



A-1 to R-3AC
44.7 ac.

R-4C

R-4

A-1

A-1

WATERFORD
WATERFORD
COUNTY
EAST
SUNRISE ROAD

CONCRETE RD 70-2

ROAD

SUNRISE ROAD

PUMP HOUSE RD.

PROP. JOHN ROLFE PKWY.

SING. FAM.

COUNTY OF HENRICO PLANNING OFFICE

70-A2-7

TUCKAHOE DISTRICT

C-86C-86





COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO

W. F. LaVECCHIA, P.E.
County Manager

October 14, 1986

Re: Conditional Rezoning Case C-86C-86

Earl Thompson, Inc.
13458 Gayton Road
Richmond, Va. 23233

Gentlemen:

The Board of Supervisors at its meeting on October 8, granted your request to conditionally rezone property from A-1 Agricultural to R-3AC One Family Residence District (Conditional), Parcel 70-A2-7 described as follows:

Beginning at a point on the W. line of Pump Road; approximately 485' north of its intersection with the N. line of Sunrise Road; thence N. $88^{\circ} 53' 17''$ W., 1,498.21' to a point; thence N. $27^{\circ} 28' 35''$ E., 693.89' to a point; thence N. $27^{\circ} 44' 58''$ W., 538.33' to a point; thence N. $41^{\circ} 44' 15''$ E., 950.76' to a point; thence S. $55^{\circ} 58' 14''$ E., 926.09' to a point on the west line of Pump Road; thence along the W. line of Pump Road in a southerly direction S. $07^{\circ} 39' 30''$ W., 567.89' to a point; thence along the arc of a curve to the south having a radius of 1,145', 432.82' to a point; thence S. $14^{\circ} 00'$ E., 330.44' to the point of beginning, containing 44.7 +- acres.

The Board of Supervisors accepted the following proffered conditions which further regulate the above described property in addition to all applicable provisions of Chapter 22, Code of Henrico (Zoning Ordinance). They are as follows:

1. There shall be no direct vehicular access to or from any residential lot developed on the Property, to or from Pump Road, unless otherwise required by any governmental body.
2. One (1) story homes shall have a minimum of 1,150 square feet of finished floor area.
3. Two (2) story homes shall have a minimum of 1,700 square feet of finished floor area.
4. The visible portions of exterior residence foundations shall be constructed of brick.
5. No more than one hundred forty-five (145) residential lots shall be developed on the Property.
6. To the extent reasonably practicable, the clearing of trees on lots by the Developer shall be limited to trees in areas required to accommodate the dwelling and its normal and customary accessories, open yard areas and those limited areas required to permit utility services.

Earl Thompson, Inc.
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The Planning Office has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

Sincerely,


for W. F. LaVecchia, P.E.,
County Manager

cc: Clerk, Board of Supervisors
Real Estate Assessment
✓ Conditional Zoning Index
Mr. Jay M. Weinberg
Mr. and Mrs. D. O. Rose