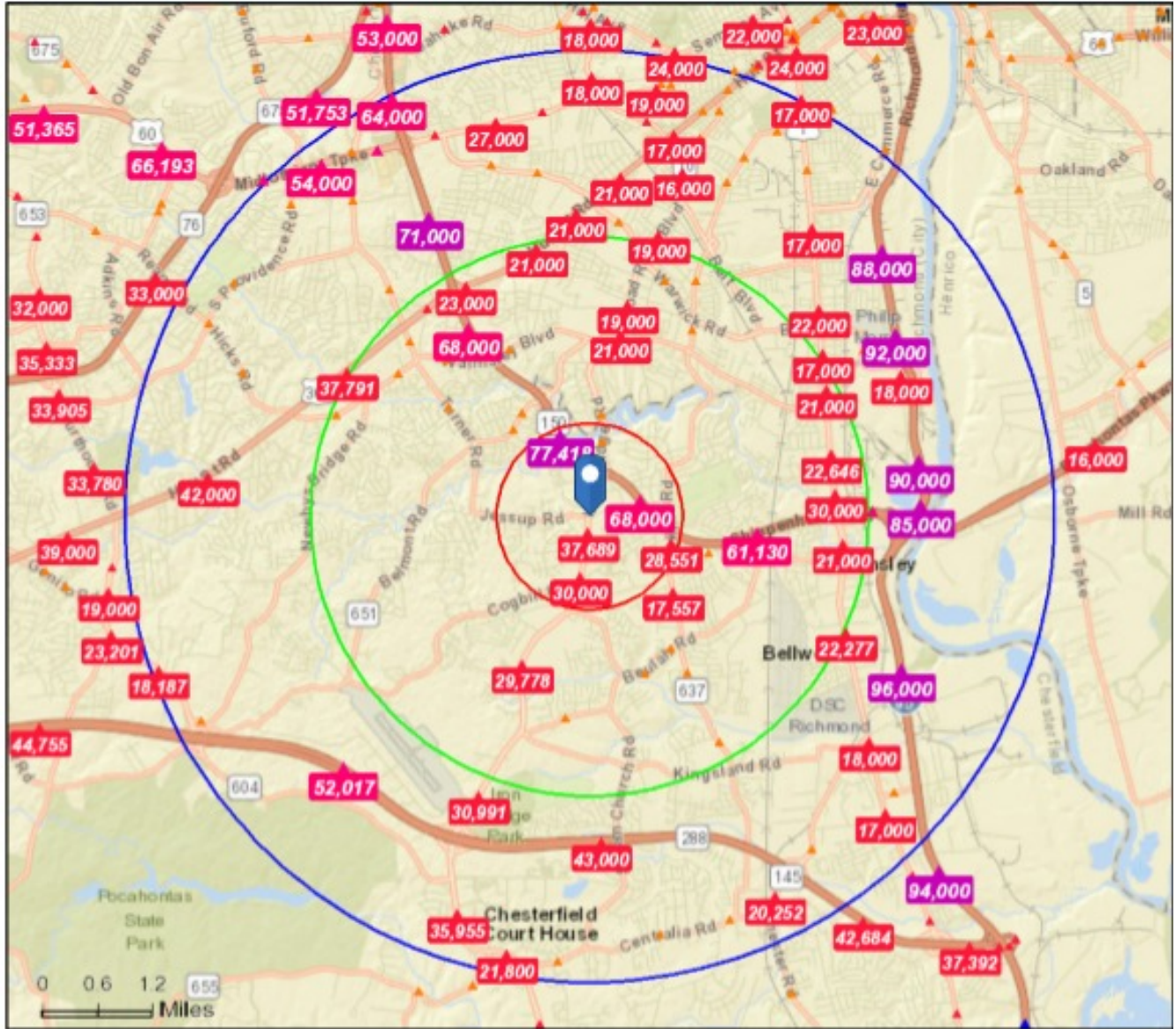
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# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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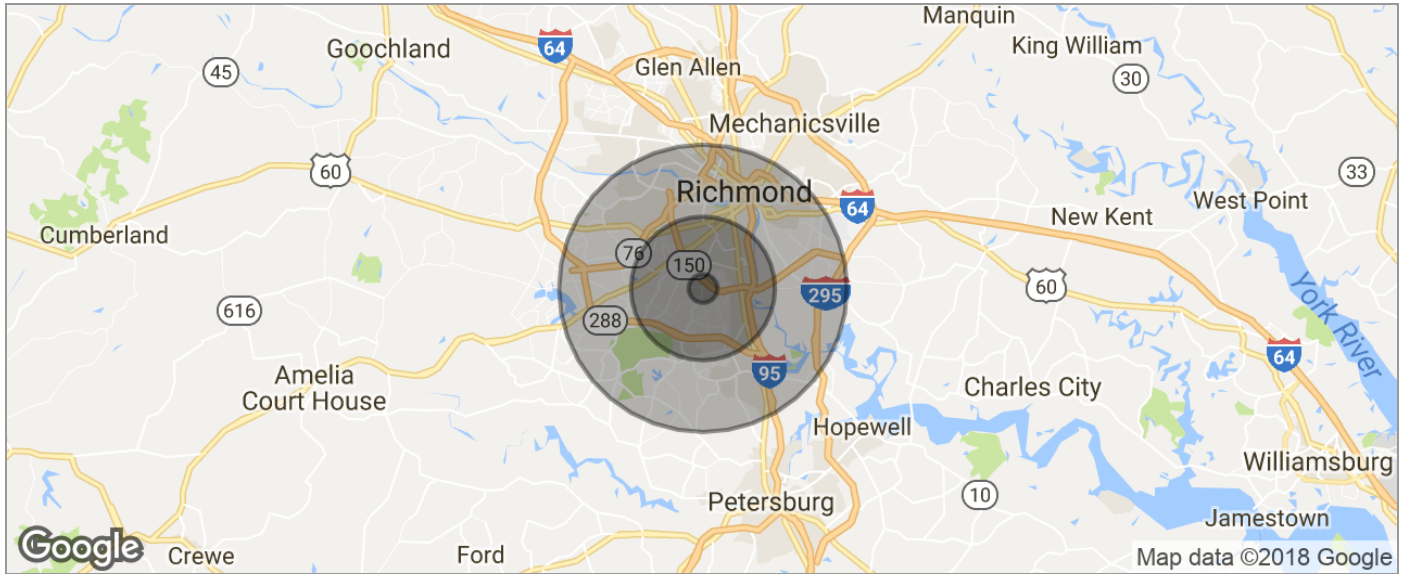
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# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,819	59,871	276,998
MEDIAN AGE	41.6	37.6	35.9
MEDIAN AGE (MALE)	40.2	36.5	35.0
MEDIAN AGE (FEMALE)	41.8	38.8	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	698	21,870	101,234
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$104,522	\$77,784	\$68,827
AVERAGE HOUSE VALUE		\$199,145	\$206,759
RACE	1 MILE	5 MILES	10 MILES
% WHITE	72.3%	69.9%	58.8%
% BLACK	20.9%	23.4%	33.8%
% ASIAN	5.6%	2.7%	2.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.6%	0.4%
% OTHER	0.5%	1.6%	2.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.5%	6.6%	9.4%

\* Demographic data derived from 2010 US Census

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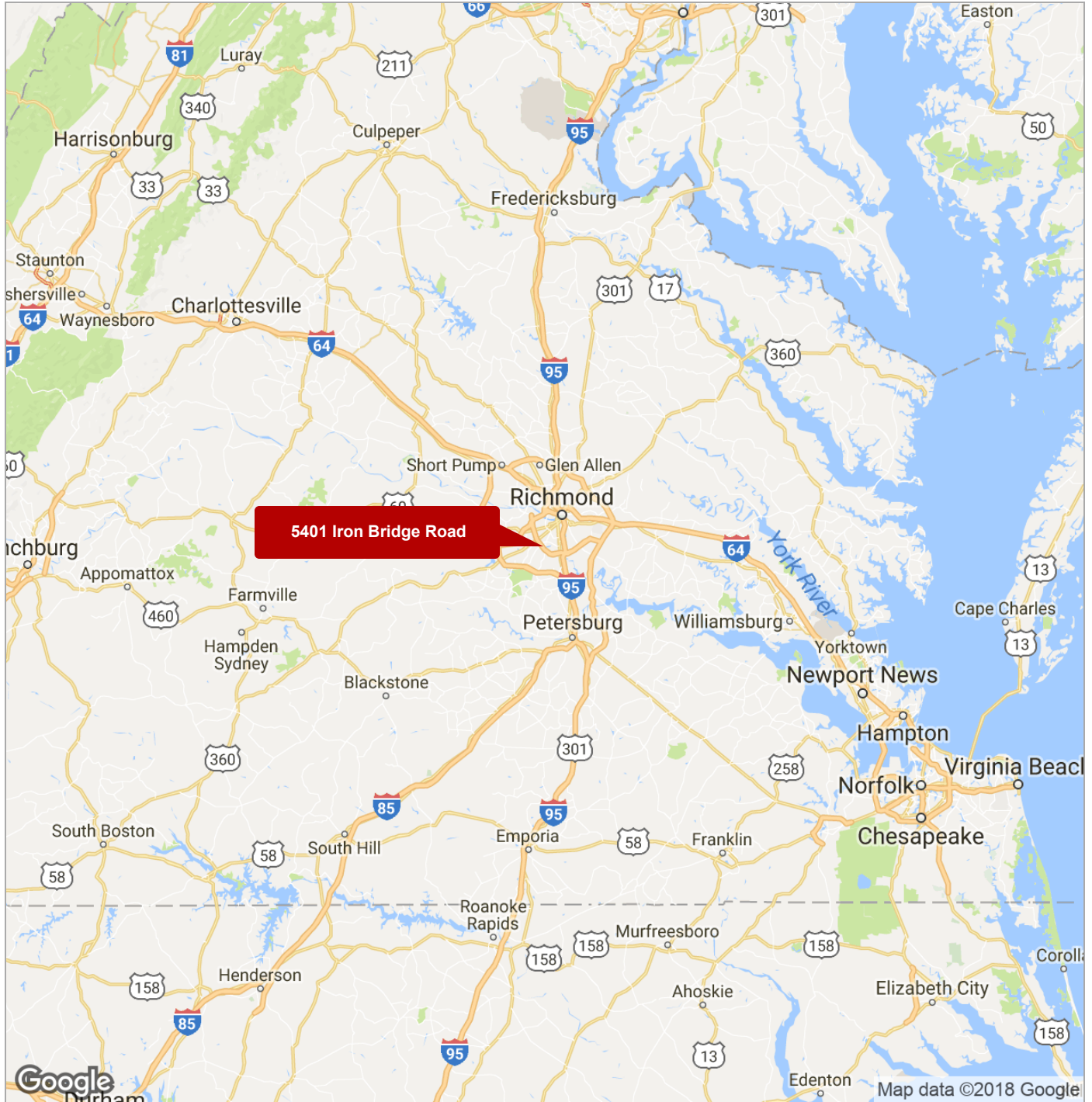


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**LAND FOR SALE**

# IRON BRIDGE DEVELOPMENT SITE

5401 Iron Bridge Road, Richmond, VA 23234



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804.858.9000



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# 5019 Jessup Rd, North Chesterfield, VA 23234, Chesterfield County



N/A	N/A	161,477	\$14,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Corum Judy Cuneo	Mailing Zip:	23237
Mailing Address:	8825 Chester Forest Ln	Mailing Zip + 4 Code:	2655
Mailing City & State:	North Chesterfield, VA	Owner Occupied:	No

## Location Information

MLS Area:	52	Carrier Route:	C028
Magesterial:	Dale	Zoning:	R7
Subdivision:	Henning Heights	Census Tract:	1008.05
Zip Code:	23234		

## Tax Information

PID:	776-68-68-62-500-000	Parcel ID:	776686862500000
Old Map #:	120714002		
Legal Description:	HENING HGTS L PT 34		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$58,400	\$58,400	\$58,400
Assessed Value - Land	\$58,400	\$58,400	\$58,400
Market Value - Total	\$58,400	\$58,400	\$58,400
Market Value - Land	\$58,400	\$58,400	\$58,400
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$561		
2015	\$561	\$0	0%
2016	\$561	\$0	0%

## Characteristics

Lot Acres:	3.707	Water:	None
Lot Sq Ft:	161,477	Electric Service Type:	Available
Land Use - CoreLogic:	SFR		

## Estimated Value

RealAVM™ (1):	\$214,968	Confidence Score (2):	70
RealAVM™ Range:	\$176,274 - \$253,662	Forecast Standard Deviation (3):	18
Value As Of:	09/07/2017		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
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## Property Detail

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Page 1 of 2



## Last Market Sale & Sales History

Recording Date: **10/14/1977**  
Sale Price: **\$14,000**  
Owner Name: **Corum Judy Cuneo**

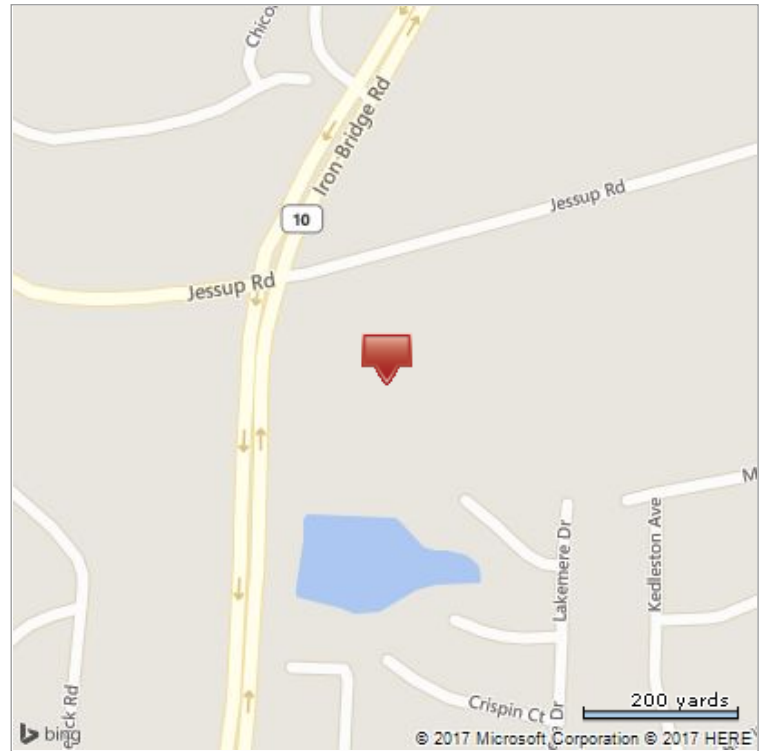
Document Number: **1280-687**  
Deed Type: **Deed (Reg)**

**Recording Date** 10/14/1977  
**Sale Price** \$14,000  
**Buyer Name** Cuneo William T  
**Document Number** 1280-687  
**Document Type** Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated



Courtesy of Bill Plasha

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**Property Detail**

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Page 2 of 2

# 5401 Iron Bridge Rd, North Chesterfield, VA 23234-4709, Chesterfield County



<b>4</b>	<b>1,359</b>	<b>60,156</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>1</b>	<b>1952</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Hicks M B</b>	Mailing Zip:	<b>23112</b>
Owner Name 2:	<b>Hicks Coates E A</b>	Mailing Zip + 4 Code:	<b>1427</b>
Mailing Address:	<b>9636 Blossom Loop</b>	Owner Occupied:	<b>No</b>
Mailing City & State:	<b>Midlothian, VA</b>		

## Location Information

MLS Area:	<b>52</b>	Zip + 4:	<b>4709</b>
Magesterial:	<b>Dale</b>	Carrier Route:	<b>C028</b>
Subdivision:	<b>Henning Heights</b>	Zoning:	<b>R7</b>
Zip Code:	<b>23234</b>	Census Tract:	<b>1008.05</b>

## Tax Information

PID:	<b>776-68-66-15-500-000</b>	Parcel ID:	<b>776686615500000</b>
Old Map #:	<b>366144001</b>	% Improved:	<b>55%</b>
Legal Description:	<b>HENING HGTS L PT14&amp;15</b>		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$136,600	\$134,800	\$134,800
Assessed Value - Land	\$61,200	\$61,200	\$61,200
Assessed Value - Improved	\$75,400	\$73,600	\$73,600
Market Value - Total	\$136,600	\$134,800	\$134,800
Market Value - Land	\$61,200	\$61,200	\$61,200
Market Value - Improved	\$75,400	\$73,600	\$73,600
YOY Assessed Change (%)	1.34%	0%	
YOY Assessed Change (\$)	\$1,800	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,294		
2015	\$1,294	\$0	0%
2016	\$1,311	\$17	1.34%

## Characteristics

Lot Acres:	<b>1.381</b>	Parking Type:	<b>Carport</b>
Lot Sq Ft:	<b>60,156</b>	Roof Material:	<b>Composition Shingle</b>
Land Use - County:	<b>Single Dwelling</b>	Interior Wall:	<b>Plaster</b>
Land Use - CoreLogic:	<b>SFR</b>	Exterior:	<b>Wood Siding</b>
Style:	<b>Traditional</b>	Floor Cover:	<b>Hardwood</b>
Stories:	<b>1.5</b>	Construction:	<b>Wood</b>
Year Built:	<b>1952</b>	Foundation:	<b>Brick</b>
Bldg Area - Finished Sq Ft:	<b>1,359</b>	Water:	<b>None</b>
Gross Area:	<b>1,359</b>	Sewer:	<b>Septic Tank</b>
Total Rooms:	<b>7</b>	Electric Service Type:	<b>Available</b>
Bedrooms:	<b>4</b>	Condition:	<b>Good</b>
Baths - Total:	<b>1</b>	Quality:	<b>Fair</b>

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**Property Detail**

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Page 1 of 2

Baths - Full:  
Heat Type:  
Garage Type:

**1**  
**Heat Avail**  
**Carport**

Porch Type:  
Porch:  
Porch 1 Area:

**Open Porch**  
**Open Porch**  
**84**

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Value
1.5 St	S	1,359			
Open Porch	S	84			
Carport	S	192	12	16	
Misc Bldg	S	80	8	10	\$702
Storage Shed	S	144	12	12	
Workshop	S	384	24	16	\$3,786

## Estimated Value

RealAVM™ (1): **\$149,660** Confidence Score (2): **72**  
RealAVM™ Range: **\$124,218 - \$175,102** Forecast Standard Deviation (3): **17**  
Value As Of: **09/07/2017**

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## Last Market Sale & Sales History

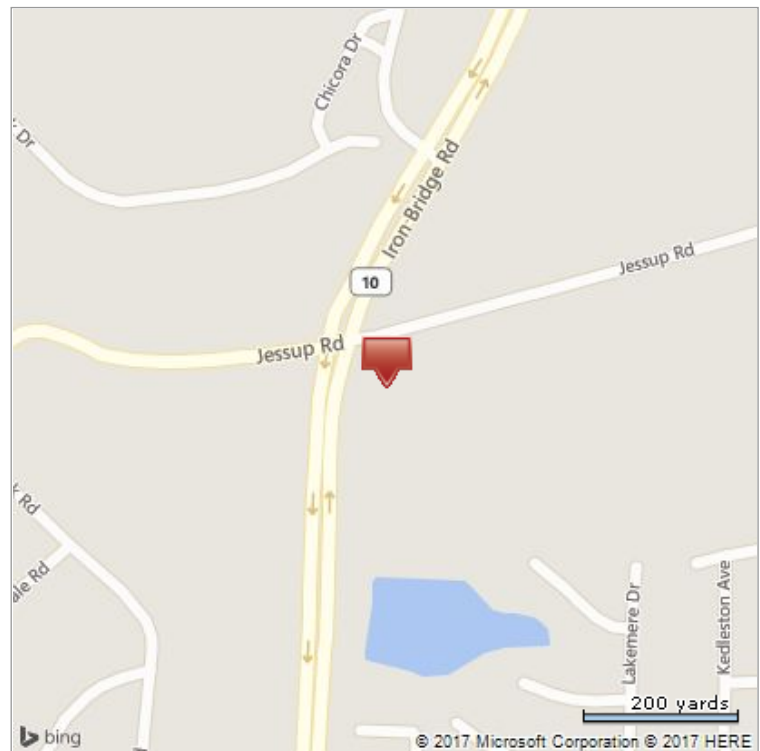
Owner Name: **Hicks M B** Document Number: **356-341**  
Owner Name 2: **Hicks Coates E A** Deed Type: **Deed (Reg)**

Buyer Name: Bradshaw Carl D & Bradshaw Florence C  
Buyer Name 2: Bradshaw Florence C  
Document Number: 356-341  
Document Type: Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated



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## Property Detail

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Page 2 of 2

# 5409 Iron Bridge Rd, North Chesterfield, VA 23234, Chesterfield County



N/A	N/A	26,920	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Hicks M B	Mailing Zip:	23112
Owner Name 2:	Hicks Coates E A	Mailing Zip + 4 Code:	1427
Mailing Address:	9636 Blossom Loop	Owner Occupied:	No
Mailing City & State:	Midlothian, VA		

## Location Information

MLS Area:	52	Carrier Route:	C028
Magesterial:	Dale	Zoning:	R7
Subdivision:	Henning Heights	Census Tract:	1008.05
Zip Code:	23234		

## Tax Information

PID:	776-68-65-84-000-000	Parcel ID:	776686584000000
Old Map #:	366144001		
Legal Description:	HENING HGTS L PT 16		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$30,600	\$30,600	\$30,600
Assessed Value - Land	\$30,600	\$30,600	\$30,600
Market Value - Total	\$30,600	\$30,600	\$30,600
Market Value - Land	\$30,600	\$30,600	\$30,600
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$294		
2015	\$294	\$0	0%
2016	\$294	\$0	0%

## Characteristics

Lot Acres:	0.618	Water:	None
Lot Sq Ft:	26,920	Sewer:	Septic Tank
Land Use - CoreLogic:	SFR	Electric Service Type:	Available

## Estimated Value

RealAVM™ (1):	\$169,806	Confidence Score (2):	71
RealAVM™ Range:	\$139,241 - \$200,371	Forecast Standard Deviation (3):	18
Value As Of:	09/07/2017		

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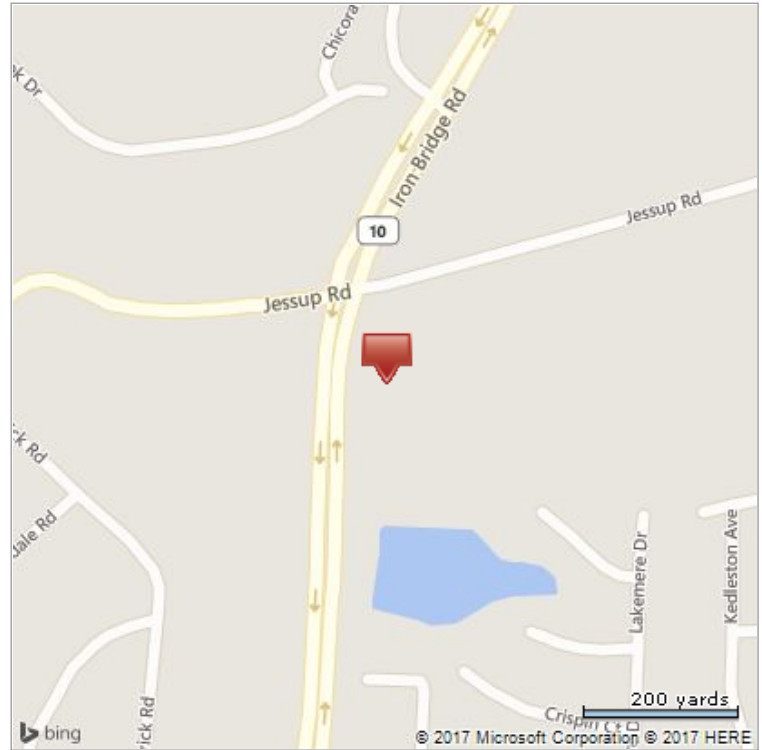
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## Property Detail

## Last Market Sale & Sales History

Owner Name:	<b>Hicks M B</b>	Document Number:	<b>402-50</b>
Owner Name 2:	<b>Hicks Coates E A</b>	Deed Type:	<b>Deed (Reg)</b>
<b>Buyer Name</b>	Bradshaw Carl D & Bradshaw Florence C		
<b>Buyer Name 2</b>	Bradshaw Florence C		
<b>Document Number</b>	402-50		
<b>Document Type</b>	Deed (Reg)		

## Property Map



\*Lot Dimensions are Estimated

Courtesy of Bill Plasha

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**Property Detail**

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Page 2 of 2

# 5417 Iron Bridge Rd, North Chesterfield, VA 23234-4709, Chesterfield County



<b>4</b>	<b>1,904</b>	<b>30,013</b>	<b>\$13,400</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>2</b>	<b>1957</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Patteson Eldridge T</b>	Mailing Zip:	<b>23139</b>
Mailing Address:	<b>2620 New Timber Way</b>	Mailing Zip + 4 Code:	<b>5220</b>
Mailing City & State:	<b>Powhatan, VA</b>	Owner Occupied:	<b>No</b>

## Location Information

MLS Area:	<b>52</b>	Zip + 4:	<b>4709</b>
Magisterial:	<b>Dale</b>	Carrier Route:	<b>C028</b>
Subdivision:	<b>Henning Heights</b>	Zoning:	<b>R7</b>
Zip Code:	<b>23234</b>	Census Tract:	<b>1008.05</b>

## Tax Information

PID:	<b>776-68-65-72-900-000</b>	% Improved:	<b>79%</b>
Old Map #:	<b>048116001</b>	Lot:	<b>17</b>
Parcel ID:	<b>776686572900000</b>		
Legal Description:	<b>HENING HGTS L 17</b>		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$145,400	\$143,300	\$143,300
Assessed Value - Land	\$30,600	\$30,600	\$30,600
Assessed Value - Improved	\$114,800	\$112,700	\$112,700
Market Value - Total	\$145,400	\$143,300	\$143,300
Market Value - Land	\$30,600	\$30,600	\$30,600
Market Value - Improved	\$114,800	\$112,700	\$112,700
YOY Assessed Change (%)	1.47%	0%	
YOY Assessed Change (\$)	\$2,100	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,376		
2015	\$1,376	\$0	0%
2016	\$1,396	\$20	1.47%

## Characteristics

Lot Acres:	<b>0.689</b>	Parking Type:	<b>Type Unknown</b>
Lot Sq Ft:	<b>30,013</b>	Garage Sq Ft:	<b>308</b>
Land Use - County:	<b>Single Dwelling</b>	Roof Material:	<b>Composition Shingle</b>
Land Use - CoreLogic:	<b>SFR</b>	Interior Wall:	<b>Plaster</b>
Style:	<b>Traditional</b>	Exterior:	<b>Brick</b>
Stories:	<b>1</b>	Floor Cover:	<b>Carpet/Wood</b>
Year Built:	<b>1957</b>	Construction:	<b>Wood</b>
Bldg Area - Finished Sq Ft:	<b>1,904</b>	Foundation:	<b>Brick</b>
Gross Area:	<b>1,904</b>	Water:	<b>Public</b>
Total Rooms:	<b>8</b>	Sewer:	<b>Public Service</b>
Bedrooms:	<b>4</b>	Electric Service Type:	<b>Available</b>
Baths - Total:	<b>3</b>	Condition:	<b>Average</b>

Courtesy of Bill Plasha

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**Property Detail**

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Baths - Full: **2**  
 Baths - Half: **1**  
 NumFireplaces: **2**  
 Heat Type: **Hot Air**  
 Garage Type: **Garage**

Quality: **Average**  
 Porch Type: **Screened Porch**  
 Porch: **Screened Porch**  
 Porch 1 Area: **156**

## Features

Feature Type	Unit	Size/Qty
1 Stry	S	1,683
1 St Garage	S	308
1 Stry	S	221
Screened Porch	S	156

## Estimated Value

RealAVM™ (1): **\$156,735**      Confidence Score (2): **72**  
 RealAVM™ Range: **\$130,090 - \$183,380**      Forecast Standard Deviation (3): **17**  
 Value As Of: **09/07/2017**

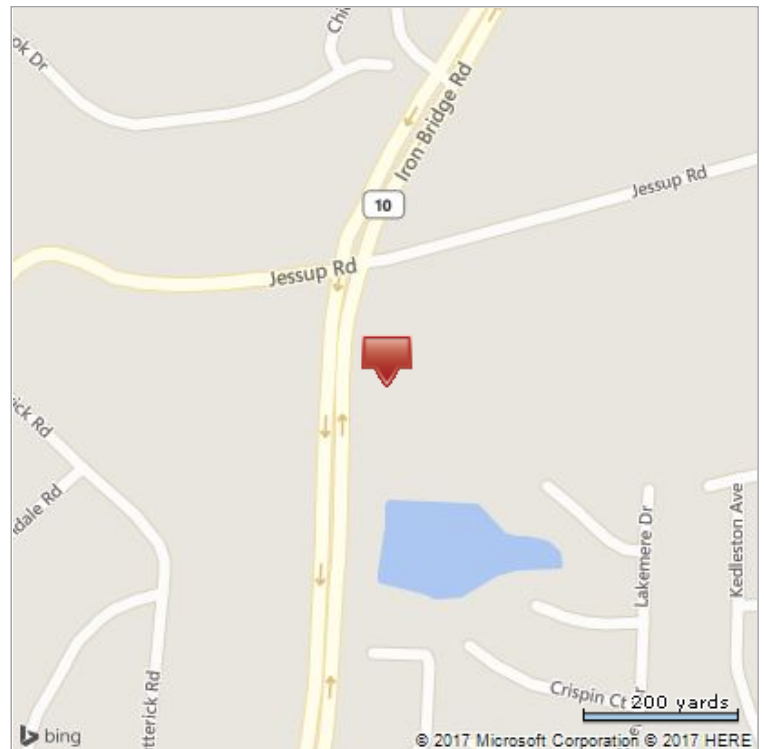
- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
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## Last Market Sale & Sales History

Recording Date: **11/12/1958**      Owner Name: **Patteson Eldridge T**  
 Sale Price: **\$13,400**      Document Number: **568-318**  
 Price Per Square Feet: **\$7.04**      Deed Type: **Deed (Reg)**

<b>Recording Date</b>	11/12/1958
<b>Sale Price</b>	\$13,400
<b>Buyer Name</b>	Patteson Eldridge T
<b>Document Number</b>	568-318
<b>Document Type</b>	Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated

### Courtesy of Bill Plasha

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## Property Detail

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# 5425 Iron Bridge Rd, North Chesterfield, VA 23234-4709, Chesterfield County



<b>4</b>	<b>1,812</b>	<b>28,140</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>1</b>	<b>1952</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	<b>Corum Judy Cuneo</b>	Mailing Zip:	<b>23237</b>
Mailing Address:	<b>8825 Chester Forest Ln</b>	Mailing Zip + 4 Code:	<b>2655</b>
Mailing City & State:	<b>North Chesterfield, VA</b>	Owner Occupied:	<b>No</b>

## Location Information

MLS Area:	<b>52</b>	Zip + 4:	<b>4709</b>
Magesterial:	<b>Dale</b>	Carrier Route:	<b>C028</b>
Subdivision:	<b>Henning Heights</b>	Zoning:	<b>R7</b>
Zip Code:	<b>23234</b>	Census Tract:	<b>1008.05</b>

## Tax Information

PID:	<b>776-68-65-62-000-000</b>	Parcel ID:	<b>776686562000000</b>
Old Map #:	<b>120714002</b>	% Improved:	<b>76%</b>
Legal Description:	<b>HENING HGTS L PT 18</b>		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$129,300	\$126,900	\$126,900
Assessed Value - Land	\$30,600	\$30,600	\$30,600
Assessed Value - Improved	\$98,700	\$96,300	\$96,300
Market Value - Total	\$129,300	\$126,900	\$126,900
Market Value - Land	\$30,600	\$30,600	\$30,600
Market Value - Improved	\$98,700	\$96,300	\$96,300
YOY Assessed Change (%)	1.89%	0%	
YOY Assessed Change (\$)	\$2,400	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,218		
2015	\$1,218	\$0	0%
2016	\$1,241	\$23	1.89%

## Characteristics

Lot Acres:	<b>0.646</b>	Garage Type:	<b>Garage</b>
Lot Sq Ft:	<b>28,140</b>	Parking Type:	<b>Type Unknown</b>
Land Use - County:	<b>Single Dwelling</b>	Garage Sq Ft:	<b>575</b>
Land Use - CoreLogic:	<b>SFR</b>	Roof Material:	<b>Composition Shingle</b>
Style:	<b>Traditional</b>	Interior Wall:	<b>Drywall</b>
Stories:	<b>1</b>	Exterior:	<b>Alum/Brick</b>
Year Built:	<b>1952</b>	Floor Cover:	<b>Hardwood</b>
Bldg Area - Finished Sq Ft:	<b>1,812</b>	Construction:	<b>Concrete Block</b>
Gross Area:	<b>1,812</b>	Foundation:	<b>Brick</b>
Total Rooms:	<b>8</b>	Water:	<b>Public</b>
Bedrooms:	<b>4</b>	Sewer:	<b>Public Service</b>
Baths - Total:	<b>2</b>	Electric Service Type:	<b>Available</b>
Baths - Full:	<b>1</b>	Condition:	<b>Average</b>

Courtesy of Bill Plasha

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Baths - Half: **1**  
 NumFireplaces: **1**  
 Cooling Type: **Yes**  
 Heat Type: **Hot Air**

Quality: **Fair**  
 Patio Type: **Wood Deck**  
 No. of Patios: **1**  
 Patio/Deck 1 Area: **80**

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Value
1 Stry	S	1,677			
1 Stry	S	135			
Wood Deck	S	80			
1 St Garage	S	575	23	25	\$8,197
Carport	S	550	22	25	\$2,414
Storage Shed	S	240	10	24	\$1,525
Carport	S	480	20	24	\$1,527

## Estimated Value

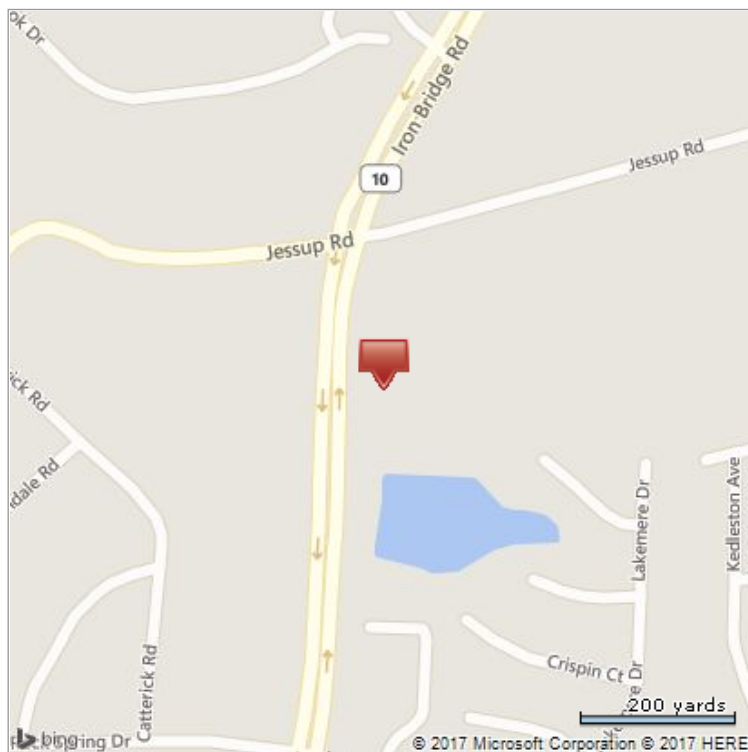
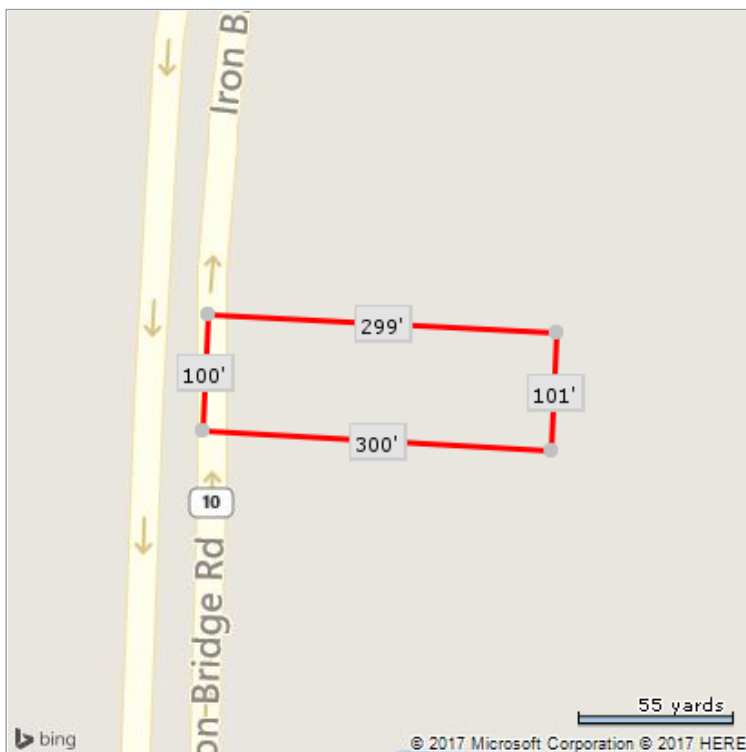
RealAVM™ (1): **\$148,654** Confidence Score (2): **72**  
 RealAVM™ Range: **\$123,383 - \$173,925** Forecast Standard Deviation (3): **17**  
 Value As Of: **09/07/2017**

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## Last Market Sale & Sales History

Owner Name: **Corum Judy Cuneo** Deed Type: **Deed (Reg)**  
 Document Number: **440-405**  
 Buyer Name: Cuneo William T  
 Document Number: 440-405  
 Document Type: Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated

### Courtesy of Bill Plasha

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## Property Detail

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# 5433 Iron Bridge Rd, North Chesterfield, VA 23234-4709, Chesterfield County



5	1,872	28,183	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1953	SFR	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Call Ruth Naomi Rafferty	Mailing Zip:	23234
Mailing Address:	5433 Iron Bridge Rd	Mailing Zip + 4 Code:	4709
Mailing City & State:	North Chesterfield, VA	Owner Occupied:	Yes

## Location Information

MLS Area:	52	Zip + 4:	4709
Magesterial:	Dale	Carrier Route:	C028
Subdivision:	Henning Heights	Zoning:	R7
Zip Code:	23234	Census Tract:	1008.05

## Tax Information

PID:	776-68-65-60-900-000	Parcel ID:	776686560900000
Old Map #:	192734002	% Improved:	78%
Legal Description:	HENING HGTS L PT 19		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$139,700	\$137,000	\$137,000
Assessed Value - Land	\$30,600	\$30,600	\$30,600
Assessed Value - Improved	\$109,100	\$106,400	\$106,400
Market Value - Total	\$139,700	\$137,000	\$137,000
Market Value - Land	\$30,600	\$30,600	\$30,600
Market Value - Improved	\$109,100	\$106,400	\$106,400
YOY Assessed Change (%)	1.97%	0%	
YOY Assessed Change (\$)	\$2,700	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,315		
2015	\$1,315	\$0	0%
2016	\$1,341	\$26	1.97%

## Characteristics

Lot Acres:	0.647	Heat Type:	Hot Water
Lot Sq Ft:	28,183	Garage Type:	Garage
Land Use - County:	Single Dwelling	Parking Type:	Type Unknown
Land Use - CoreLogic:	SFR	Garage Sq Ft:	600
Style:	Traditional	Roof Material:	Composition Shingle
Stories:	1.5	Interior Wall:	Drywall
Year Built:	1953	Exterior:	Aluminum Siding
Bldg Area - Finished Sq Ft:	1,872	Floor Cover:	Carpet/Wood
Gross Area:	2,376	Construction:	Wood
Basement Sq Ft:	504	Foundation:	Concrete Block
Basement - Unfinished Sq Ft:	504	Water:	Public
Basement Type:	Partial	Sewer:	Public Service
Total Rooms:	9	Electric Service Type:	Available

Courtesy of Bill Plasha

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## Property Detail

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Bedrooms:	<b>5</b>	Condition:	<b>Average</b>
Baths - Total:	<b>2</b>	Quality:	<b>Fair</b>
Baths - Full:	<b>2</b>		

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Value
1.5 St	S	1,656			
1 Stry	S	216			
Basement	S	504			
1 St Garage	S	600	30	20	\$8,553
Storage Shed	S	240	12	20	\$2,367
Shed	S	450	30	15	\$1,230

## Estimated Value

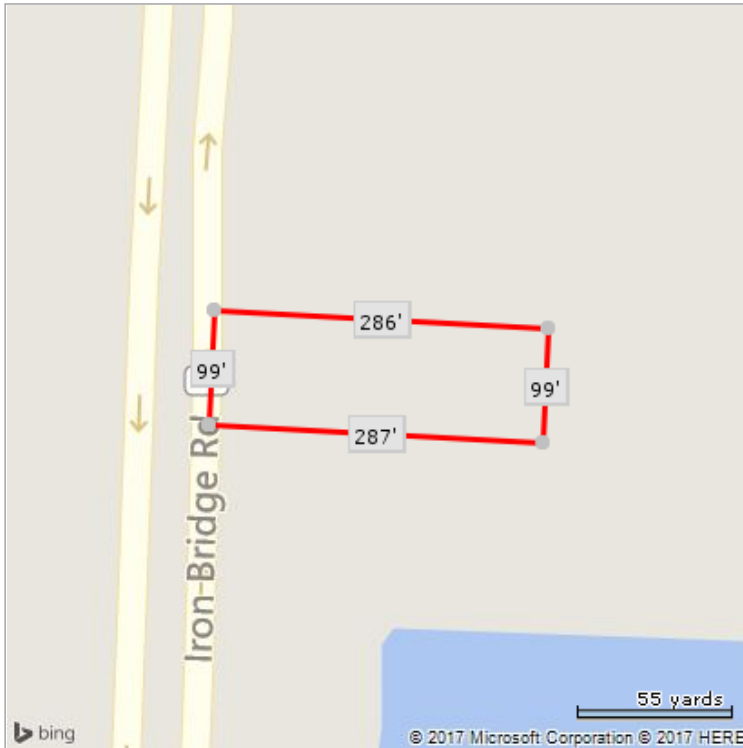
RealAVM™ (1):	<b>\$150,612</b>	Confidence Score (2):	<b>72</b>
RealAVM™ Range:	<b>\$125,008 - \$176,216</b>	Forecast Standard Deviation (3):	<b>17</b>
Value As Of:	<b>09/07/2017</b>		

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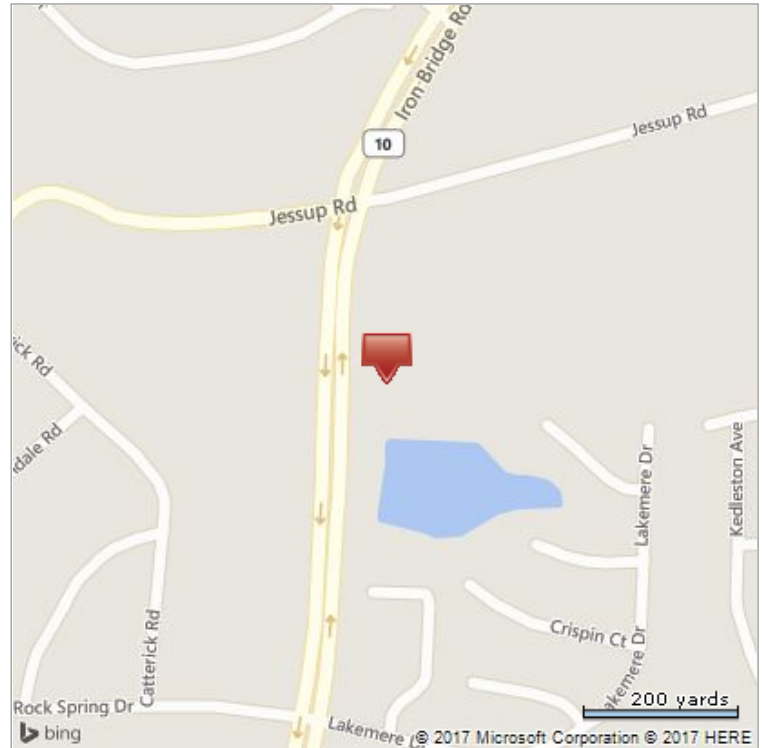
## Last Market Sale & Sales History

Owner Name:	<b>Call Ruth Naomi Rafferty</b>	Deed Type:	<b>Deed (Reg)</b>
Document Number:	<b>331-53</b>		
<b>Buyer Name</b>	Call Herman H		
<b>Document Number</b>	331-53		
<b>Document Type</b>	Deed (Reg)		

## Property Map



\*Lot Dimensions are Estimated



Courtesy of Bill Plasha

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**Property Detail**

Generated on 09/19/2017

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# 5441 Iron Bridge Rd, North Chesterfield, VA 23234-4709, Chesterfield County



<b>3</b>	<b>1,590</b>	<b>45,694</b>	<b>N/A</b>
<b>Beds</b>	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Sale Price</b>
<b>2</b>	<b>1954</b>	<b>SFR</b>	<b>N/A</b>
<b>Baths</b>	<b>Yr Built</b>	<b>Type</b>	<b>Sale Date</b>

## Owner Information

Owner Name:	Hear William H (Te)	Mailing Zip:	23234
Mailing Address:	5441 Iron Bridge Rd	Mailing Zip + 4 Code:	4709
Mailing City & State:	North Chesterfield, VA	Owner Occupied:	Yes

## Location Information

MLS Area:	52	Zip + 4:	4709
Magesterial:	Dale	Carrier Route:	C028
Subdivision:	Henning Heights	Zoning:	R7
Zip Code:	23234	Census Tract:	1008.05

## Tax Information

PID:	776-68-55-29-400-000	% Improved:	79%
Old Map #:	271811002	Lot:	20
Parcel ID:	776685529400000		
Legal Description:	HENING HGTS L 20&21		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$187,900	\$184,700	\$184,700
Assessed Value - Land	\$39,600	\$39,600	\$39,600
Assessed Value - Improved	\$148,300	\$145,100	\$145,100
Market Value - Total	\$187,900	\$184,700	\$184,700
Market Value - Land	\$39,600	\$39,600	\$39,600
Market Value - Improved	\$148,300	\$145,100	\$145,100
YOY Assessed Change (%)	1.73%	0%	
YOY Assessed Change (\$)	\$3,200	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$1,773		
2015	\$1,773	\$0	0%
2016	\$1,804	\$31	1.73%

## Characteristics

Lot Acres:	1.049	Parking Type:	Type Unknown
Lot Sq Ft:	45,694	Garage Sq Ft:	608
Land Use - County:	Single Dwelling	Roof Material:	Composition Shingle
Land Use - CoreLogic:	SFR	Interior Wall:	Plaster
Style:	Traditional	Exterior:	Brick
Stories:	1	Floor Cover:	Hardwood
Year Built:	1954	Construction:	Concrete Block
Bldg Area - Finished Sq Ft:	1,590	Foundation:	Brick
Gross Area:	3,180	Water:	Public
Basement Sq Ft:	1,590	Sewer:	Public Service
Basement - Unfinished Sq Ft:	1,590	Electric Service Type:	Available
Basement Type:	Daylight	Condition:	Average

Courtesy of Bill Plasha

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**Property Detail**

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Total Rooms:	<b>7</b>	Quality:	<b>Average</b>
Bedrooms:	<b>3</b>	Porch Type:	<b>Enclosed Porch</b>
Baths - Total:	<b>3</b>	Patio Type:	<b>Wood Deck</b>
Baths - Full:	<b>2</b>	No. of Patios:	<b>1</b>
Baths - Half:	<b>1</b>	Patio/Deck 1 Area:	<b>160</b>
NumFireplaces:	<b>3</b>	Patio/Deck 2 Area:	<b>110</b>
Cooling Type:	<b>Yes</b>	Porch:	<b>Enclosed Porch</b>
Heat Type:	<b>Hot Water</b>	Porch 1 Area:	<b>256</b>
Garage Type:	<b>Garage</b>		

## Features

Feature Type	Unit	Size/Qty	Width	Depth	Value
1 Stry	S	1,590			
Enclosed Porch	S	256			
Basement/Daylight	S	1,590			
Open Porch	S	110			
Wood Deck	S	160			
1 St Garage	S	608	16	38	\$8,117
Pole Shed	S	264	12	22	\$589

## Estimated Value

RealAVM™ (1):	<b>\$173,667</b>	Confidence Score (2):	<b>72</b>
RealAVM™ Range:	<b>\$144,144 - \$203,190</b>	Forecast Standard Deviation (3):	<b>17</b>
Value As Of:	<b>09/07/2017</b>		

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## Last Market Sale & Sales History

Owner Name:	<b>Hear William H (Te)</b>	Deed Type:	<b>Deed (Reg)</b>
Document Number:	<b>409-123</b>		
<b>Recording Date</b>	07/18/2011	07/18/2011	
<b>Sale/Settlement Date</b>	07/18/2011	07/18/2011	
<b>Nominal</b>	Y	Y	
<b>Buyer Name</b>	Near William H	Near William H	Near Harold W
<b>Seller Name</b>	Near William H	Near William H	
<b>Document Number</b>	9465-687	9465-682	409-123
<b>Document Type</b>	Gift Deed	Gift Deed	Deed (Reg)

### Courtesy of Bill Plasha

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## Property Detail

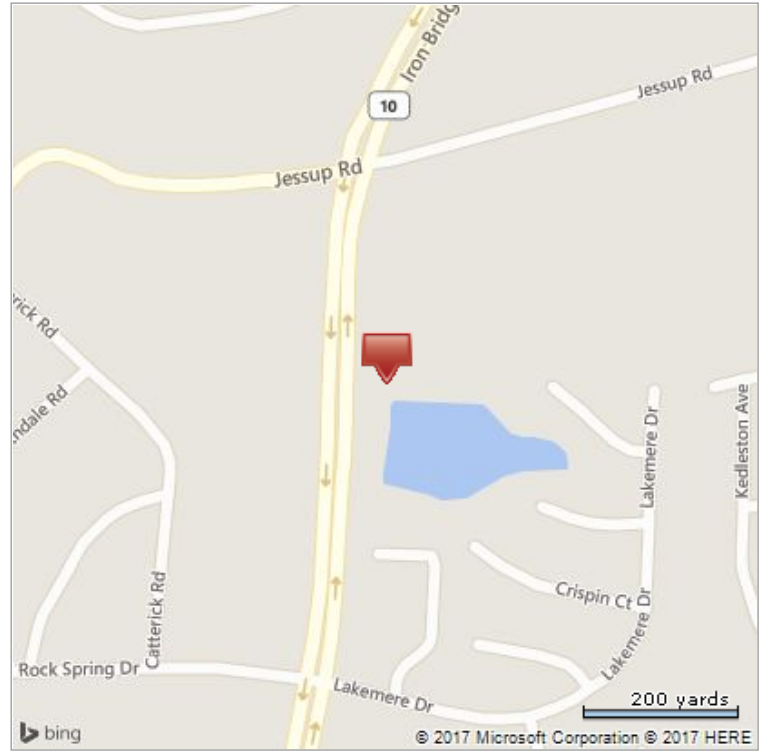
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## Property Map



\*Lot Dimensions are Estimated



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## Property Detail

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# 5445 Iron Bridge Rd, North Chesterfield, VA 23234, Chesterfield County



N/A	N/A	45,433	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

## Owner Information

Owner Name:	Hear William H (Te)	Mailing Zip:	23234
Mailing Address:	5441 Iron Bridge Rd	Mailing Zip + 4 Code:	4709
Mailing City & State:	North Chesterfield, VA	Owner Occupied:	No

## Location Information

MLS Area:	52	Carrier Route:	C028
Magesterial:	Dale	Zoning:	R7
Subdivision:	Henning Heights	Census Tract:	1008.05
Zip Code:	23234		

## Tax Information

PID:	776-68-69-20-300-000	Parcel ID:	776686920300000
Old Map #:	271811002	% Improved:	46%
Legal Description:	HENING HGTS L PT 34		

## Assessment & Tax

Assessment Year	2016	2015	2014
Assessed Value - Total	\$16,700	\$16,200	\$16,200
Assessed Value - Land	\$9,000	\$9,000	\$9,000
Assessed Value - Improved	\$7,700	\$7,200	\$7,200
Market Value - Total	\$16,700	\$16,200	\$16,200
Market Value - Land	\$9,000	\$9,000	\$9,000
Market Value - Improved	\$7,700	\$7,200	\$7,200
YOY Assessed Change (%)	3.09%	0%	
YOY Assessed Change (\$)	\$500	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$156		
2015	\$156	\$0	0%
2016	\$160	\$5	3.09%

## Characteristics

Lot Acres:	1.043	Water:	None
Lot Sq Ft:	45,433	Electric Service Type:	Available
Land Use - CoreLogic:	SFR		

## Estimated Value

RealAVM™ (1):	\$62,027	Confidence Score (2):	68
RealAVM™ Range:	\$49,622 - \$74,432	Forecast Standard Deviation (3):	20
Value As Of:	09/07/2017		

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**Property Detail**

Generated on 09/19/2017

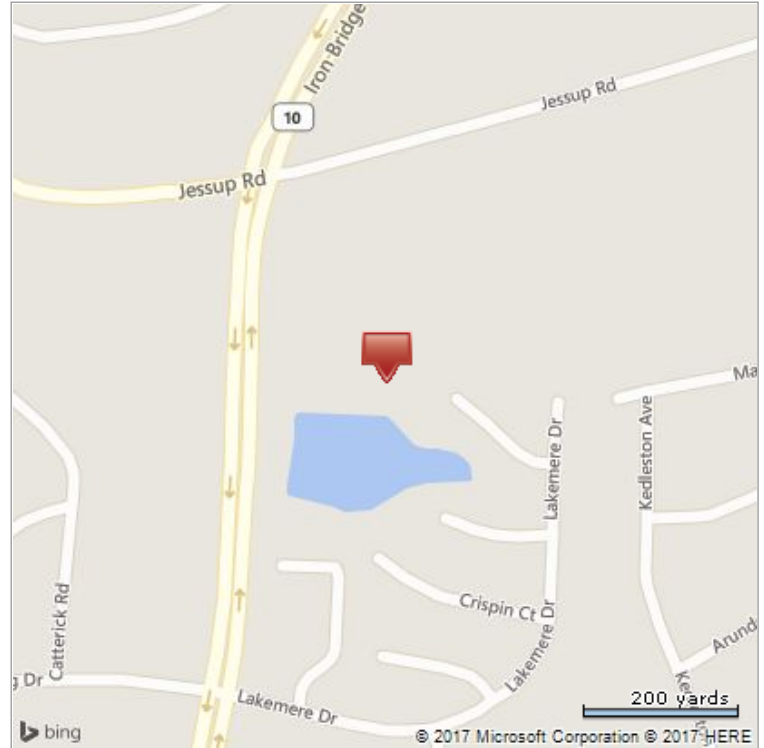
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measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

Owner Name:	Hear William H (Te)		
Recording Date	07/18/2011	07/18/2011	01/02/1957
Sale/Settlement Date	07/18/2011	07/18/2011	
Sale Price			\$400
Nominal	Y	Y	Y
Buyer Name	Near William H	Near William H	Near Harold W & Near Aileen E
Buyer Name 2			Near Aileen E
Seller Name	Near William H	Near William H	
Document Number	9465-687	9465-682	517-15
Document Type	Gift Deed	Gift Deed	Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated

### Courtesy of Bill Plasha

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 09/19/2017

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## Base Parcel Information

Parcel ID#	Status	Account#	Legal Description <a href="#">Plat Map</a>
776687952300000	ACTIVE	373212001	HENING HGTS L PT 7 TH 10

[Base](#)
[Land](#)
[Residential](#)
[No Commercial](#)
[No Improvements](#)

<b>Owners Name:</b> CANDIDO JENNIFER M		<b>C/O Owners Name:</b>	
<b>Mailing Address:</b> 5255 IRON BRIDGE RD NORTH CHESTERFIELD VA 23234		<b>Acreage:</b> 2.542	
<b>Ownership Type:</b> PRIVATE OWNERSHIP		<b>Property Class:</b> SINGLE-FAM.RES.(URBAN)	
<b>Property Address:</b> 5255 IRON BRIDGE RD		<b>Legal Description:</b> HENING HGTS L PT 7 TH 10 <b>Magisterial District:</b> DALE	
<b>Current Sales Info.</b>		<b>Current Assessment</b>	
<b>Sale Price:</b> \$118,000 <b>Sale Date:</b> 5/29/2015 <b>Deed Book:</b> 10878 <b>Plat Book:</b> 0 <b>Will Book:</b> 0	<b>Deed Page:</b> 541 <b>Plat Page:</b> 0 <b>Will Page:</b> 0	<b>Assessment Year:</b> 2018 <b>Land Use Value:</b> \$0 <b>Land Value:</b> \$31,400 <b>Building(s) Value:</b> \$106,100 <b>Total Assessment:</b> \$137,500	

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## Base Parcel Information

Parcel ID#	Status	Account#	Legal Description <a href="#">Plat Map</a>
776686779200000	ACTIVE	128789001	HENING HGTS L PT11-13

<b>Base</b>	Land	Residential	No Commercial	Improvements
<b>Owners Name:</b> DYKE JOHN R SR & BARBARA T		<b>C/O Owners Name:</b> C/O Owners Name:		
<b>Mailing Address:</b> 5325 IRON BRIDGE RD NORTH CHESTERFIELD VA 23234		<b>Acreage:</b> 2.105		
<b>Ownership Type:</b> PRIVATE OWNERSHIP		<b>Property Class:</b> SINGLE-FAM.RES.(URBAN)		
<b>Property Address:</b> 5325 IRON BRIDGE RD		<b>Legal Description:</b> HENING HGTS L PT11-13 <b>Magisterial District:</b> DALE		
<b>Current Sales Info.</b>		<b>Current Assessment</b>		
<b>Sale Price:</b>	\$95,000	<b>Assessment Year:</b>	2018	
<b>Sale Date:</b>	7/16/1987	<b>Land Use Value:</b>	\$0	
<b>Deed Book:</b> 1883	<b>Deed Page:</b> 10	<b>Land Value:</b>	\$31,200	
<b>Plat Book:</b> 0	<b>Plat Page:</b> 0	<b>Building(s) Value:</b>	\$205,000	
<b>Will Book:</b> 0	<b>Will Page:</b> 0	<b>Total Assessment:</b>	\$236,200	

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- [Parcel Remarks](#)
- [Current Tax Information](#)
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Property Search by Address Where Street Number starts with 05325 and Street Name is like iron bridge and Street Type is like RD

**DIVISION 10. R-7 RESIDENTIAL DISTRICT**

**Sec. 19.1-95. Purpose and Intent of R-7 District. Reserved.**

**Sec. 19.1-96. Limitation on the Granting of R-7 Zoning.**

After August 27, 1997, R-7 zoning shall no longer be granted. Property zoned R-7 on or before August 27, 1997, shall continue to be subject to the provisions of this division.

**Sec. 19.1-97. Required Conditions R-7 District.**

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in an R-7 District.

**A. Lot and Building Standards.**

Table 19.1-97.A. Required Conditions R-7 District	
<b>A. Lot Standards</b>	
1. Lot area and width for lots recorded prior to 1/1/1989 which received tentative plat approval prior to 11/13/1985 and such plat has been properly renewed.	
a. Area (square feet)	7,000 <sup>[1]</sup>
b. Width (feet)	50
2. Lot area and width for lots where tentative approval is received on or after 11/13/1985	
a. Area (square feet)	9,000 <sup>[1][2]</sup>
b. Width (feet)	75
3. Lot coverage (maximum %)	
	30
<b>B. Road Frontage for lots intended for dwelling purposes (feet)<sup>[3]</sup></b>	
1. Family subdivision lot	
	15
2. Other lots	
a. Permanent cul-de-sac	30
b. Radius of a loop street	30
c. Other roads <sup>[4]</sup>	50
<b>C. Principal Building Setbacks (feet)<sup>[5]</sup></b>	
1. Front yard except for Ettrick Special Design District <sup>[6][7]</sup>	
a. Non cul-de-sac	30
b. Permanent cul-de-sac	25
2. Interior side yard	
a. Lots recorded after 12/11/1945	7.5
b. Lots recorded on, or prior to, 12/11/1945	5
3. Corner side yard	
a. Lots recorded on, or after, 4/1/1974	
1) Through lot, lot back to back with another corner lot, or lot backing to open space or common area <sup>[8]</sup>	15
2) Other lot	25
b. Lots recorded prior to 4/1/1974	15
4. Rear yard	
a. Non through lot	25
b. Through lot <sup>[9]</sup>	30
<b>D. Principal Building Heights (maximum)<sup>[10]</sup></b>	
1. Midlothian Core and Chester Corridor East Special Design Districts	Lesser of 2.5 stories or 30 feet
2. Other	Lesser of 3 stories or 40 feet
<b>E. Accessory Building Requirements</b>	
	Subject to Section 19.1-304

**Notes for Table 19.1-97.A.**

- [1] Lot area requirements may be impacted by the availability of public utilities. Refer to Chapter 12.
- [2] The area of a lot which shares a common boundary with a buffer or bikeway may be reduced in accordance with Sec. 19.1-306.
- [3] For flag lots, road frontage may be reduced to 30 feet.
- [4] Frontage on the terminus of a stub street does not meet the requirements for road frontage unless through the preliminary plat review process it is determined that extension of the stub street is not needed to serve future development.
- [5] Setbacks may be impacted by Buffer, Setbacks--Generally, Permitted Yard Encroachments for Principal Buildings, Floodplain, Chesapeake Bay or Upper Swift Creek Watershed regulations.
- [6] For lots located in Etrick Special Design District:
  - Between contiguous developed lots, front yard setback may be reduced to the least front yard setback of any principal building on any adjacent lot; or
  - For other developed lots, front yard setback may be reduced to the front yard setback of any principal building on the same side of the street and within 200 feet of the lot.
- [7] Minimum setbacks shall be increased where necessary to obtain the required lot width at the front building line.
- [8] Open space or common area shall be a minimum of 15 feet wide for the entire length of the rear property line.
- [9] For lots located in Etrick Special Design District:
  - Between contiguous developed lots, through yard setback may be reduced to the least through yard setback of any principal building on any adjacent lot; or
  - For other developed lots, through yard setback may be reduced to the through yard setback of any principal building on the same side of the street and within 200 feet of the lot.
- [10] Height limits are subject to Article IV, Division 2.

Editor's Note: For uses permitted by right, with restrictions, as accessory, by conditional use, by special exception, or by manufactured home permit refer to Article III, Division 2, Uses.

(Ordinance of 10-26-16)

**Sec. 19.1-98. through 19.1-109. Reserved.**

<b>History of Amendments</b>			
<u>Date</u>	<u>Version</u>	<u>Description</u>	<u>Ordinance Doc. #</u>
6/24/2015	1	Date of Adoption	94267.1
10/26/2016	2	Bikeways	96806.3

**DIVISION 11. R-TH RESIDENTIAL TOWNHOUSE DISTRICT**

**Sec. 19.1-110. Purpose and Intent of R-TH District. Reserved.**

**Sec. 19.1-111. Required Conditions R-TH District for Subdivision Recorded on or after 11/13/1985 and Which Did Not Have Valid Preliminary Plat Originally Approved Prior to 11/13/1985.**

In addition to the other requirements of this chapter, the conditions specified in this section shall be met in the R-TH District for a subdivision recorded on or after 11/13/1985 and which does not have a valid preliminary plat originally approved prior to 11/13/1985.

**A. Subdivision Standards.**

Table 19.1-111. A. Required Conditions R-TH District-Subdivision Standards	
A. Subdivision Size	10 acres <sup>[1]</sup>
B. Density	8 units per acre
C. Private Pavement Setbacks	
1. Major arterial	50 feet
2. Other road	15 feet
D. Common Area <sup>[2][3]</sup>	30% of subdivision acreage
E. Maximum Number of Attached Lots in Each Group <sup>[4]</sup>	10

**Notes for Table 19.1-111. A.**

- [1] Minimum acreage requirements do not apply to the Enon and Chester Special Design Districts.
- [2] Within required common area, except where lots abut a public street, a 5 foot wide common area shall be provided around the perimeter of each group of attached lots.
- [3] Within required common area, a minimum of 10% of the subdivision acreage, but in no case less than 1.5 acres, shall be provided for recreational facilities, including active recreation, passive recreation, and community buildings, as deemed appropriate during plan review. Unless a phasing plan is approved through preliminary plat review, construction shall be completed prior to issuance of building permits for individual townhouse units. An approved phasing plan may include limitations on the issuance of building permits for individual townhouse units.
- [4] The number of lots in each group of attached lots shall be varied throughout the subdivision.